



OFFERING SUMMARY
3073 McVay Trail Drive
Memphis, TN 38119

UNLOCK
YOUR FINANCIAL POTENTIAL



MEMPHIS LITTLE ROCK
TURNkey
PROPERTIES



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1060 Brookfield Road,
Memphis, TN 38119
PHONE: 901-410-5452
TurnkeyInvestProperties.com

To our current and prospective clients:

Enclosed in this packet is information about our latest investment property offering. This offering will give you property specific information needed for your due diligence in order to make an informed purchase decision.

Our goal is to be the premier turnkey supplier of income producing properties by providing investors worldwide a way to passively invest in stable, cash flowing real estate, by focusing internally on customer service and renovations that will reduce vacancy and maintenance, and ultimately reduce our investors risk. Our simple formula for success is to provide the Right Properties in good areas with quality rehabs within the Right Markets that provide sustainable cash flow and having the Right Property Management that will operate the property in the investors best interest.

If you have any questions, please reach out to us at 901-410-5452. We are happy to offer any information we can to make you feel comfortable with your investment decision.

Thank you,

Alex Craig

President
Turnkey Properties



Defining Our Purchase Process

Welcome to Turnkey. This document will outline our purchasing process—we find it to be a proven success in assisting clients. As a turnkey provider, our goal is to take care of the details for closing so you can enjoy the rewards of being a real estate investor.

You will be assigned a personal transaction coordinator to work with you in coordinating all tasks associated with closing to make the process as smooth and simple as possible. They will act as your personal liaison.

Once a purchase agreement has been signed by all parties, you will be sent an invitation to Podio. Podio brings everything you need for closing under one virtual roof. It makes closing on your property organized, centralized, and clear so you know what to do and where things stand. It facilitates accessing the documents and information you need in one place.

When you open Podio you will find:

- To-do lists for tracking work.
- Message board for posting announcements and updates.
- A system for organizing the documents, files, and important notes needed for closing in one place, such as the inspection report.

Let's outline the closing process and how your transaction coordinator will assist you.

➤ Your first to-do item to address will be sending the earnest money. Your transaction coordinator will confirm it was received. After you initiate the earnest money, Turnkey takes the reins on most everything else, although it is important for you to stay in contact with your lender.

➤ From here, we will send the lender and the title company a copy of the purchase agreement and communicate to the lender that your transaction coordinator is the

