

Credibility Package Example

Joint Venture Investment!



Looking for JV Financial Partner:
 50% Ownership
 Hold Title, Mortgage & Fund Renovation
 Closing August 2019

Total Investment Required
 \$165,000

Year 1 Projected ROI = 69%

Buy > Renovate > Refinance > Tenant > Hold

<p>Buy = \$455,000 Down = \$91,000 Closing = \$7575</p>	<p>Reno = \$60,000 Carry = \$5829 3 months</p>	<p>After Reno Value = \$600,000 Refi payout = \$73,404</p>	<p>Rent = \$3100 Expenses = \$2600 Cash Flow = \$500</p>	<p>Year 1 ROI = 69% Annual ROI = 50%</p>

Solid brick 2-bedroom bungalow with detached 1½ car garage and walkout from kitchen to beautiful backyard in one of Guelph's best neighbourhoods. This house is in excellent condition and has been very well maintained.

Renovations will include new private laundry and updates to the main floor bathroom. Basement will be fully gutted and a LEGAL 2-bedroom apt will be built. New wiring, new plumbing, new framing, spray-foam insulation, dry-core sub floor, new basement windows, basement egress window cut, laminate and ceramic flooring throughout and private laundry in the basement.

The 2-units will be soundproofed and fireproofed with Roxul insulation and resilient channel. The smoke/CO2 alarms will be hard wired, interconnected and have strobe lights. We will divide the garage in half so each unit will have additional storage.



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Invest in the City of Guelph with us!



Why Guelph?

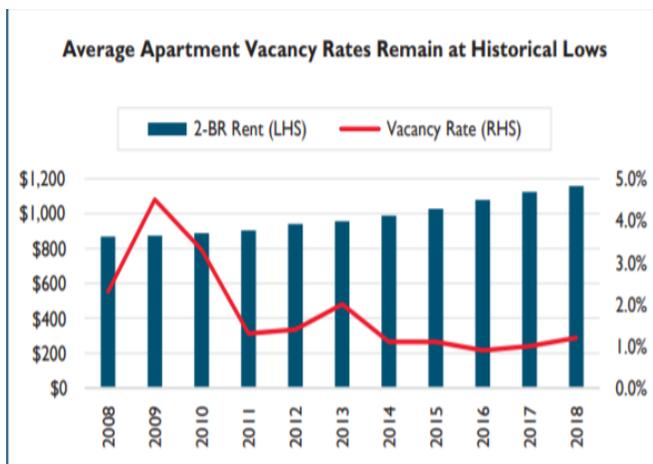
Top 25 cities to buy real estate in 2018

Rank	City	Average home price (2017)	Average 5-year rent increase	Avg income to home price ratio	5-year annual ROI
+ 1	Brantford (ON)	\$506,016	20.27%	5.88	4.48%
+ 2	Peterborough (ON)	\$413,394	10.09%	4.76	4.62%
+ 3	Victoria (BC)	\$975,838	20.18%	10.27	8.36%
+ 4	Guelph (ON)	\$718,898	20.85%	6.92	10.54%
+ 5	Kingston (ON)	\$416,028	16.86%	4.4	7.03%

Home prices represent the average sale price of new, single detached homes as reported by the Canada Mortgage and Housing Corporation

Source: Money Sense, April 2018

RIGHT NOW is the perfect time!



Source: CMHC

CMHC Stats (Guelph, ON)

5-year Annual ROI
(Passive Appreciation) = 10.54%

Average 5-year Rent Increase = 20.85%
Current Unemployment Rate = 2%
Current Vacancy Rate = 1.2%

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Who are Marty & Amanda?

We believe you should know who you are working with and have confidence in our experience and abilities.

We have been Landlords and successful Investors since 2006.

Featured on **HGTV Buyers Bootcamp** and we have executed multiple public speaking educational presentations. Together, we effectively manage our impressive portfolio of rental properties and always have a new investment on the go.

Marty is a self-employed licensed Carpenter. His work ethic and skillset are second to none and he has been completing outstanding residential renovations since 2001.

Marty is the creator and host of exciting YouTube show **House Hustlers!**

Amanda is the Senior Manager of Coaching & Content at **Keyspire**. She was an award-winning and top producing Sales Manager at GoodLife Fitness and worked for Rock Star Property Management. Amanda has appeared on local Rogers TV shows, Real Investments with Rav Toor and Your Money & Real Estate.

We've created up to 250% ROI with past JV projects!

Giving you the opportunity to passively invest into rental properties with confidence, peace of mind and great returns.

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