



ELITE

PROPERTY INVESTMENTS

CREATE YOUR FUTURE NOW

**Creating CASH FLOW
for Real Estate Wealth**

Property Wholesale Presentation

elitepropertyinv.com



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WHO IS ELITE PROPERTY INVESTMENTS (EPI)

- We work with investors to acquire multi-family and commercial real estate in strategic areas of Ontario
- Working with a secured 10 system process which allows for strategic planning for optimal results in Property Acquisitions, Partnership's, high returns and minimal risk in Lending opportunities.
- We look for B and C class properties with strong CASH FLOW potential & room for forced capital appreciation that can bring double-digit returns each month
- We work on a WIN WIN Philosophy. This allows our partners to achieve their investment goals faster which in turn provides an abundance of time freedom and wealth for all partners involved

FOR MORE INFORMATION
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Phone **905 934 3819**
Email **info@elitepropertyinv.com**



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WHAT IS PROPERTY WHOLESAL

Registered Lending

- Property Wholesaling is very similar to “flipping” except that the timeframe is much shorter and there are no reno’s done to the property before it’s sold to another Investor for a flat fee
- EPI, puts a property under contract at market value or below than markets the property to potential Investors.
- The Investor has the choice to “flip” and re-sell or keep the property for a positive cash flow



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WHAT TO EXPECT IN A PROPERTY WHOLESALE PROCESS

Registered Lending

- The Wholesaler will negotiate the terms of the Agreement of Purchase and Sale with contingencies which is normally at market value or below.
- The Wholesaler will then market the property, within the contract timeframe, to other Investors for a flat fee.
- Typically the types of properties a Wholesaler looks for a WIN WIN situation for all parties involved normally are not listed on Real Estate website such as MLS. It is up to the expert Investors to find these deals. Some of these deals are as follows:
 - Properties that the owner has “forgotten” about due to relocating or property has been rented out long term and does not create any cash flow or profit
 - A distressed property that will not sell without repairs and don't have the resources to put into the property

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WHY IS IT A WIN WIN FOR ALL PARTIES INVOLVED?

Seller Benefits

- Sale of a distressed property that otherwise would not sell
- Reclaiming time, money and energy that has been put forth into the property that has a negative cash flow and no desire to continue maintaining
- Cash transactions
- No Realtor fees
- Fast closing

Investor Benefits

- Properties are at a discount
- Potential good cash flow and appreciation
- Purchase price and contract terms and conditions already negotiated by Wholesale Expert
- Wholesaler focuses on Seller's motivation and need to sell which in return allows for profitable and fast closings
- Properties normally are not posted on Real Estate website such as MLS - the Wholesale Expert finds the deals
- Investor profits from the deal through negotiated price, appreciation and cash flow for a flat fee to the Wholesaler

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WHY IS IT A WIN WIN FOR ALL PARTIES INVOLVED CONTINUED?

Wholesaler Benefits

- No money or credit required
- No tenant management required
- Fast closing on property
- Can Wholesale any type of property
- The Wholesaler can profit \$5000 plus per house
- The profits from the wholesaling can fund future real estate investments
- No liability when the Wholesaler writes the contract properly and use the appropriate contingency clauses

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