



CAPITAL & CREDIT PARTNERS



Company Profile

New Mercies LLC is a full service Real Estate company located in Cleveland, Ohio that provides Real Estate solutions for both home buyers and sellers. Our diverse team of Real Estate experts have experience in all aspects of Real Estate. New Mercies LLC is operated by a full team of Real Estate experts with a combination of over 35 years of experience in Real Estate.

We can handle the marketing, finance, and negotiations of some of the most complicated Real Estate transactions. The company was started in 2002 by Roosevelt Goodman, a lifelong resident of Cleveland Ohio. Our team has bought and sold over 70 houses in the last several years. Before the collapse of the economy in 2008 the company had a million dollar line of credit that it used to buy, renovate and resell houses to the tune of 1 per month.

With the change in market conditions the company switched its focus to wholesaling along with buying and holding cash flow properties.

20 K A Month Plan

With the market starting to show signs of recovery, with banks starting to lend to retail buyers again the company has developed a strategy to generate 20k a month as early as spring of 2014. The strategy involves locating properties in desirable areas, purchasing those property at 50% of fair market value or less, renovating those properties, finding buyers with challenged credit and a down payment, selling to them with owner financing at 90% to 100% of fair market value. Then having them refinance to a traditional mortgage after 12 to 24 months.(There is still a lot of opportunities in this market for these type of transactions)



At New Mercies we believe technology helps to streamline and automate the home buying and selling process. That's why we utilize state of the art Lead Generation Websites to bring in Qualified buyer and seller leads 24 hours a day. We also utilize SellPoint.com property blasting technology to blast your properties out on the internet to find buyers with the click of a button, giving our property maximum exposure on the web.

We have a team of Mortgage Brokers who partner with us to screen, evaluate and place buyers in our properties. They will work closely with the buyer to get them "Mortgage Ready" thus our Mortgage Readiness Program as it is referred to by our buyers.

How you can profit from our network and knowledge of the market !

We are currently looking for Capital Partners and Credit Partners to partner with us on these transactions. We are looking for investors who are looking for a high rate of return secured by Real Estate! You bring in the funds, we find the deals and we split the profit! There are three profit centers on these transactions

1. The Down Payment
2. The Cash Flow
3. The Cash from the Refinance

First- The buyer must have a Job and a Down Payment. Their credit can't be too bad. Just a few dings here and there that can be cleaned up in a year. We will split the seller portion of the down payment (a portion goes to our Broker partners for their



ongoing work with the buyer and a portion goes toward their closing cost).

Second- The buyer will make monthly payments which we will split after operating expenses are deducted (Taxes, Insurance, Debt Service if any etc....). We will be looking for a minimum of \$400 net a month. \$200 for our company and \$200 for our Investor (You). Since the houses have been recently renovated and they are buying it not renting it there should be minimum to no repair issues.

Third- At the end of the term of the agreement they refinance with traditional mortgage and pay us off. After they have made payments to us for 12 months and have fixed the few dings on their credit they are ready to cash us out. They will be working closely with our partner Brokers the whole time. An extension can be granted based on the Brokers recommendation. If they don't meet the terms of the agreement (miss a payment, don't refi) they will be removed and we will start the process over with another buyer but the down payment and monthly payments are non-refundable.

"Doing one of these a month will mean in 12 months we will be making 20k a month every time one of our buyers cashes us out!"

*The amounts of profit, purchase prices and resale values may change depending on the ARV (after repair value). The idea is that 20k net profit and \$200 a month cash flow is the goal for each property.

Contact us for more information

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