

Used in Conjunction with [Residential Real Estate - Key Analysis Elements](#)

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Updated 10/27/2016 by KHJ*

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Small-Property Interests

Buy, Sell, Wholesale and Refer
Prosper Systems LLC, Denver CO USA

SPECIFICATIONS (*“all is negotiable”*)

- Generally \$100K-\$500K (\$200K++/-)
- Ready-to-go residential rentals (minimal, if any rehab)
 - Cash flowing, \$300+ per month after 45% Expenses, Mortgage, and HOA & Prop Mgt fees
 - Minimal down to an investor or seller loan
 - Condos/Townhomes OK, but HOA fees usually destroy cash flow
 - Metro Denver, periphery communities, other US hotbeds
 - Excellent, known Property Management
- Fix and flips requiring moderate rehab:
 - Cash flowing, \$300+ per month after 45% Expenses, Mortgage, and HOA & Prop Mgt fees
 - Minimal down to an investor or seller loan
 - Condos/Townhomes OK, but HOA fees often destroy resale
 - Denver East to Aurora, South to Castle Rock, and West to Golden
 - Excellent, known Contractors

PROPERTY MANAGEMENT

We manage our properties near downtown Denver CO and south in the Metro Area (picture a chubby diamond from Downtown to SE Aurora to Castle Rock to Ken Caryl), so would need the extra cash flow for a very good Property Manager outside that area, who may take over all properties as we get busier.

(My direct service area: Downtown and South Denver, South Aurora, Parker, Castle Rock, Highlands Ranch, Englewood, Littleton, Lakewood.)

FINANCING

Always looking for great short-term rehab and long-term, investment-property financiers. For long-term, want those who understand that we are bringing strong, potential equity and 40+ years of real estate experience to the table as most or all of our “down payment” or “skin in the game.” This is for properties we find or that find us - for both us and our growing buyer pool.

Email terms and full contact info for your sources, including yourself if appropriate.

REFERRAL INCOME SCHEDULE (*for those referring properties to us*)

[Referralincome.prospersystems.biz](#) (True brokers share equally and pay their referrers per established agreements.)

RESIDENTIAL PROPERTY ANALYSIS - KEY ELEMENTS (*for the properties you offer or refer*)

[REresAnalysisElements.prospersystems.biz](#)

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