



Re-Sell Program

This home is being sold through our Re-Sell Program. Our re-sell program is designed to help our current investor's liquidate their investment property. Just as there were likely a host of different reasons that compelled an individual to purchase an investment rental property, there are just as many reasons why investors sell. Such reasons could be: trading up through a 1031 exchange, realizing profits, other investment opportunities, raising capital, change in life circumstances, using proceeds to start and fund a Self-directed IRA, etc.

For the home to qualify for our Re-Sell Program (*unless otherwise disclosed*), to protect our clients, the following criteria must be met as to not hand off a problem property to our client's:

- If a resident is in place, there must be a minimum of 3 months left on their lease or resident has indicated their intention to renew
- The resident must be in good standing with our property management company
- No known deferred maintenance items—a 90 day within the 4 walls warranty applies. See [Warranty for details](#) (if a deferred maintenance items shows up on a buyers inspection report, the expectation is for the seller to repair.)

If this criteria is not met, it would be disclosed on the front end and the property would be deeply discounted. We only recommend this buying scenario with cash and for more seasoned investors with larger portfolio's.

Re-Sell homes were renovated to the Turnkey spec during that time. On avg. most Re-Sell home are 6 years past their initial renovation. The sale is going to be a typical real estate transaction where our in-house Realtor and Transaction Coordinator will facilitate the communication & transaction between buyer and seller. Buyers will order a property inspection and repair negotiations are made. We coach all sellers to be prepared to repair all immediate maintenance items. Because there is typically equity in the deal, through raising the purchase price, you may be able to replace capex items that are functionable, but on the backend of their lifespan to utilize the advantage of leverage and avoiding large expenses with a mortgage payment in place.

Advantages to the Re-Sell program are:

- Positive track record of the resident with property manager
- Cash flow day 1
- Ability to implement market rental increases faster as leases are already in place
- Track record of maintenance
- Piggy back off initial renovation, plus repairs during your property inspection
- Typically there is equity in the deal based off current sales comps