

QuickChek Any Property Financials (This System works in Any State)

(Multi Family Units) carries a 99.9% Accuracy

(Multi-Family Complex Units) With and Without Private Lender

FILL IN THE YELLOW // THE DATA WILL CALCULATE

Seller's Asking Price		GRM	11	
\$5,950,000		Cap Rate	6%	
MPCF Cash Flow	\$30,342			
12	# of Units	60		
14	14	16	16	0
Efficiency	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
\$700	\$700	\$800	\$800	\$0
\$9,800	\$9,800	\$12,800	\$12,800	\$0
Property Yearly Taxes	0.80%	\$47,600		
Property Insurance	0.10%	\$5,950		
Processing Fees	0.43%	\$25,585		
Escrow Account	5%	\$27,120		
Mgmt Exp-Fee	5%	\$27,120		
Property Expenses:	8%	\$43,392		
Property Maintenance:	5%	\$27,120		

Est: - Cash Flow With-Out Lender		
MPCF - WO-L	\$364,098	\$30,342
	Yearly	Monthly
Option Increase Overall Rent Here	\$0	\$364,098
	\$364,098	\$30,342

Loan Options with Making an Offer			
Buying at %% On the \$\$\$			
90%	\$5,355,000	DIFFERENCE	
		\$595,000	

Loan Input			
Lender Pts	Int / Amt	# of Years	Monthly Payment
1%	4%	30	\$25,566

Est: Cash Flow With Lender	\$57,311	\$4,776
	Yearly	MPCF

Down Payment	
10%	\$535,500

It carries a 99.9% Accuracy upon User imputing the correct data: Full Version packages come with Contracts at a reasonable cost of only \$5.00 a			
All Loans are on a Amortized Schedule with - an - Exit Strategy After a ### of Years You would like to exit the property. See Below			

Only If There Is A Loan For Earnest Money Deposit			
90 Day's Borrowed with (Interest) Only			
Borrow	Plus Inters	Interest Am	Bal Owe
\$30,000	30%	\$9,000	\$39,000

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Out-Look On -A- Financial - Loan	All Loans are on a Amortized Schedule with Exit Strategy After a # of Years
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1st Loan Amount	Interest Amount	Total Loan Amount	Monthly Payments
\$5,355,000	\$3,848,612	\$9,203,612	\$25,566

# of Pymts	360	Lender Pt Fee's	1%	\$53,550			
					Mntly Total	\$148.75	\$25,714

LENDERS PAYMENT PLAN		
Monthly Payments	Yearly Payments	Accumulation over years
\$25,714	\$308,572	\$9,257,162

Over all Gain	Over All Monthly Payment
\$3,902,162	\$25,714

Property Financial Analysis Out-Look WO-PL

60	Units								
Seller is Asking	\$99,167	Per Dur	To Select	Seller's Asking Price	% On The \$	Offer Amount	Dn Pymt		
Buyer is Paying	\$89,250	Per Dur	Click Select	\$5,950,000	90%	\$5,355,000	10%		
				After Down Payment	\$4,873,050	Difference of	\$595,000	\$535,500	

Utilizing Purchase Credits

Rent Range	\$756.84
Mo Rents	\$45,410
Sec-Depot's	\$45,410
last Mo Rent	\$45,410
Tax Credit	\$8,000
Pur Credits	\$144,231

You Must Adjust The Rent Range Here

GRM	1.1	-0.6
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Property / County Fees Processing Fees

Property Yearly Taxes	\$42,840	0.80%
Property Insurance	\$4,873	0.10%
Mgmt Exp-Fee	\$25,764	5.00%
Processing Fees	\$23,027	0.43%
Escrow Account	\$2,147	5.00%
Overall Closing Cost	\$165,637	
Property Expenses:	\$41,222	8%
Property Maintenance:	\$25,764	5%

CPU-Purch - Price A/D

\$5,137,682	
Equity Gained	10%

Assignment Fees

1%	\$53,550
75%	\$40,163
25%	\$13,388

Rent Range	\$756.84	Arv R/Range	\$600	R/Range/Diff	\$157
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	14	14	16	16	0	# Of Units	60	57
Efficiency	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm		Monthly Total	Yearly Total	Units Occupied
\$700	\$700	\$800	\$800	\$0		\$45,200	\$542,400	
\$9,800	\$9,800	\$12,800	\$12,800	\$0				

MPCF With-Out PL
\$31,056

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After All Productivity with Calculations

57	Yearly	Monthly
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G-P-Income	\$542,400	\$45,200
V & C Loss	\$27,120	\$2,260
5%	Units Occupied	
G-O-Income	\$515,280	\$42,940
9.8	Gross Rent Multiplier	

Prop-Tax
Prop-Insur
Mgmt Fee
Prop-Expen
Prop-Maint
Escrow Acc
NOI Expenses

Operating Expenses	
Yearly	Monthly
\$42,840	\$3,570
\$4,873	\$406
\$25,764	\$2,147
\$41,222	\$3,435
\$25,764	\$2,147
\$2,147	\$179
\$142,610	\$11,884
YPCF	MPCF
\$372,670	\$31,056

Complex Unit Complicity		
# of Units	Ea. Unit	Units Mtly
\$60	\$714	\$42,840
Increased Rent /GR Multi		\$45,410
Capital Gain		\$2,570
Capitalization Rate – Cap Rate		7%
Cash Flow Before Taxes – CFBT		\$31,056
Net Operating Income		\$372,670
Depreciation Net		\$1,606,500
Interest Net		30%
Cash Flow After Taxes – CFAT Monthly		\$164,931
Cash Flow After Taxes – CFAT Yearly		\$1,979,170

Increasing the Monthly Rent

Property Increase		One Year Later	
Bdrms	Occupied	Increase	Monthly Income
Efficiency	14	\$725	\$10,150
1 Bdrm	14	\$725	\$10,150
2 Bdrm	16	\$825	\$13,200
3 Bdrm	16	\$825	\$13,200
4 Bdrm	0	\$25	\$0
NEW MONTHLY INCOME			\$46,700

With Lender	Current MPCF	New MPCF
	\$7,601	\$9,101

With-Out Lender	Current MPCF	New MPCF
	\$31,056	\$34,816

Number Of Years As An Investment Property

30	→	20	Yrs Applied	With Lender	\$6,171,441
				Without Lender	\$7,453,391

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Property Value (+) Or (-) Increase

By	3%	Increased	Per-Year	Per-Month	Per-Day
It would be worth more than	\$5,515,650	\$8,273	\$689	\$57	\$1.92

20

Years the property will be worth (+) Or (-) \$5,523,923

Exit Strategy Solution With Bank / or / P-lender

For the Primary Lender

1. -- Obtain a new first mortgage for \$3,148,636 or 57% on appraised value
 The loan amount would pay off the primary investor \$3,085,721

•• This provides the owners with \$62,916 For Refurbishment or a complex make over or reserves...