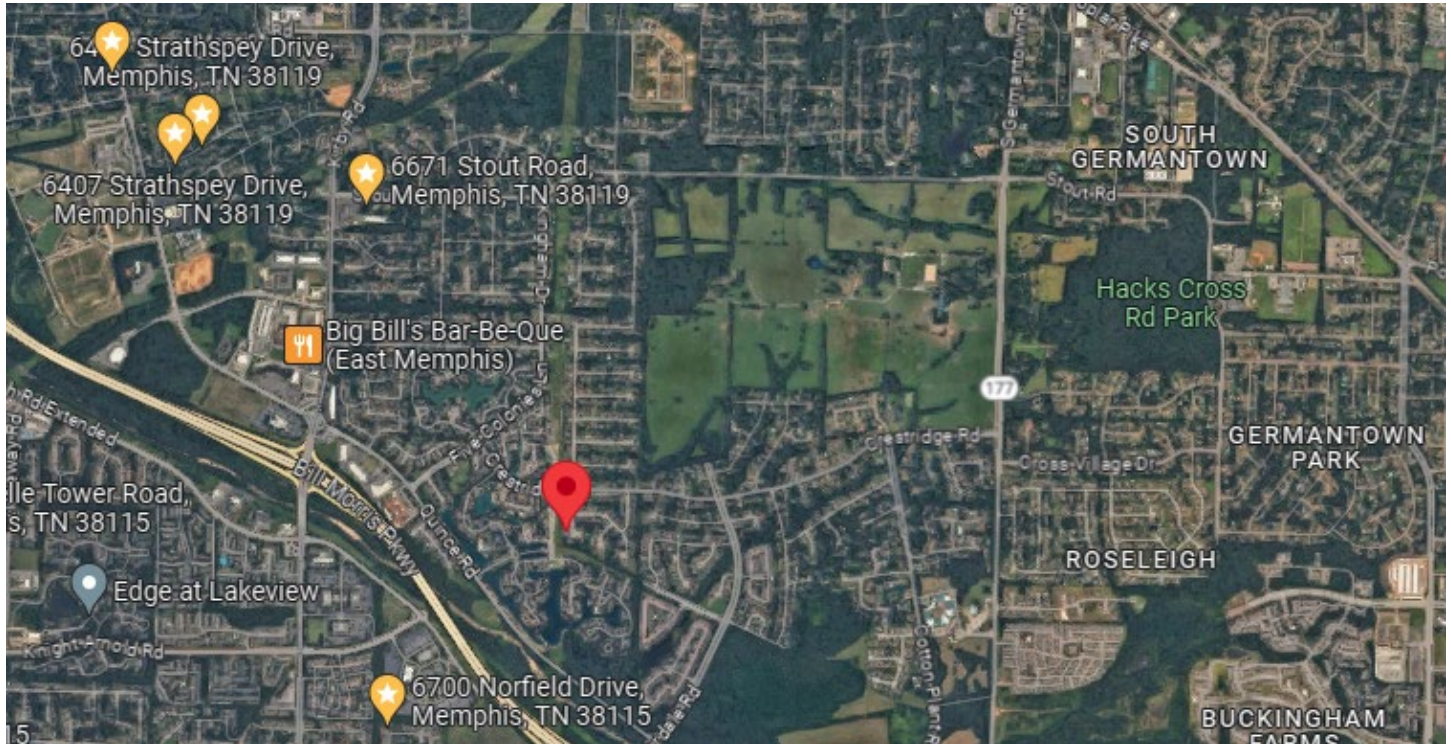


local point-of-contact regarding information on the property and for scheduling the appraisal.

- Next, your transaction coordinator will provide you with an insurance quote from our preferred carrier, Insight Risk Management, for you to review. If you wish to move forward with the policy, your coordinator will be happy to connect you and your lender with IRM.
- When the rehab has been completed on your new property, your coordinator will give you the option to use one of our recommended inspectors or choose one of your own. If you choose a recommended inspector, you will be copied on all coordinating emails. If you choose an inspector of your own, provide the inspector with your coordinator's telephone number so they can arrange the inspection.
- At this point we will notify your lender that we are ready for the appraisal. The appraiser will contact your coordinator directly to schedule the appraisal.
- The inspection will take place and a report will be sent to you. You will share the report with your coordinator so you can review it, mark it up, and they can give it to our project manager. Our project manager will address all issues and send your coordinator the corresponding repair pictures that they will share with you.
- When you receive the appraisal from your lender we ask if you could please upload it to Podio so we may have a record of it.
- At this time, closing is right around the corner. It is crucial to stay in constant contact with your lender so we may close on the property. The lender will receive the appraisal, it will go into underwriting, and then you will receive the clear to close. The title company will work directly with you and your lender to schedule a signing and closing date that works for everyone.
- When you close on the property, your transaction coordinator will connect you directly to your account manager with our property management team. When applicable, your coordinator will update you on a weekly basis on the leasing status of the property. This will round out our *complete* turnkey operation.

3073 McVay Trail Drive, Memphis, TN 38119

Stars below represent properties under management by CB Properties - Memphis, TN



Bed/Bath: 3/2.5

Square Foot: 1,536

Year Built: 1981

Area Overview: This home is located in East Memphis which is conveniently close to I-240, the airport and many logistics-based jobs that comprise the backbone of the Memphis economy. Located 15 minutes from the airport, 20 minutes from downtown, and 15 minutes from Cordova or Germantown. East Memphis is a hub of many thriving companies & businesses including the International Paper complex. While East Memphis is home to some of the most expensive homes in the county, there are pockets that provide excellent cash flow in desirable areas.

The renovation highlights include:

- Roof & A/C – 2019
- New Hot water Heater & furnace
- GFCI in all wet locations
- New kitchen cabinets & countertops

<https://my.matterport.com/show/?m=aGWD1F3XBkS>



901-410-5452

TurnkeyInvestProperties.com

20-25% Down Payment Worksheet

Property Address: 3073 McVay Trail

All Deals Come with 2% Seller Paid Closing Cost & 2 Year Cash Flow Boost through Waiving Monthly Mgmt Fee

Purchase Price	\$ 169,500.00	Loan Amount	\$ 135,600.00
Projected Rent Year 1	\$ 1,395.00	Rate	6.00%
Year 2 of Lease Amount Projection (All leases are 2 Years with increase in year 2)	\$ 1,450.00	Principal and Interest	\$ 812.99
30 Yr. Payment (PITI)	\$ 1,003.78	2023 Quoted Yearly Taxes & Insurance	\$ 2,289.53
Property Management (0%) 2 Year Cash Flow Boost	\$ -		
20% Down Payment	\$ 33,900.00		
Estimated Closing Cost (4%)	\$ 6,780.00		
Estimated Out of Pocket Cost	\$ 40,680.00		
Estimated Gross Cash Flow 20% Down Year 1	\$ 391.22	Year 1 Gross Cash on Cash	11.54%
Estimated Gross Cash Flow 20% Down Year 2	\$ 446.22	Year 2 Gross Cash on Cash	13.16%

