

Methods of Participation



Our company eCounty offers five methods of participation in our foreclosure business model.



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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Brokerage Model

For investors who want to actively participate in the property selection, eviction and rehab of individual properties, our brokerage model provides the most cost effective method of acquiring a property. Using the brokerage model the purchaser can either determine their maximum bid on each property or set their minimum projected profit margin and obtain all title research at a greatly reduced rate.

Participation Bidding

Our participation program provides three benefits for our clients: a) participation bidding allows Clients with as little as 50,000 to participate in the bidding process; 2) allows Clients to reduce their risk by participation in multiple purchases with the same amount of money; 3) allows Clients to fully utilize all of their funds.

IRA - Tenants in Common (TIC's)

Our IRA - TIC bidding allows Clients to participate for as little as \$5,000.00. Designed for a buy and hold strategy this program allows our clients to invest their self directed IRA and 401K funds. TIC purchases greatly reduce the risk of participating in foreclosures by diversifying the risk.

MaxPro - Maximum Profit

Our MaxPro bidding model is our most popular and most efficient way of purchasing foreclosures. MaxPro offers the best value proposition in the real estate investment industry. Selecting the MaxPro option, authorizes our Investment Specialist to purchase properties in any condition providing a greater selection of foreclosures. eCounty provides all of the funds for the complete rehab by placing an interest free lien against the property. Profits are divided 66% to our investors, 33% to eCounty.

Joint Venture

Our joint venture program allows Clients to participate in both foreclosure acquisitions and real estate development projects. There is a minimum investment of \$250,000 with a maximum investment of \$1,000,000 for a minimum period of 24 months. The Client and eCounty form a separate LLC. The Client provides 100% of the required funding and eCounty becomes the managing member. The LLC will leverage the invested funds by seeking financing from private and local commercial banks.