Exit Refinancing Solution With Bank

Home Loan	APR	Years	Loan Amount	Total Loan	Yearly payments	Monthly Payments
\$3,148,636	1%	30	\$437,931	\$2,430,542	\$121,527	\$10,127
					# of Pymts	360

Current Income	Curr MPCF	After Refinancing:	New MPCF
\$46,700	\$34,816		\$24,689

Exiting During The 20 Year of an Investment

Exit and - Re-Sale The Property For The Lender

Unit	(=) Pr Dur	Or Pr/Pr Dur = Sell Price	1%	Pay Off The Primary Investor	Owners Profit
60	\$51,429	\$3,085,721	\$3,500,000	\$35,000	\$3,085,720.69
					\$379,279

Exit and - Re-Sale The Property Owner Out-Right No-Lender

Unit	(=) Pr Dur	Or Pr/Pr Dur = Sell Price	1%	Purchase Price	Owners Profit
60	\$124,223	\$7,453,391	\$6,100,000	\$61,000	\$5,355,000
					\$684,000

SUMMARY REPORT

Yearly Monthly

Gross Potential Income – GPI	\$542,400	\$45,200
V & C Loss	\$27,120	\$2,260
Gross Operating Income – GOI	\$515,280	\$42,940
Gross Rent Multiplier – GRM The LOWER GRM The Better	Beginning 1.1	End 9.8
Net Operating Expenses - NOI	\$142,610	\$11,884
Positive Cash Flow	\$372,670	\$31,056
Capitalization Rate – Cap Rate	7%	
Cash Flow Before Taxes – CFBT	\$31,056	
Cash Flow After Taxes – CFAT	\$1,979,170	\$164,931

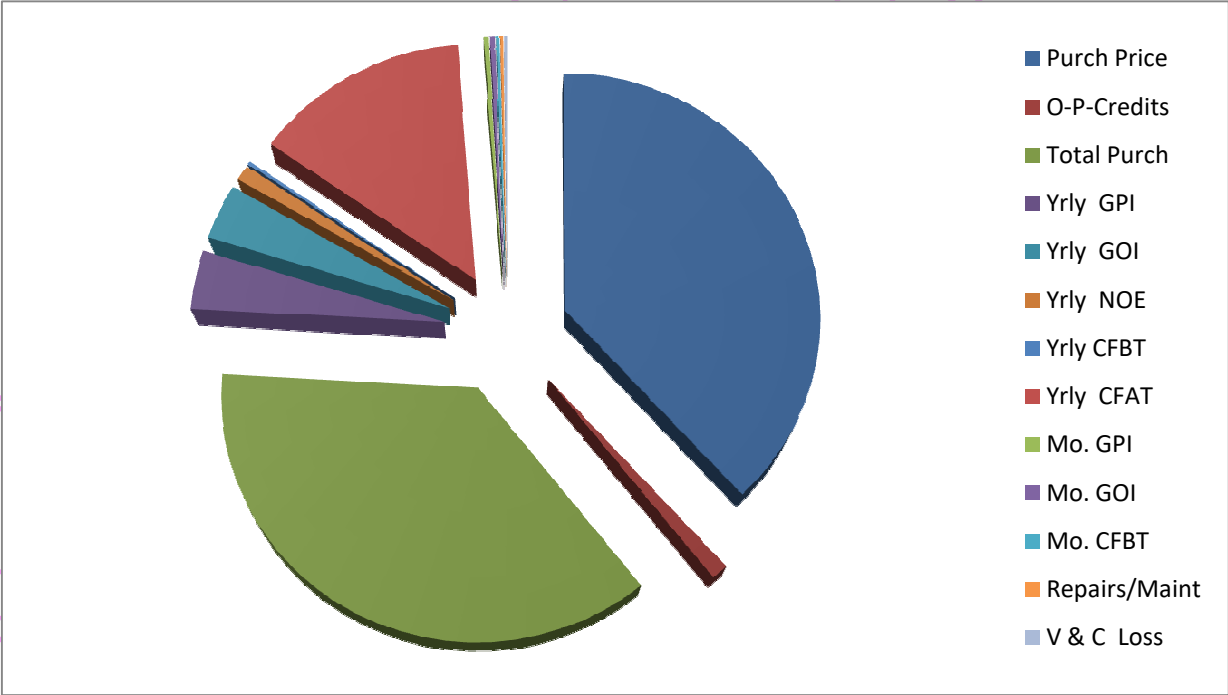
RATIOS			
GRM	9.8		
CAP	7%	LVR	90%
CCR	7%	DCR	26%

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1st Ten-Years of Investing / With/without Private Lender

Purch Price	\$5,355,000
O-P-Credits	\$144,231
Total Purch	\$5,137,682
Yrly GPI	\$542,400
Yrly GOI	\$515,280
Yrly NOE	\$142,610
Yrly CFBT	\$31,056
Yrly CFAT	\$1,979,170
Mo. GPI	\$45,200
Mo. GOI	\$42,940
Mo. CFBT	\$31,056
Repairs/Maint	\$25,764
V & C Loss	\$27,120
Cap Rate	7%
GRM	10



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Opportunity to Invest on a Solid, Low LTV% Deal!