Purchase Price	\$ 169,500.00	Loan Amount	\$ 127,125.00
Projected Rent	\$ 1,395.00	Rate	5.50%
Year 2 of Lease Amount Projection (All leases are 2 Years with increase in year 2)	\$ 1,450.00	Principal and Interest	\$ 721.80
30 Yr. Payment (PITI)	\$ 912.60	2023 Quoted Yearly Taxes & Insurance	\$ 2,289.53
Property Management (0%) 2 Year Cash Flow Boost	\$ -		
25% Down Payment	\$ 42,375.00		
Estimated Closing Cost (4%)	\$ 6,780.00		
Estimated Out of Pocket Cost	\$ 49,155.00		
Estimated Cash Flow 25% Down Year 1	\$ 482.40	Year 1 Gross Cash on Cash	11.78%
Estimated Cash Flow 25% Down Year 2	\$ 537.40	Year 2 Gross Cash on Cash	13.12%

Rate

Rates are updated periodically at the time of the initial offering is sent out. The rate can fluctuate after the cash flow analysis is posted. Rate is based on a \$100,000 purchase. As the purchase price goes up, the rate may go up. Rate is also based on 780 credit score.

Closing Cost

Closing cost will vary by lender and could be higher if you choose to buy down the rate. Since escrow accounts are an asset on the balance sheet, our closing cost projections do not include the pre-paid expenses of your taxes and insurance.

Rent Variance & Lease Terms

Property Management will secure a 2-year lease with a built-in rental increase of 3% to 5% in year 2. Rents can vary typically with a +/- variance on average of \$50 based on current market conditions such as time of year, current supply of rental homes in the area, strength of tenant file who could negotiate a lower rent, etc. The higher the rent, the variance could increase. Typically, this would start at \$1,100 and higher.

Taxes & Insurance

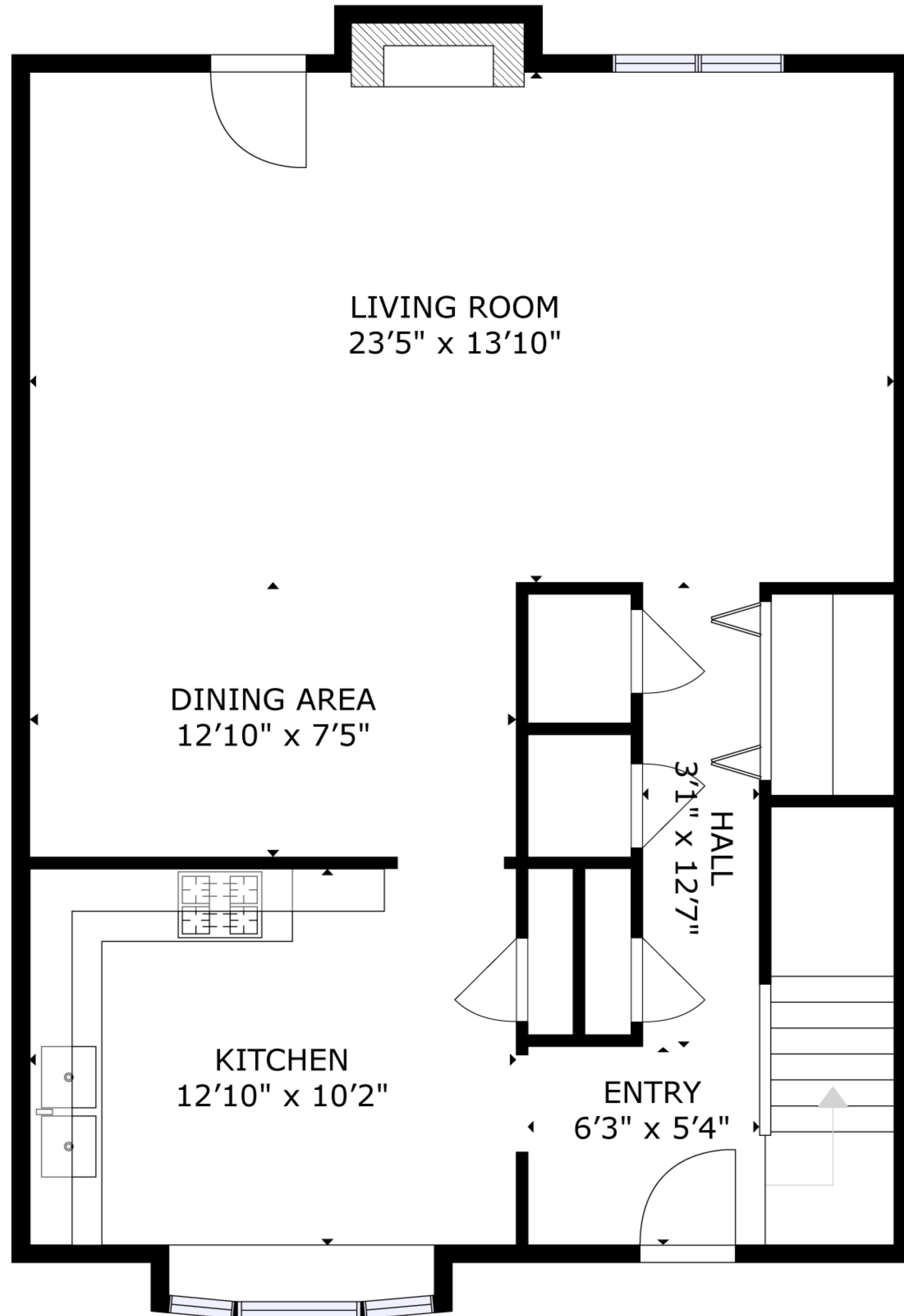
The estimated rate of return is based on the current appraisal year and insurance quoted through our in-house program. Shelby County, TN taxes are locked through 2024, at that time re-appraisal will happen. Pulaski County, AR rates are locked through 2027. In rare occasions, a sale can trigger re-appraisal.

