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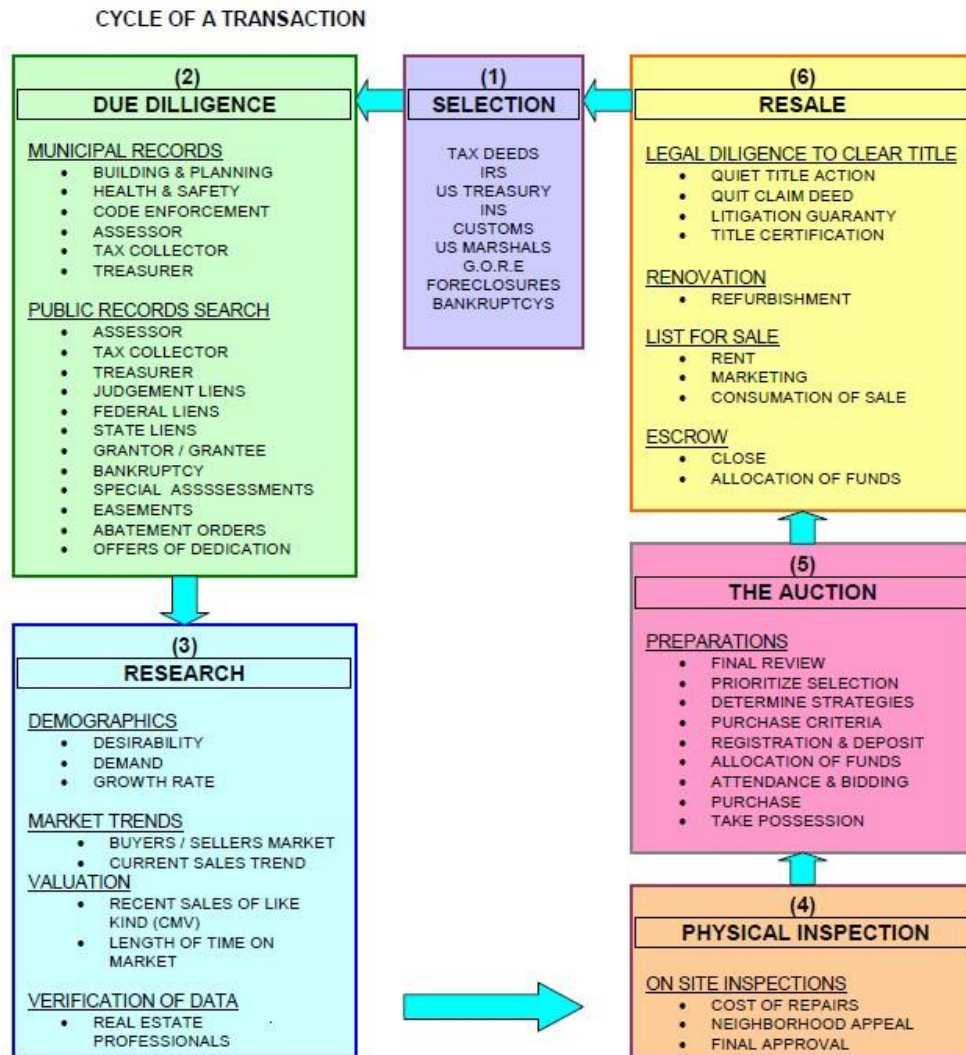
Short-Term Turnkey Real Estate Flipping

"Deal by Deal"

We facilitate clients in meeting their short term investment goals in real estate through short-term flipping on a "Deal by Deal" basis and we've been successfully doing this for the past 28 years

Phone: (951) 255-1933 • Email: maiertrust@gmail.com
Website: <http://www.maierrealtyandtrust.com>

Our Demanding 'Due Diligence'



Our "Due Diligence" is second to none to assure the highest level of scrutiny in determining accuracy in suitability, value, trends, marketability and most importantly, in meeting the goals of our clients by delivering fast turnovers.

Licensed by California Department of Real Estate since 1986 and a HUD approved broker, we specialize in buying undervalued properties, refurbishing them and "Flipping" for excellent profits. We have the expertise, the experience and the track record.



Not a partnership... not a joint-venture...How it works

Why Engage Us? We are fee based so you receive 100% of the net proceeds.