Long Term Buy and Hold

Property Street Address:	Complete Property Address Here	<u>Presented By:</u>
Property City, State, Zip:		Company Name
Number of Units:	60	City, State
Number of Building:	0	(000) - 000-000
Sqft	0	http://www.Open
Year Built:	0	Open@gmail.com

PURCHASING AMOUNT		ROI	
Purchasing Amount	\$5,355,000	Monthly Receivables	\$31,056
Awaiting For Approved Offer	\$5,355,000	Yearly Receivables	\$372,670
Downpayment	\$535,500	10.00%	
Processing Fees	\$23,027	0.43%	Total Equity Gained 11%
Total Purchase Amount	\$5,355,000		
Rate of Return Offered to Investor		71.87%	

** This Is For A Cash Only Investment / No Lender Involved*

Notes 0

PROJECTED FINANCIAL RESULTS FOR LENDER

Total Yearly Receivables	\$372,670
Equity Gain Up Front	\$595,000

Cash -on-Cash Return (annualized)	2.66%
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All Contacts & Information Page

Comps / Property / Seller's / Buyer's / Wholesaler / Private Lender / Information Here

Click To Read Please	Complete Property Address Here		Back Taxes
	Seller's Asking Price	\$5,950,000.00	\$0
MLN #	Average Selling Price	\$5,242,500.00	Cal / Mort \$0.00
0	Enter Comps Here - Property Sold For- \$\$\$		
1st Comp - Complete Address Here	\$4,985,000.00	Mortgage Bal 1	
2nd Comp - Complete Address Here	\$5,500,000.00	\$0	
3rd Comp - Complete Address Here	Enter Sold Amt Here	Mortgage Bal 2	
4th Comp - Complete Address Here	Enter Sold Amt Here	\$0	
5th Comp - Complete Address Here	Enter Sold Amt Here		
6th Comp - Complete Address Here	Enter Sold Amt Here	Repairs	
# Of Units	2	\$10	\$19,480
Total Accumulation	\$10,485,000.00	Sq Ft	1948
ARV	\$5,242,500.00		
Fix & Flip		Landlord Buy & Hold	
68%	\$3,564,900.00	83%	\$4,351,275.00
Repairs	\$19,480.00	Repairs	\$19,480.00
Calculated Mortgage	\$0.00	Calculated Mortgage	\$0.00
Maricopa Tax Lien	\$0.00	Maricopa Tax Lien	\$0.00
MAO	\$3,545,420.00	MAO	\$4,331,795.00

Complete Property Address Here

Property - Address Here
Property - City
- State
Property - Zip Code
Property - County Here
Property - Parcel # Here

Wholesalers within the CONTRACT IF ANY

Wholesaler 1

Wholesaler 1 - Enter Name Here

Wholesaler 2

Wholesaler 2 - Enter Name Here

2nd LENDER'S INFORMATION BELOW

Only If There Is A Loan For Earnest Money Deposit

2nd LENDER'S - Name Here
2nd LENDER'S - Complete Address Here
2nd LENDER'S - Phone # Here
2nd LENDER'S - Email Address Here

SELLER'S INFORMATION BELOW

Sellers Complete Address Here
Sellers - Name Here
Sellers - Address Here
Sellers - City Here
Sellers - State Here
Sellers - Zip Code Here
Sellers - Phone # Here

BUYER'S INFORMATION BELOW

Buyer's - Name Here
Buyer's - Complete Address Here
Buyer's - Phone # Here
Buyer's - Email Address Here

The Date will show below after *Deposit* has been made.

July 5, 2020

1St LENDER'S INFORMATION BELOW

1st LENDER'S - Name Here
1st LENDER'S - Complete Address Here
1st LENDER'S - Phone # Here
1st LENDER'S - Email Address Here

Property Rehab Evaluation

[Next Step](#)

Bad		Really Bad		Awful	
\$2	\$5	\$10	\$20	\$25	\$30

Needs a new kitchen, bath(s), paint, flooring fixtures, minor plumbing, minor electrical, minor landscaping

Needs a new kitchen, bath(s), paint, flooring, fixtures, minor plumbing, minor electrical, minor landscaping -----
plus
electrical panel, HVAC, roof, major wall repairs, more landscaping

Needs a new kitchen, bath(s), paint, flooring, fixtures, minor plumbing, minor electrical, minor landscaping --- plus

electrical panel, HVAC, roof, major wall repairs, minor landscaping --- plus

new windows, siding, foundation issues, structural issues, major wood rot, re-wire, re-plumb, major landscaping

SAMPLE ONLY

SAMPLE ONLY

This Is the Desired Deposit Amount it's Adjustable - QC MFU Pg

Instructions for Submitting an Offer For Buyer's Only

To submit an offer, Please Place a Deposit into your desired Escrow account. Obtain verification of deposit in the amount of

HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031

Mr. Keith Keith
Escrow Officer's Name

Please Fill In Yellow Shaded Area's throughout this Packet as Indicated To Complete in it's entirety To Print for Submission

HMI Maintenance
43Rd Ave and Highland
4714 43Rd Ave
Phoenix Az, 85031

Enter Property Escrow Account # Here

623-333-4444
Fax # Here

Deposit Date Here	<input type="text" value="5-Jul-20"/>
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Email to:

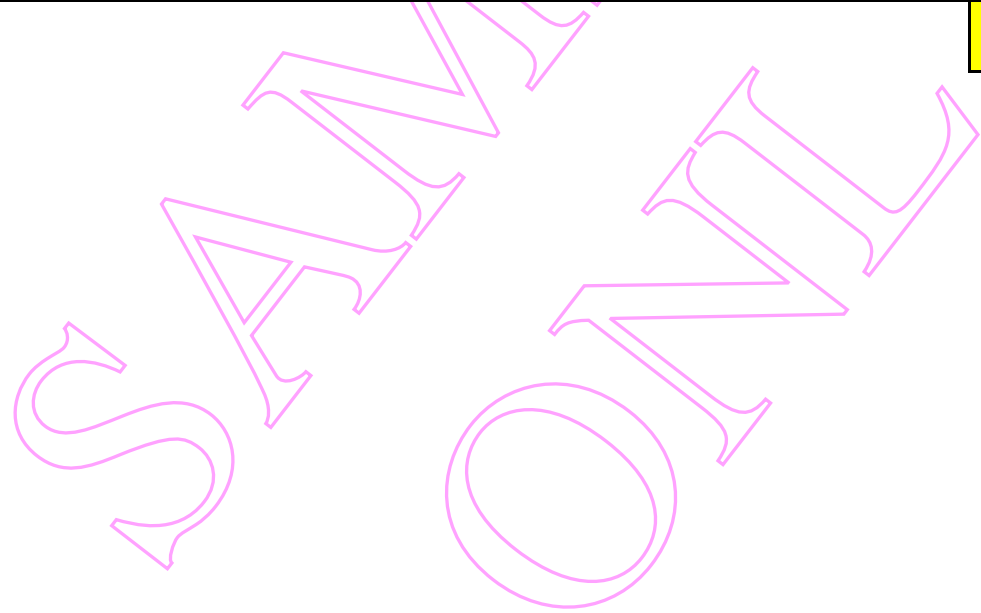
[Click for Step 2](#)