Cash on Cash Estimation

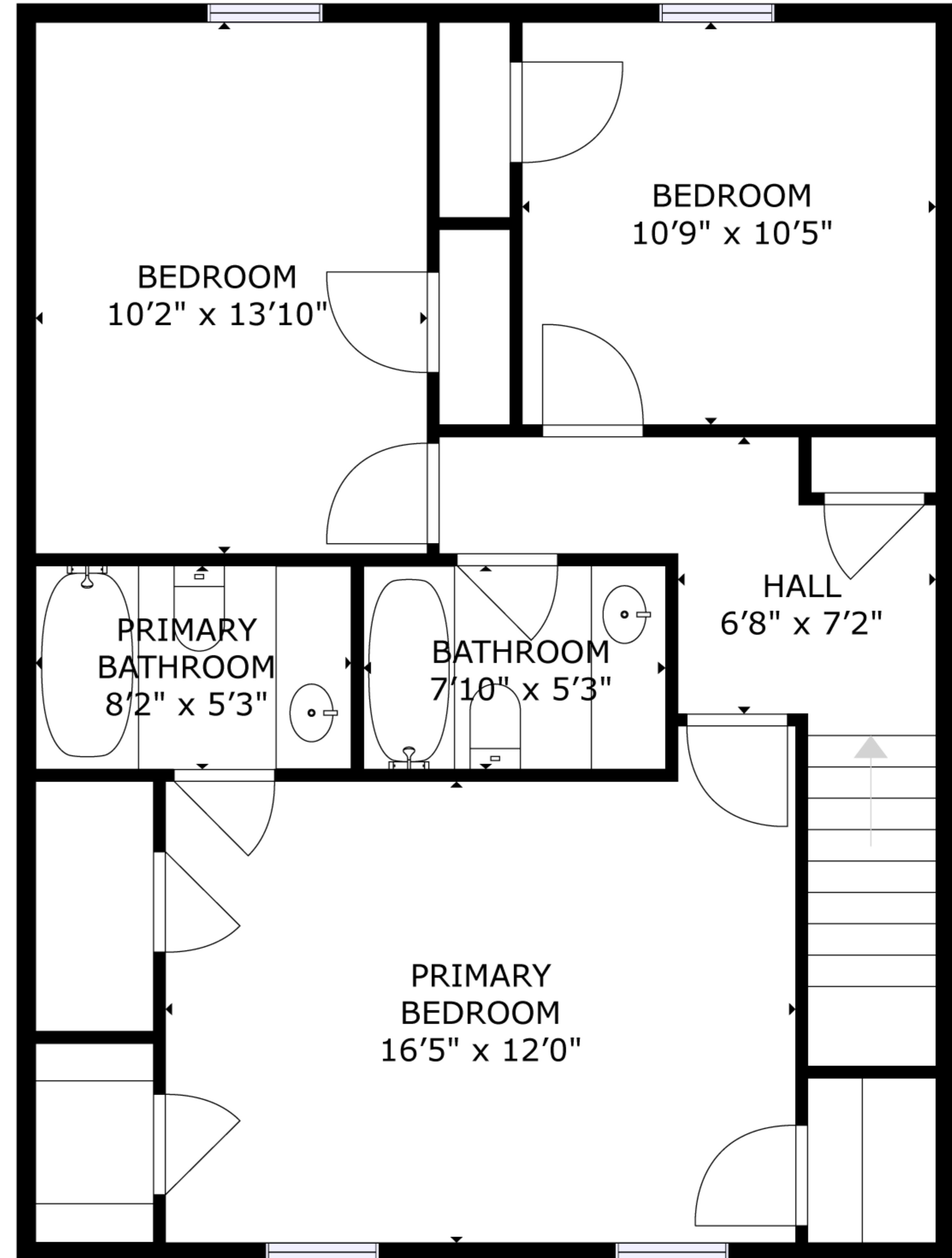
The cash flow calculation is based on gross cash flow, taking into account the known costs. However, it's important to note that this analysis doesn't factor in expenses such as vacancy, maintenance, and capital expenditures. These expenses will vary from year to year, but it's crucial to budget for them in your analysis. In the first few initial years, the cash flow may exceed what the industry considers to be normal vacancy and maintenance, as our property renovation is designed to address deferred maintenance and capital expenses and comes with our warranty.

