

MaxPro



Here's How it Works

eCounty researches all properties posted for foreclosure in Travis (Austin), Williamson (Home of Dell Computers) and Hays County. Using the investors funds eCounty purchases the property in the name of eCounty at the court house steps.

After purchase all excess funds are returned to the investor and eCounty proceeds with an eviction if required. Upon physical inspection of the interior, one of our five Investment Specialist's will prepare a photo summary and a rehab budget summary for the recommended work.

Upon investor review and approval the property is transferred to the investor and eCounty provides all the funds for the full rehab without any interest or points paid by the investor. The Investment Specialist provides progress reports and periodic photo updates.

When the property is finished and ready for sale, our designated broker takes over and lists the property for a flat fee of \$2,000.00. The rehab process usually takes from two weeks to two months. Sale periods typically take 30 to 90 days making the total fix and flip investment a 45 to 150 day investment.

At closing eCounty rehab funds are repaid without interest. If there are profits the investors purchase funds including all research fees and other charges are returned to the investor and the remaining profits are split 66% to the investor, 33% to eCounty.

Overall annual yields are enhanced by the number of flip transactions completed per year, using the same initial cash investment. Please ask our Investment Specialist about our "Quick Flip" program, which together with MaxPro can greatly enhance your annualized yield.

MaxPro stands for Maximum Profits derived from foreclosure investments. This semi-passive investment model allows individuals to purchase properties at the court house steps and have professionals completely rehab the property prior to selling the home for full market value. Our target investor yield is 20+% per annum, cash on cash return.

www.TexasForeclosureInvestments.com

Foreclosure purchases involve risk. Past performance and target yields are not indicative of future performance or expected returns.

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