Enter First Lender Amount Here

Enter Dollar Amount Here In Words	<input type="text" value="\$535,500"/>
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Enter Second Lender Amount Here

Enter Dollar Amount Here In Words	<input type="text" value="\$30,000"/>	Deposit Date Here:	<input type="text" value="00-Jan-00"/>
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Insert Company
Logo Here

Buyer's - Name Here
Buyer's - Complete Address Here
Buyer's - Phone # Here

Proof of Funds

Showing
Sunday, July 5, 2020
Concerning the property location

Escrow Account Information

Mr. Keith Keith

Escrow Officer's Name

Property Location

HMI Maintenance

43Rd Ave and Highland

Property - Address Here

4714 43Rd Ave

Property - City

Phoenix Az, 85031

- State

623-333-4444

Property - Zip Code

Fax # Here

Parcel #

Email to: kevin@cupcakeinvesting.com

Property - Parcel # Here

Escrow Account #

To Whom It May Concern:

999-999-9999

This is to inform you that I The Perspective (Proprietor) and or (private investors) has reviewed the information provided, and is pleased to notify you that on behalf of Neighborhood Investors, unencumbered liquid funds are available to close on the above referenced property for the purchase price of \$5,355,000.00 as of the date of this letter.

Should you have any questions, please feel free to contact us.

Yours truly,

Buyer's - Name Here

Funding Department

Buyer's - Email Address Here

Buyer's - Phone # Here

[Click for Step 3](#)

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SUBMIT OFFER

Concerning the Property Located At

Complete Property Address Here

60 Unit Class B

QuickChek Any Property Financials (This System works in Any State)
 (Single Family Residence) With and Without Private Lender

THIS IS ONLY A DEMO

To (Unlock all Features) - (You have to Purchase the full versions: It carries a 99.9% Accuracy upon User inputting the correct data: Full Version packages come with contracts at a reasonable cost of only \$5.00 a month)

Step 1 Enter Seller's Asking Price: \$100,000

Step 2 Enter Units & Rent Amt For Ea. Unit: MPCF Cash Flow: \$743

Step 3 Adjust %'s To Fit Property Expenses: 85.0% (MPCF) / \$55,000 (Cash Flow)

Step 4 Making an Offer At % on the \$: 1% (Lender Pts) / 4% (Int / Amt) / 30 (Years)

Step 5 Obtaining a Loan At % on the \$: \$4,212 (Yearly) / \$361 (Monthly)

THIS IS AN AWESOME TOOL / 10 MINUTES OR LESS

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 (Multi-Family Complex Units)

THIS IS ONLY A DEMO

To (Unlock all Features) - (You have to Purchase the full versions: It carries a 99.9% Accuracy upon User inputting the correct data: Full Version packages come with contracts at a reasonable cost of only \$5.00 a month)

Step 1 Enter Seller's Asking Price: \$5,900,000

Step 2 Enter Units & Rent Amt For Ea. Unit: # of Units: 60, Units Occupied: 12, MPCF - W/O-L: \$349,024 / \$29,085

Step 3 Adjust %'s To Fit Property Expenses: 100% (MPCF) / \$5,487,000 (Cash Flow)

Step 4 Making an Offer At % on the \$: 100% (Lender Pts) / 4% (Int / Amt) / 30 (Years)

Step 5 Obtaining a Loan At % on the \$: \$349,024 (Yearly) / \$29,085 (Monthly)

THIS IS AN AWESOME TOOL / 10 MINUTES OR LESS

Insert Property Photo Here

The Seller Is Asking

\$5,950,000 For the above mentioned property

However I Would Like To Negotiate a all Cash Offer

Of \$5,355,000 All Cash

With Escrow Account Deposit Attached

With a 30 Day Inspection Clause

For said Property mentioned above

If Offer Is Accepted

Please

Contact:

Buyer's - Name Here

Buyer's - Complete Address Here

Buyer's - Phone # Here

Buyer's - Email Address Here

Instructions for Submitting

Agreement to Assign Contract for Sale and Purchase

-&- The Agreement To Sell Real Property -&-

Buyer's Attached Addendum Exhibit A

& Request For Permission

All For Buyer's Only

To submit follow Instructions , Insert date below & print purchase contract & sign.

Obtain a copy of verification of deposit in the amount of: \$535,500

Complete The Agreement To Sell Real Property, & Attach Buyer's Addendum Exhibit A

Fax all documents to the (Fax #) listed below: and

Forward all documents to the email listed below for property validation to:

kevin@cupcakeinvesting.com

Your Desired Escrow Account Information

HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031

Mr. Keith Keith

Escrow Officer's Name

HMI Maintenance

43Rd Ave and Highland

4714 43Rd Ave

Phoenix Az, 85031

623-333-4444

Fax # Here

Email to: kevin@cupcakeinvesting.com

Property Escrow Account #

999-999-9999

1. The Title & Escrow Agency can either *Fed-X the contract by (2) day delivery* " with a Pre-paid Postage Return Envelope! -- For your connivance..

2. Or we can (*Fax*): The Contract (*Field*) - You Review Sign and Fax to Agency

3. We can via (*Email*): The Contract. (*Field*) / For You Electronic Signature / You may sign (download) and forward to Agency above...

Unless your offer is all cash and you need to be approved with a hard money lender you need to submit proof of funds or approval letter with the offer.

Most of our properties are sold very quickly. We do however take backup contracts.

Because we usually buy and sell many properties monthly it is extremely important for you to close on the anticipated closing date in your contract to avoid penalties.

We take each and every offer very seriously.

All offers are subject to prior sales and withdrawals.

Please forward All documents listed above for process filling to:

kevin@cupcakeinvesting.com

Buyer's - Name Here

Buyer's - Phone # Here

Buyer's - Email Address Here

Agreement to Assign Contract for Sale and Purchase

Seller's Attached Addendum Exhibit A

DATE: 5-Jul-20

In Consideration of \$535,500 Dollars and no 100ths the receipt of which is hereby acknowledged by Sellers - Name Here Assignor, the Seller (Strike One) under a contract dated: 5-Jul-20

1. In addition I the Perspective (Proprietor) and or (private investors)("OR ASSIGNS") have deposited a deposit in the amount of \$535,500 in certified funds by wire transfer into HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031

Escrow Account # 999-999-9999 for said property for Consideration.