Appraisal Contingency

Our goal as a Turnkey Provider is to minimize your risk when investing in real estate, and one way we achieve this is by conducting a high-quality renovation of the property. This involves carrying out numerous repairs, updates, and improvements to the property, which may not be taken into account in the appraiser's valuation. Due to the current competitive market, we are paying more to acquire inventory, and the rising costs of materials and labor mean that our all-in costs may exceed the




FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 764 sq.ft, FLOOR 2: 753 sq.ft
 TOTAL: 1517 sq.ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Comparable Three Up Report

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Photo	<p>No Photo Available</p>			
Address	3073 McVay Trail Dr Memphis, TN 38119	6754 Kirby Lawn Cv Memphis, TN 38119	6765 Kirby Lawn Cv Memphis, TN 38119	6768 The Willows Cv Memphis, TN 38119
Distance to Subject	-	0.34 mi	0.34 mi	0.31 mi
MAAR Subdivision	Greenlodge Townhomes	Kirby Lawns	Kirby Lawns	Willows (The) Sec A
Map	783I	783I	783I	783I
Sale Date	01/31/2023	07/29/2022	12/30/2022	11/11/2022
Sale Type	Normal Sale	Normal Sale	Normal Sale	Normal Sale
Sale Price	\$313,650	\$183,000	\$155,000	\$200,000
Seller Concessions	-	-	(\$1,500.00)	-
Adjusted Sale Price		\$183,000	\$153,500	\$200,000
Mortgage % & Type	CU	98FH	CU	100CV
Source	Tax	Apr	MLS	Apr
Effective Date	12/18	03/96	12/22	10/22
SqFt	1536	1435	1401	1311
\$/SF	\$204.00	\$128.00	\$110.00	\$153.00
Stories	2	1.5	2	2
Total Rooms	5	5	5	5
Bedrooms	3	3	2	3
Baths (full.half)	2.1	2.0	2.0	2.0
Parking				
Construction	Wood Composition	Brick	Brick	Brick/Other
Condition		C3 - Good Condition		C3 - Good Condition
Year Built	1981	1984	1985	1992
Acres	0.14	0.13	0.1	0.05
Central Air	Yes	Yes	Yes	Yes
Pool			No	No
Heat	Gas	Forced	Gas	Forced
Fireplace	1	1	1	1

Min Sale Price: \$155,000
 Max Sale Price: \$200,000
 Median Sale Price: \$183,000

Min Sqft: 1,311
 Max Sqft: 1,435
 Avg Sqft: 1,382

3 Comparables
 Avg Sale Price: \$179,333
 Avg \$/SF: \$130

3073 McVay

Roof

2019- Will Keep

Remove satellite dish and cables

General Spec

See Property Checklist

Interior Paint Plan

3 color spec (Trim, Walls and Ceiling)