- ✓ No tying up of your capital
- ✓ You always have control of your own funds
- ✓ No long term commitment
- ✓ We bring you the deal
- ✓ You approve each purchase
- ✓ You only fund what you approve
- ✓ You get clear title to each purchase
- ✓ All transactions are escrowed for complete transparency
- ✓ Simply put, we just do more and we deliver for less
- ✓ Timeline usually between 90-150 days

All we need from you is your interest in participating and the investment level you are most comfortable with. We will put you on our confidential list of preferred investors. When we locate and qualify a suitable deal, you will receive a complete assessment package from us, we will discuss its merits and you decide if it is right for you. If it is, we move forward, if not we move on to the next Investment item and so on. Most selections are in California.



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Scope of Our Work

You receive a lot for your money. Here's the service we provide to make this a true TURKEY investment for you



Scope of Work: Defining of the objectives and goals of the client; Assisting the “Client” by providing guidance in finding, identifying and suggesting specific real properties to meet “Client’s” goals; Finding and qualifying sellers; Performing due diligence; Researching market conditions; Preparing preliminary evaluations to include cost and estimated profit analysis; Finding and recommending residential single family houses 1-4 units, multiple units including condominiums, duplexes, high value homes, vacations homes; Reviewing and delivering of the purchase offer; Facilitating and overseeing the purchase escrows, title searches and proper recording of deed; Overseeing closing agent or escrow company; Facilitating and overseeing of completed transaction; Forwarding of documents including closing statements and summary (HUD-1) statements of “Client’s” purchase; Estimating cost of repairs including labor and necessary permits; Facilitating detailed home inspections by licensed professionals; Suggesting of qualified contractors and sub-contractors to perform renovations; Overseeing performance of renovations to completion; Recommending of a licensed and approved property management company for qualifying tenants, performing credit checks, arranging leases, collecting rents and processing evictions when necessary for all income rental properties; Providing names of Landlord/Tenant insurers; any and all services to assure a successful purchase. “Client” shall have the exclusive right to contract. Finally, we provide lifetime oversight and assistance for as long as you own your investment.



Here are Our Statistics: 16 partnerships

Statistical History: 16 previous partnerships (17 ventures)

Address	Seller	*Bought	*Sold	Held For	Profit	ROI	Annualized
4300 Waiialae Ave Honolulu, HI 96810	Builder	80,000	98,000	1 month	18,000	30%	360%
416 Portlock Road Honolulu, HI 96825	Private	95,000	167,000	11 months	72,000	76%	82%
205 Lewers St Waikiki, HI 96815	Builder	57,250	84,600	12 months	27,350	48%	48%
1600 Ala Moana Blvd Waikiki, HI 96815	Builder	90,000	125,000	14 months	35,000	39%	33%
17552 Cottonwood St Irvine, CA 92612	Builder	70,000	93,000	3 months	23,000	33%	132%
10 Teakwood St Irvine, CA 92612	Builder	73,500	93,000	6 months	19,500	26%	52%
4962 Persimmon St Irvine, CA 92612	Builder	60,000	88,000	8 months	28,000	47%	70%
6480 Jamison Road Santa Rosa, CA 95404	Private	325,000	550,000	13 months	225,000	69%	64%
2435 English Road Chino Hills, CA 91710	BK/REO	335,000	2,100,000	72 months	1,765,000	527%	87%
577 Daisy Ave 29 Palms, CA 92277	Tax Sale	22,500	60,000	3 months	27,500	84%	336%
25373 Elder Ave Riverside, CA 92557	Tax Sale	70,560	110,900	4 months	40,340	57%	171%
4523 De Los Ventos Temecula, CA 92590	Tax Sale	55,000	110,000	1 month	55,000	100%	1200%
7 th & Fairmont Sts Riverside, CA 92501	Tax Sale	52,000	119,000	24 months	67,000	129%	64%
200 Millcreek Road Mentone, CA 92359	Private	51,000	300,000	12 months	249,000	488%	488%
28466 AL Hwy 7 Higdon, AL 35979	US Marshall	55,800	67,000	3 months	11,200	22%	88%
27 Minnesota Drive Xenia, OH 45385	US Marshall	57,200	79,000	2 months	21,800	33%	198%
14615 Fawn Path Ave Chino Hills, CA 91709	IRS	356,000	462,000	6 months	84,000	22%	44%

* Includes cost of renovations made and selling costs rounded off



Expertise • Experience • Integrity

Backed by 30 years' experience in this lucrative market, we deliver a complete package. You are always in complete control of your investments. You provide the capital, approve the deal, we facilitate the rest, from start to finish, deal by deal.

Contact:



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