1a. Such Agreement to Assign Contract for Sale and Purchase shall be placed into an Escrow Acct. Which is 999-999-9999

2. Assignor Sellers - Name Here hereby assigns and transfers over all rights, to title in said contract listed below to I The Perspective (Proprietor) and ("OR ASSIGNS"). With a (60) Sixty day Selling Clause to meet creditability with a closing date. Within (60) days preceeding the inspection clause if all creteria has passed inspection.

3. Property Location

Property - Address Here

Property - City

- State

Property - Zip Code

Property - County Here

Parcel # Property - Parcel # Here

4. The selling price of this property is strictly predicated and contingent on the seller receiving a total of no more than \$5,355,000 for said property.

5. Should there be any additional liens, mortgages, and/or judgments existing on the property as of the time of settlement, it shall be the responsibility of the Seller to pay at their Leisure these amounts.....And not the Buyer.....

Signed & Executed, Agreed & Accepted on the date herein stated:

Seller/Assignor:

Date:

Buyer's - Name Here

("OR ASSIGNS")

Insert Company LOGO
Here or Your
Photo

Buyer's - Name Here

5-Jul-20

**REQUESTING PERMISSION
TO ENTER PRIVATE PROPERTY**

I Sellers - Name Here hereby give permission to:
The Perspective (Proprietor) and or (private investors) ("OR ASSIGNS")_ Authorization
to enter my property located at:

Property Description:

Complete Property Address Here
Parcel # Property - Parcel # Here

For the purpose of Changing the Locks . And to show to Different Contractors
and or Appraisals or to show it to Prospective Buyer's , as they coordinates etc.
As in full compliance to The Contract AGREEMENT TO SELL REAL ESTATE
followed by: Seller's Attached Addendum Exhibit A. Upon my property for
So Said Purposes.

With A Contingence

*If there is a prospective tenant residing within the property there shall be no such entry upon
said property without written consent of the seller.*

Property Owner (Signature)

Date:

Address

City, State, Zip code

Buyer's - Name Here
Person making request

AGREEMENT TO SELL REAL ESTATE

DATE: 5-Jul-20

This is to certify that The Prospective (Proprietor) and or (private investors) ("OR ASSIGNS") have an executed!!

Purchase and Sale Agreement to purchase the property located below at

Complete Property Address Here

Parcel # Property - Parcel # Here

That lot, piece, or parcel of land situated in Property - County He, State of - State

And I hereby assign said agreement to

Buyer's Name: Buyer's - Name Here

Buyer's Complete Address

Buyer's - Complete Address Here

For a total amount of \$5,355,000

I have submitted a non-refundable deposit of \$535,500 with

HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031

Escrow Account # 999-999-9999

leaving a remaining balance of \$4,819,500.00 due at closing, no later than seven (7) business days of signing of contract.

Buyer warrants that they are purchasing the property for personal residence use and as an investment.

Buyer cannot advertise or promote the property prior to close.

Possession of said premises will be given to purchaser at the time of closing.

This contract is not assignable. Buyer may not resell the property without express written consent from the . The Prospective (Proprietor) and or (private investors) ("OR ASSIGNS")

Taxes, rent and rent securities shall be prorated at the time of closing and paid by the seller.

I The (Proprietor) and or (private investors) ("OR ASSIGNS") shall have the Property in escrow but has not yet closed on it, the parties agree that they will do an assignment of Seller's contract with the current owner, so that the Buyer's total purchase price remains the same after the assignment fee is considered.

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Seller agrees to deliver premises at time of closing in an as-is condition. In case the property is destroyed, wholly or partially, by fire or other casualty prior to closing, Buyer or Seller shall have option for ten (10) days thereafter of proceeding to remedy the situation or terminating agreement.

Said property is being sold and purchased subject to zoning ordinances and regulations; building restrictions; and conditions, restrictions and easements of Public Record.

It is agreed that time is of the essence with respect to all dates specified in the Agreement and any addenda, riders, or amendments thereto. This means that all deadlines are intended to be strict and absolute. If the closing does not occur by the Closing Date, the Agreement is automatically terminated and the Seller shall retain any earnest money deposit as liquidated damages.

In the event Buyer requests an extension of the Closing Date or of the deadline for the fulfillment of any contingency, and the Seller agrees to the extension, the Buyer agrees to pay to the Seller a per diem penalty of the greater of \$200.00 or 1/10 of 1% of the purchase price per calendar day towards Seller's carrying costs, through and including the Closing Date specified in the written extension agreement. The per diem amount must be deposited with the Seller at the time any request for extension is made.

Seller agrees to deliver a good and marketable or insurable owner's title to the property above described free and clear of all encumbrances except as herein set forth. Buyer shall pay for all closing costs and title fees, including preparation of deed. Purchaser agrees to notify Seller in writing of any defects in title as soon as reasonably possible and if title proves to be not good and marketable or insurable, the seller is to make title good and marketable or insurable and shall have a reasonable time from notification so to do.

This transaction shall be closed, the balance of the moneys due shall be paid, and all documents signed by the parties hereto on or before seven (7) days after acceptance of offer.

The deposit is to be held by the:

HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031

Escrow Account # 999-999-9999

pending closing. It is expressly agreed that upon the event of any default or failure on the part of the Purchaser to comply with the terms and conditions of this contract that said deposit is to be paid to Seller as liquidated damages.

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(Multi Family Units) carries a 99.9% Accuracy

The parties hereto further agree that this written contract and the attached Buyer's Addendum Exhibit A expresses the entire agreement between the parties and that there is no other agreement, oral or otherwise, modifying the terms hereunder.

This contract shall be binding on both parties, their principles, heirs, personal representatives, or assigns. It is agreed that the listing broker in this transaction, if any, is I The Prospective (Proprietor) and or (private investors) ("OR ASSIGNS") and the selling broker in this transaction, if any, is I The (Proprietor) and ("OR ASSIGNS")

The undersigned jointly and severally agree to purchase and sell the above-described property on the terms and conditions stated in the foregoing instrument and Buyer's attached addendum A that must be attached and included as part of this contract.