Exterior Paint Plan

Pressure wash entire house/ Caulk where needed

Paint vinyl siding, trim, and fascia spec colors (Exclude Brick)

Paint Shutters and Front/Back Exterior Doors Black

Fence/Gate Plan

Keep existing fence

Repair/replace broken or loose plank boards

Repair gate

Exterior

Keep existing exterior light fixtures

Replace rotted wood

Install doorbell

Security Door (2x)

Exterior Door (2x)

Replace rotted wood around front security door

Replace rotted wood along chimney

Landscaping

Option 1

Remove tree in front of home

HVAC

New Furnace & Coil

AC-2019 (Will Keep)

Electrical Plan

Electrical sub verifies all electrical in working order

Outlets and Switches Swapped out (white)

GFCI Receptacles in Wet Locations

Inspect Panel

Plumbing

Test and verify all plumbing works

New toilet (x2), hoses, faucets, shower hardware, overflow cap, and drain

Hot Water Tank-2005 (Will Replace)

Interior Door Plan

Brush nickel knobs and hinges throughout

Paint all doors

Flooring Plan (Excluding Bathrooms. Add ABC to flooring plan where applicable)

Keep existing flooring in living room/hallway/bathrooms

Carpet-Bedrooms/Closets/Hallway/Stairway

Rolled Vinyl-Kitchen/Laundry area/Entry Area

*LVP- only if existing LVP color can match

Front Living Space/Dining Area

Repair holes and cracks in sheetrock

Remove curtain and hardware (If any)

Paint walls ceilings and trim spec colors

Install chandelier

Paint inside fireplace (Black)

Install ceiling fan and spec light in kitchen

Kitchen/Laundry

New cabinets

Delta Foundations 2 handle Kitchen Faucet with Side Sprayer Chrome, SKU# 1000119369

Glacier Bay 33" Double Sink-4Hole-20 Gauge SKU#755731 & Strainer SKU#1001977405

Keep existing dishwasher and microwave

New countertops

Hallway

Repair holes and cracks in sheetrock

Paint walls, trim, and ceilings spec colors

Half Bathroom

6 bar light fixture

Keep Vanity. Paint. New Vanity Top & New Hardware and Faucet

New Faucet

New Toilet

New Mirror

Upstairs Hallway Bathroom

Keep existing toilet

Center light fixture and install 6-8 bar light

Keep Vanity. Paint. New Vanity Top & New Hardware and Faucet

Demo Tile and install plastic shower surround

Primary Bathroom

New Toilet

Install 6-8 bulb light bar

Demo Vanity. Install double sink vanity. Paint. New Vanity Top & New Hardware and Faucets

Demo Tile and Install plastic shower surround

Bedroom 1

Spec light

Repair holes and cracks in sheetrock

Paint walls, trim, ceiling spec color

Bedroom 2

Spec light

Repair holes and cracks in sheetrock

Paint walls, trim, ceiling spec color

Primary Bedroom

Spec ceiling fan (52")

Repair holes and cracks in sheetrock

Paint walls, trim, ceiling spec color

Misc

Demo kitchen cabinets, countertops and bathroom vanity tops





TURNKEY MAINTENANCE WARRANTY

As home inspections are typically done while the home is vacant or soon after a tenant moves in, inspections are not always successful in finding all the flaws with a property. Such flaws may only surface with time and tenant usage.

To protect our clients' cash flow and give them peace of mind, all Turnkey Properties come with a 90/180/365 day Maintenance Warranty. 365 days on anything we have addressed during our renovation (which can be found on the Scope of Work), 180-day maintenance on the HVAC system and 90 days within the 4 walls of the house (which would include everything, including the items we did not address). The Maintenance Warranty begins after the purchase date listed on the closing settlement statement. If a tenant is not in place at the time of closing, the warranty shall be extended appropriately beginning on the lease start date to give a full 90/180/365 day Maintenance Warranty.



Between renovation, property inspection, and this warranty, we are successful in substantially reducing maintenance costs during the first 18-month tenant lease, which helps in building our clients' cash flow reserves.

This warranty is our commitment that we stand by the work performed during property renovations and from the inspector's punch list. However, there are a few circumstances that are completely out of our control, which are listed in the exclusions below.

Certain circumstances are excluded from the 90/180/365 day warranty, including:

- Damage due to tenant negligence
- Vandalism/Theft
- Acts of God
- Force Majeure
- Power Surges
- Property is not managed by CB Properties or the Hoffman Team voids the entire warranty
- Appliances not installed by Memphis Turnkey
- Pilot lighting of furnace
- Vermin
- Products that fall under manufactures warranty
- Damage due to fire
- This policy defaults to a 30/180 (30 within the 4 walls and 180 on HVAC) if the property is discounted beyond list price.

