

12%

Annual Return

Secured
By
Real Estate

Strategy Overview

For over 19 years, Joseph James Real Estate has been a proven leader in private equity real estate, focused primarily on distressed debt and institutional Management of Residential Real Estate.

With a focus on capital preservation, we seek to utilize our expertise and trusted partnerships to deliver consistent risk-adjusted returns to our investors in any economic environment.

Last 5 Deals

22.8% net gain Average

-Sayreville, NJ.	33% Net Gain
-Union, NJ.	18% Net Gain
-Little Falls, NJ.	28% Net Gain
-Plainfield, NJ.	19% Net Gain
-River Edge, NJ.	16% Net Gain

The Model

Buy homes with minimal to moderate rehab

30 days & Under in repair time & sell within 6 months time.

-Purchase at **65%** or under of Final Market Value

-Rehab Amount of **10%** & under of Final Market Value

-List at an aggressive price **5%** under Market Value for a quick sale

-Profit Margin **20%-30%**

The Funding

My partners & I normally fund 20% ourselves and will raise 80% of private funding.

Sample

- Purchase price of \$325k \$500k Final Market Value
- Rehab budget \$50k
- 80% of total project \$300k Private Funding \$375k
total purchase & rehab
- List at \$475k 5% under Market Value for a quick sale

The Numbers

Sample (con't)

- \$300k at 12% for 6 months = \$18k Investor Return
- \$300k at 12% for 9 months = \$27k Investor Return
- 80% of total project \$300k Private Funding \$375k total purchase & rehab
- List it for sale at \$475k 5% under Market Value for a quick sale
- Profit Margin 20%-30% or \$60k-\$75k After closing costs

The Numbers

Sample (con't)

Highest Return:

Gross Profit \$60k with a 9/Mo Term

\$33k Partners

\$27k Capital Investor_(s)

Lowest Return:

Gross Profit \$75k with a 6/mo Term

\$57k Partners

\$18k Capital Investor_(s)

The People

We buy from retiring landlords who just wanna cash out. Some have tenants in place. No marketing, no calling or showings-I'm buying direct & as is.

We buy from homeowners who are in dire situations and need a hand moving to the next chapter of life who want out-no rehab, no headaches.

YOUR JOB

- You're silent.
- I run everything
- No board meetings
- No emails
- No calls
- You get a quarterly checks and updated numbers - that's it.

THE UP-SIDE

Leverage! Put down \$50,000 on one or multiple Investment properties.

Passively cash-flow it with interest payments quarterly. So your \$50,000 becomes \$68,000 in 3 Years. Total return: 12%. Call it conservative.

EXIT STRATEGY

Need out? I sell to the next retiring landlord-no penalty. Worst case, I refinance-your twelve percent stays on track with a new investor. Our agreements are 6 month terms with a minimum investment amount of \$10,000 so you'll be able to adjust your investment every 6 month term.

12%

To Learn More:

email me: jose@JosephjJames.co or
scan the QR code and get started