Date:

Purchaser:

("OR ASSIGNS")

Assignor

This is a legally binding contract. If not understood, seek the advice of an Attorney.

Contact Information for the Title Company

Buyer Name: _____

Buyer Contact Phone Number: _____

Buyer Email: _____

("OR ASSIGNS")

Assignor Name _____

Phone Number: _____

Email: _____

Buyer's Attached Addendum Exhibit A

An Agreement was made by and between the Seller: Sellers - Name Here

whose address is Sellers Complete Address Here and the buyer,

Buyer's - Name Here whose address is

Buyer's - Complete Address Here

on the 5-Jul-20 (hereinafter referred to as "original stated contract"),

as set forth herein.

Which is the Agreement to Assign Contract for Sale and Purchase and the Agreement.

To Sell Real Estate for Said mentioned property below.

Property Description:

Complete Property Address Here

Parcel # Property - Parcel # Here

NOW THEREFORE, in consideration of the mutual promises herein , the parties, intending to be legally bound, hereby agree that the following constitutes additional terms and conditions of the stated contract.

Seller's Sales the Real Property Stated above for the Amount of: \$5,355,000.00

1. Buyer's Purchases the Real Property Stated above for the Amount of.....1: \$5,355,000

1a. Minus the Deposit towards the purchase above of1a: \$535,500

1b. To Pay 2nd LENDER'S - Name Here Earnest Money Deposit of.1b: \$39,000

1c. *Leaving the Buyer with -a-Estimated Take home balance around -----* 1c: \$217,318

2. To Pay Wholesaler 1 - Enter Name Here a Assignment fee of:.....2: \$40,162.50

2a. To Pay Wholesaler 2 - Enter Name Here a Assignment fee of:.....2a: \$13,387.50

3. The parties re-affirm no other terms or conditions of the above mentioned original contract not hereby otherwise modified or amended shall be negated or changed as a result of this here stated addendum.

Dated: 05-Jul-20

(Buyer) Purchaser: Signature

Assignment fee's are payable in a Cashier's Check mailed out first class to:

Wholesaler 1 - Enter Name Here and Call () - _____
To Request Complete Address

Wholesaler 2 - Enter Name Here and Call () - _____
To Request Complete Address

Instructions for Submitting

Submit To Seller(s) Only

Please print this Purchase Contract Agreement and the

Buyer's Attached Addendum Exhibit A

Fax all documents to the (Fax #) listed below: and

Forward all documents to the email listed below for property validation to:

kevin@cupcakeinvesting.com

They will place the Purchase Contract into Escrow to Start the process:

Thank you so kindly...

Escrow Account Information

Mr. Keith Keith

Escrow Officer's Name

HMI Maintenance

43Rd Ave and Highland

4714 43Rd Ave

Phoenix Az, 85031

623-333-4444

Fax # Here

Email to: kevin@cupcakeinvesting.com

If you the (*Client*) lives out of State there's (-3-) process's we may utilize:

1. The Title & Escrow Agency can either Fed-X the contract by (2) day delivery" with a Pre-paid Postage Return Envelope! -- For your connivance..
2. Or we can (Fax): The Contract (Field) - You Review Sign and Fax to Agency
3. We can via (Email): The Contract. (Field) / For You Electronic Signature / You may sign (download) and forward to Agency above...

Because we usually buy and sell many properties monthly it is extremely important for you to close on the anticipated closing date in your contract to avoid penalties.

We take each and every (*contract*) very seriously.

AGREEMENT TO SELL REAL ESTATE

DATE: 5-Jul-20

This is to certify that I The Perspective (Proprietor) and ("OR ASSIGNS") have an executed.!!

Purchase and Sale Agreement to purchase the property located below at

Complete Property Address Here

Parcel # Property - Parcel # Here

That lot, piece, or parcel of land situated in Property - County , State of State

And I hereby assign said agreement to

Seller's Name: Sellers - Name Here

Seller's Complete Address

Sellers Complete Address Here

For a total amount of \$5,355,000

I have received a non-refundable deposit of \$535,500 with

HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031

leaving a remaining balance of \$4,819,500.00 due at closing, no later than seven (7) business days of signing of contract.

Buyer warrants that they are purchasing the property for personal residence use and as an investment.

Possession of said premises will be given to purchaser at the time of closing.

This contract shall be assignable. Buyer may resell the property without express written consent from the seller.

Taxes, rent and rent securities shall be prorated at the time of closing and paid by the seller.

I The Perspective (Proprietor) and or (private investors) ("OR ASSIGNS") shall have the Property in escrow but has not yet closed on it, the parties agree that they will do an assignment of Seller's contract with the current owner, so that the Buyer's total purchase price remains the same.

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(Multi Family Units) carries a 99.9% Accuracy

Seller agrees to deliver premises at time of closing in an as-is condition. In case the property is destroyed, wholly or partially, by fire or other casualty prior to closing, Buyer or Seller shall have option for ten (10) days thereafter of proceeding to remedy the situation or terminating agreement.

Said property is being sold and purchased subject to zoning ordinances and regulations; building restrictions; and conditions, restrictions and easements of Public

Concerning Structural Components

Pursuant to 26 CFR 1.48-1 (e) (2) [Title 26 Internal Revenue; Chapter I Part 1 Rules for Computing Credit for Investment in Certain Depreciable Property the term "structural components" shall be left intact during the purchasing process of this Agreement to Assign Contract for Sale and Purchase. and other components relating to the operation of a structural house (Such as the Stove, Refrigerator,

It is agreed that time is of the essence with respect to all dates specified in the Agreement and any addenda, riders, or amendments thereto. This means that all deadlines are intended to be strict and absolute. If the closing does not occur by the Closing Date, the Agreement is automatically terminated and the Seller shall retain any earnest money deposit as liquidated damages.

In the event Buyer requests an extension of the Closing Date or of the deadline for the fulfillment of any contingency, and the Seller agrees to the extension, the Buyer agrees to pay to the Seller a per diem penalty of the greater of \$200.00 or 1/10 of 1% of the purchase price per calendar day towards Seller's carrying costs, through and including the Closing Date specified in the written extension agreement. The per diem amount must be deposited with the Seller at the time any request for extension is

Seller agrees to deliver a good and marketable or insurable owner's title to the property above described free and clear of all encumbrances except as herein set forth. The Buyer shall pay for all closing costs and title fees, including preparation of deed. Purchaser agrees to notify Seller in writing of any defects in title as soon as reasonably possible and if title proves to be not good and marketable or insurable, the seller is to make title good and marketable or insurable and shall have a reasonable time from notification so to do.