Property Address: _____

Buyer: _____

Seller: _____

Date: _____



Dear Investor,

As you know, we are constantly developing new techniques and ideas for maximizing the returns on our properties. One of our largest expenses is insurance, and thus we have worked with a local broker, Insight Risk Management, to put together a program that will afford all of our clients the best possible coverage at the most competitive rates. By aggregating all of our insurance purchasing with a single company, we have been able to leverage the volume to get better pricing than can be achieved by any one investor.

This program is tailored specifically for our rental properties and has the following coverages:

1. Replacement cost coverage so that the insurance company is obligated to replace the property, subject to the deductible, without any allowance for depreciation or similar limitations
2. Limits of \$100 a square foot, which should be appropriate under most circumstances, though you should review your own home to ensure this is sufficient
3. Lost rents of \$12,000 a year should a large loss occur
4. \$5,000 deductible without any other charges such as depreciation or coinsurance
5. \$1,000,000 of general liability coverage per location, thus providing separate limits for each house. There is a \$2,000,000 aggregate.
6. Standard general liability wording without any exclusions for assault, battery, sexual abuse or animals
7. No coverage for contents, so you are not paying for any contents that you do not own
8. There is no vacancy limitation. Theft and vandalism is covered the entire term.
9. "A" rated carrier

A typical house costs about 33% less on this program than with other carriers, and no individual underwriting is required.

Sincerely

A handwritten signature in black ink, appearing to read 'Alex Craig', is positioned below the word 'Sincerely'.

Alex Craig
President
Turnkey Properties



Quick Quote

Report for Q0702-01-02C

Quote Date: 04/20/2023

Quote ID: 89613

Insight Risk Management

7200 Goodlett Farms Parkway
CORDOVA, TN 38016

Insured Name	Property Address	Property Desc
	3073 McVay Trail Drive MEMPHIS TN 38119	Single Family Dwelling - Tenant

Construction Type	Bldg SqFt	Acres	Flood Zone	Sprinklers	Swimming Pool	Year Built	#Units
MASONRY	1536	0.0	NOT REQ	N	N	1981	1

Cvg Desc	Cvg Amount	Effective Date	Annualized Premium
Building	\$169,500.00	04/20/2023	\$953.94
Liability	\$1,000,000.00	04/20/2023	
Loss of Rental Income	\$12,000.00	04/20/2023	

Disclaimer

This is a Quick Quote and does not constitute a request for coverage, nor does it imply an offer of coverage from the carrier. Applicable surcharges and fees may vary based on effective date of the request for coverage. This Quick Quote considers current term rates and coverages only. Property characteristics may require SES to report a request for coverage to the insurance company underwriter. Premium amount may be subject to adjustment at underwriter's direction, or the request for coverage may be declined. You and your retail broker will be notified should this occur. Monthly premium can be calculated by dividing the annualized premium by 12. If monthly billing is applicable, the first month's invoice may be higher due to LB and/or XSLB coverage being charged. Please note, quotes for Multi-Family properties (5+ units) must be requested directly from SES Support, as Quick Quotes are not valid for our Multi-Family product/program.



Date: 10/26/2022

Thank you for your interest in the CB Properties & J Hoffman insurance program. It is written with Rockingham Casualty Company, an “A” rated carrier. Below is a summary of the program. If you have any questions, please feel free to reach out to us. This program was specifically designed for the rental houses that CB Properties and J Hoffman manage and has been tailored to fit their profile. Thus, to qualify for the program, your house must presently be managed by them. If at any time this is not the case, we will have to arrange for an alternative insurance arrangement for you. Likewise, CB Properties and J Hoffman have control over the overall program.