This transaction shall be closed, the balance of the moneys due shall be paid, and all documents signed by the parties hereto on or before Thirty (30) days after acceptance of offer. Unless Otherwise Noted:

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The deposit is to be held by:

HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031

Property Escrow Account # 999-999-9999

pending closing. It is expressly agreed that upon the event of any default or failure on the part of the Purchaser to comply with the terms and conditions of this contract that said deposit is to be paid to Seller as liquidated damages.

The parties hereto further agree that this written contract and the attached Addendum Exhibit A & B expresses the entire agreement between the parties and that there is no other agreement, oral or otherwise, modifying the terms hereunder.

This contract shall be binding on both parties, their principles, heirs, personal representatives, or assigns. It is agreed that the listing broker in this transaction, if any, is I The Perspective (Proprietor) and or (private investors) ("OR ASSIGNS") and the selling broker in this transaction, if any, is I The Perspective (Proprietor) and or (private investors) ("OR ASSIGNS")

The undersigned jointly and severally agree to purchase and sell the above-described property on the terms and conditions stated in the foregoing instrument and attached addendum that must be attached and included as part of this contract.

Date:

Seller/Assignor:

Assignor

This is a legally binding contract. If not understood, seek the advice of an Attorney.

Contact Information for the Title Company

Seller's Name: _____

Seller's Contact Phone Number: _____

Seller's Email: _____

I The Perspective (Proprietor) and or (private investors) ("OR ASSIGNS")

("OR ASSIGNS") _____

Phone Number: (---) _____

Email: _____

Seller's Attached Addendum Exhibit B

An Agreement was made by and between the Seller: Sellers - Name Here
whose address is Sellers Complete Address Here and the
buyer, Buyer's - Name Here whose address is
Buyer's - Complete Address Here
on the 5-Jul-20 (hereinafter referred to as "original stated contract"),
as set forth herein.

Which is the Agreement to Assign Contract for Sale and Purchase and the
Agreement To Sell Real Estate for Said mentioned property below.

Property Description:

Complete Property Address Here
Parcel # Property - Parcel # Here

NOW THEREFORE, in consideration of the mutual promises herein , the parties, intending
to be legally bound, hereby agree that the following constitutes additional terms and
conditions of the stated contract.

1. Seller's Sales the Real Property Stated above for the Amount of: \$5,355,000.00
2. To Pay off Loan Originator of Estimated Mortgage Balance of:.....2: \$0
- 2a. To Pay off Loan Originator of Estimated Mortgage Balance of:...2a: \$0.00
- 2b. To Pay off Loan Originator of Estimated Mortgage Balance of:...2b: \$0.00
- Maricopa County Tax Lien Dept \$0.00
4. Leaving the Seller a remaining take home balance in the amount of.....4: \$5,355,000

5. The parties re-affirm no other terms or conditions of the above mentioned original
contract not hereby otherwise modified or amended shall be negated or changed as a result
of this here stated addendum.

Dated: 05-Jul-20

Seller:

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(Multi Family Units) carries a 99.9% Accuracy

Rendering Services on a Investment Loan On a Investment Property (Without-recourse)

PROMISSORY NOTE

Date: 5-Jul-20

Enter Dollar Amount Here In Words

For the value received, the undersigned promises to pay to the order of

1St LENDER'S - Name Here the sum of \$5,355,000 dollars, which of

Enter Dollar Amount Here In Words at a rate of 4%

per annum for a number of 30 years with the Interest amount at \$3,848,612

Plus any lender fee's if any with a total amount due \$9,203,612 with monthly payments in the

amount of \$25,714.34 Payment will be paid on the 10th day of each month from the (31)

day of signing of the contract. In the End of the 30 th year of the 1st month the lender

1St LENDER'S - Name Here will sign over the First party lien holder position to the intended purchaser.

Contract Ending Date: 28-Jun-2050

Shall be released thirty days or before this contract terminates on:...

29-Jul-2050

With One Contingency

In-addition the undersigned promissory note holder has a contingency (right) to exit

the property during the 20 (th) year during 30-Jun-40 leaving the

undersigned a remaining balance of \$3,085,721 which may refinance the property

at (+) - (-) 57% which comes to \$3,148,636 This refinancing amount would

pay off the primary investors entire indebtness terminating the contract. Providing the owner with

\$62,916 For Refurbishment or a complex make over, a new investment or reserves.

With No Other Contingency Fees.

Payable through:

HMI Maintenance 4714 43Rd Ave Phoenix Az. 85031

Account Number:

999-999-9999

Should this note, or any part of the indebtedness evidenced hereby, be collected by law or through an attorney-at-law, the Holder shall be entitled to collect attorney's fees in an amount equal to the reasonable cost of collection.

And each of the undersigned, whether principal, surety, guarantor, endorser, or other party, severally waives and renounces, each for himself and family, any and all homestead exemption rights either of us, or the family or either of us, may have under or by virtue of the laws of the State of Arizona, or any other State of the United States, as against this debt or any renewal or extension thereof, and further waives demand, protest, notice of demand, protest and non-payment, except as herein set forth.

Borrow / Print Name & Title

Signature of Lender

Borrower Signature

Subscribed and sworn before me this

(Notary Seal)

____ day of (mo.) _____, (yr.) _____

Notary Execution

INSTALLMENT NOTE

Enter Dollar Amount Here In Words

Date: 5-Jul-20

City of: Property - Cii State of: - State

FOR VALUED RECEIVED, the undersigned (Borrowed) Promises to pay to the order of

1St LENDER'S - Name Here \$9,257,162

the principle sum plus the interest from the date of this Note, until paid in full.

the balance payable through: HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031

or such other place as 1St LENDER'S - Name Here Note holder my designate, in consecutive
monthly installments of \$25,714 dollars on the 10th day of each month from (31) days of signing of
the contract. 5-Jul-20 Such monthly installments shall continue until entire indebtedness evidenced by
this Note is fully paid, except that any remaining indebtedness if not sooner paid, shall be due and
payable on 28-Jun-50 terminating contract.

If any monthly installment under this Note is not paid when due and remains unpaid after a date
specified by a notice to Borrower, the entire principal amount outstanding and accrued interest
thereon shall at once become due and payable at the option of the Note holder.

The date specified shall not be less than thirty (30) days from the date such notice is mailed.

The note holder may exercise this option to accelerate during any default by Borrower regardless
of any prior forbearance if suit is brought to collect this Note, the Note holder shall be initiated
to collect all reasonable costs and expenses of suit, including but not limited to reasonable
attorney fees.

Borrow shall pay to the Note holder a late charge of five percent (10%) of any monthly installment
note received by the note holder within ten (10) days after the installment is due.

Borrow may repay the principle amount outstanding in whole or in part at any time and without
penalty.

Presentment, notice of dishonor and protest are hereby waived by all makers sureties guarantors
and endorsers hereof. This Note shall be the joint and several obligation of all makers sureties,
guarantors and endorsers, and shall be binding upon them and their successors and assigns.

Any notice to Borrow provided for in the Note shall be given by mailing such notice by certified
mail addressed to Borrower or to such other address as Borrow may designate by notice to the
Note holder. Any notices to the Note holder shall be given by mailing such notice by certified
mail return receipt requested to the Note holder at the address stated in the first paragraph
of this Note or at such other address as may have been designated by notice to Borrower.

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The indebtedness evidenced by this Note is secured by a Deed of Trust or Mortgage dated 5-Jul-20 and reference is made to the Deed of Trust or Mortgage for rights as to acceleration of the indebtedness evidenced by this Note.

Signature of Borrower

Address of Borrower

Subscribed and sworn before me this _____ day of (mo.) _____, (yr.) _____

(Seal)

Notary Execution

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SAMPLE ONLY

QuickChek Any Property Financials (This System works in Any State)

(Multi Family Units) carries a 99.9% Accuracy

Within Ninthly (90) days Return

Rendering Services on a Investment Loan On a Investment Property (Without-recourse)

PROMISSORY NOTE

Date: 5-Jul-20

Enter Dollar Amount Here In Words

For the value received, the undersigned promises to pay to the order of 2nd LENDER'S - Name Here the sum of \$30,000.00 dollars, which of \$30,000 Enter Dollar Amount Here In Words dollars will be at a interest rate of only 30% which comes to \$9,000.00 for a total of \$39,000.00 Payment will be made within Ninthly (90) days from the 1st day of signing of the contract.

Payment will be in one full Installment dispensed through the Title & Escrow Agency HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031 Account Number: 999-999-9999

Contract Reminder Date: 5-Aug-2020

Shall be released thirty days or before this contract terminates on:... 4-Oct-2020

*****With No Other Contingency Fees.*****

Payable through: HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031
Account Number: 999-999-9999

This Non-Recourse Clause

Prohibits the lender from attempting further restitution from the borrower in case of default. The lender is allowed to move only against the collateral used for securing the loan.

No past, present or future director, officer, employee, incorporator, member, partner, stockholder, agent, attorney, representative or affiliate of any Stockholder hereto or any of their respective affiliates shall have any liability (whether in contract or in tort) for any obligations or liabilities of such party arising under, in connection with or related to this Agreement or for any claim based on, in respect of, or by reason of, the transactions contemplated hereby; provided, however, that nothing in this Section 9(l) shall limit any liability of any Stockholder hereto for its breaches of the terms and conditions of this Agreement.

Borrow / Print Name & Title

Borrower Signature

Signature of Lender

Subscribed and sworn before me this _____ day of (mo.) _____, (yr.) _____
(Seal) Notary Execution

INSTALLMENT PROMISSORY NOTE

Enter Dollar Amount Here In Words

5-Jul-20

City of: *Phoenix* State of: *Arizona*

Date: 5-Jul-20

FOR VALUED RECEIVED, the undersigned (Borrowed) Promises to pay to the order of
2nd LENDER'S - Name Here

2nd LENDER'S - Complete Address Here

Of \$39,000.00 Enter Dollar Amount Here In Words

The balance payable through: HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031

Account Number: 999-999-9999 or such other place as the Lender provides.

()

Payment will be made within *Ninthly (90) days* from the 1st day of signing of the contract.

Payment will be in one full Installment dispensed through:

HMI Maintenance 4714 43Rd Ave Phoenix Az, 85031

Account Number: 999-999-9999

Reminder Date: 5-Aug-20 Year of 2018.

continue until entire indebtedness evidenced by this Note is fully paid, except that any remaining indebtedness if not sooner paid, shall be due and payable on 4-Oct-20 terminating contract.

This Non-Recourse Clause

Prohibits the lender from attempting further restitution from the borrower in case of default. The lender is allowed to move only against the collateral used for securing the loan. Unless other arrangements have been made only to extend the time frame.

No past, present or future director, officer, employee, incorporator, member, partner, stockholder, agent, attorney, representative or affiliate of any Stockholder hereto or any of their respective affiliates shall have any liability (whether in contract or in tort) for any obligations or liabilities of such party arising under, in connection with or related to this Agreement or for any claim based on, in respect of, or by reason of, the transactions contemplated hereby; provided, however, that nothing in this Section 9(l) shall limit any liability of any Stockholder hereto for its breaches of the terms and conditions of this Agreement.

Borrow may repay the principle amount outstanding in whole or in part at any time and without penalty.

Presentment, notice of dishonor and protest are hereby waived by all makers sureties guarantors and endorsers hereof. This Note shall be the joint and several obligation of all makers sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

QuickChek Any Property Financials (This System works in Any State)

(Multi Family Units) carries a 99.9% Accuracy

Any notice to Borrow provided for in the Note shall be given by mailing such notice by certified mail addressed to Borrower or to such other address as Borrow may designate by notice to the Note holder. Any notices to the Note holder shall be given by mailing such notice by certified mail return receipt requested to the Note holder at the address stated in the first paragraph of this Note or at such other address as may have been designated by notice to Borrower.

The indebtedness evidenced by this Note is secured by a Deed of Trust or Mortgage dated 5-Jul-20 and reference is made to the Deed of Trust or Mortgage for rights as to acceleration of the indebtedness evidenced by this Note.

Signature of Lender

Borrower(s) Name

Address of Borrower

Subscribed and sworn before me this _____ day of (mo.) _____, (yr.) _____

(Seal)

Notary Execution

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