- Perils: Special. This is the broadest coverage available, though it excludes earthquake and flood. For more information about special perils, please follow this link: <https://www.irmi.com/term/insurance-definitions/special-perils>
- Valuation basis: Replacement cost. The policies replace any damaged building, without subtracting any amounts for depreciation, provided you rebuild. The alternative valuation basis is called Actual Cash Value, which depreciates the property and thus does not fully cover the cost to rebuild
- Older roofs: Any roof over 10 years is covered with actual cash value. Thus, owners will not receive the full cost to rebuild for older roofs since much of their useful life has already been exhausted.
- Limit: All houses are insured for a minimum of \$110 a square foot, though higher values can be used if you desire. Construction prices have increased recently so using a higher value is important. We use the County Assessor pages to estimate the square footage of the building and then multiply by \$110. If this is incorrect, then please let us know. Finally, if your house is valued at more than \$500,000, it is not eligible for the program.
- Other structures: We only insure the primary dwelling. If there are other detached structures such as carports or pool houses, then please let us know.
- Contents: No contents coverage is typically provided as most owners have no contents in the building. If your case is different, please let us know and it can be added.
- Business income: **\$12,000** loss of rents is included to protect against loss income due to an insurable event. This is \$1,000 a month, but if you need a higher limit, please let us know.
- Equipment breakdown: included with a \$1,000 deductible. This covers artificial electrical current and sudden / accidental breakdowns, but not simply old equipment whose useful life is exhausted.
- Deductible: **\$5,000** per occurrence. For houses valued at over \$250,000, a 2% wind / hail deductible applies. Finally, vacant houses have a \$10,000 deductible.

- General Liability: each house has a dedicated \$1,000,000 limit per occurrence / \$2,000,000 aggregate. Thus, any liability losses that occur to other members of the program have no effect on the limits that you will have dedicated to your home.
- **Vacancy: There is no limitation or reduction in coverage, other than the larger deductible. Theft and vandalism are covered.**
- Additional insureds: the management company as well as any lenders are automatically included as additional insureds on the policy at no extra charge.

To place coverage, we require the following:

- **Owner's written acceptance of quote and confirmation that CB Properties/J Hoffman is the property manager for the foreseeable future (e-mail is acceptable)**
- **Full name, address, phone number, and e-mail of the entity or person that owns, or will own, the property**
- **Mortgage company or lender, if any, with e-mail, complete address, and account number if available**
- **If this is a new purchase, the anticipated closing date**
- **If this is not a new purchase, the desired effective date of the coverage**
- **Payment (provided at closing if this is a new purchase). This program only accepts checks and credit/debit card payments. An invoice will be provided, and all payments will go to CIS, Services.**

If this property is a new purchase, we will send the certificate of coverage to the lender and/or closing attorney who will include the insurance premium as part of the closing costs. Otherwise, we will invoice the owner directly via e-mail.

Thank you for the opportunity to provide you a quote.



CB Properties Memphis Fee Structure

- Monthly management fee is 10% of rent collected with a minimum of \$50. Memphis Turnkey clients have a discounted rate of 9%.
- After purchase, first tenant placement fee is waived—80% of first month's rent or \$800, whichever is greater thereafter.
- In addition to vendor invoice and materials purchased, there is a 15% maintenance fee.
- If property management pays any invoices on the owner's behalf (i.e. attorney invoices, utility invoices, taxes, insurance) there is a 5% fee. Owner has the option to pay these to avoid the additional markup.
- There is a \$195 lease renewal fee. This will be returned to the owner if the tenant moves out before fulfilling half of the renewal.

Property Management FYIs

- To provide the possible best customer service to our investors and tenants, property management pays one month in arrears. This allows us to quickly service our tenant's maintenance issues and request wired funds, which can be an inconvenience for our investors.
- In most cases, we collect a reservation fee from our tenants in lieu of a security deposit. The reservation acts a security deposit, but instead of property management keeping those funds in an escrow account, it is paid to the investor as income after tenant occupancy. In other words, it is like getting your security deposit up front instead of upon move out.
- You will be assigned a portfolio manager to act as your point of contact for all communications. This portfolio manager will also be the point of contact for the tenant. Upon closing, you will be given that individual's direct line and an investor hotline so you are practically guaranteed to get a person on the phone. This system allows best-practice customer service—a priority for us.
- We use Property Ware as our property management software. For best customer service, we strongly recommend utilizing the portal to communicate with your portfolio manager.
- The threshold for requesting owner permission to move forward with a maintenance request is \$400. If you allow the request, you will get a notification for every service or repair. This provides you an opportunity to engage us with questions about any maintenance.
- We focus on transparency with our billing and maintenance. You will see before-and-after pictures and a vendor invoice to match. Our goal is for our investors to never question whether a service was completed.



Video Testimonials

Click on the Image Below to Hear What our Clients are Saying About Us!



Turnkey Client of the Month

Also Check Out the Rest of Our [YouTube](#) Page for Interesting Videos about our Company, Real Estate Tips and Past Renovations. Click on The You Tube Logo Below to Get There!



www.youtube.com/user/memphisturnkey