

LOUISVILLE CASH REAL ESTATE

Buying Property with Integrity, Knowledge, and Experience!

Support@LouisvilleCashRealEstate.com <http://LouisvilleCashRealEstate.com>
140 W. Washington St. #402 Louisville, KY 40202 502-861-6878

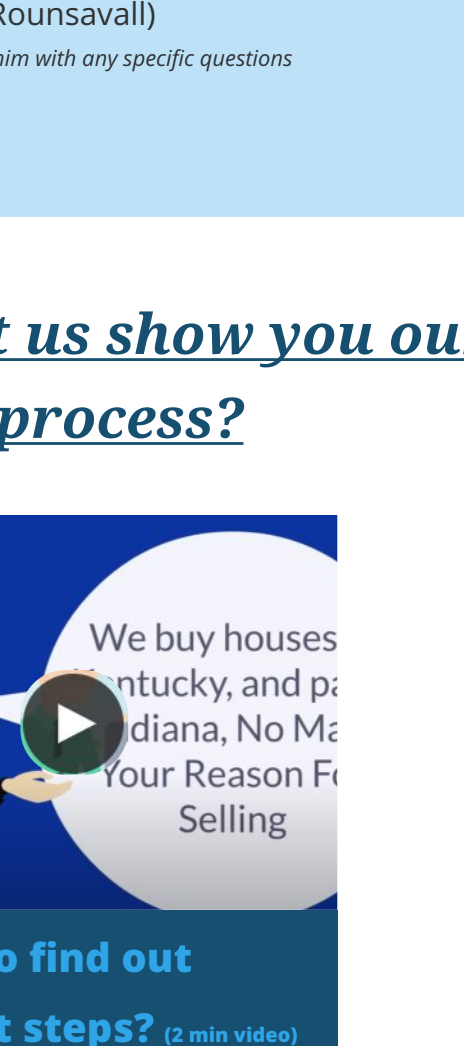
Who are we?
We are a family owned business based in Louisville Kentucky. We focus on helping property owners like you find solutions for their problems.

Whether you are finding it hard to sell your property, facing a foreclosure, or just need to sell your house, we pay you CASH for your house in any condition, and close as fast as 7-14 days!

- **Fast Closing**
- **No Closing Fees**
- **Help in Any Situation**
- **Save Money**
- **Time Saving**
- **Any Condition**
- **Help Relocating**
- **No Commissions**

Why Choose Us?

Choosing the right company to help you solve your real estate problems is a very important decision. There are so many companies to choose from these days. So, how do you know if you have chosen the right company? You can start by asking yourself, what matters most...



Credibility

One of the best ways to be confident about the reputation of any company is by checking their references.

Recent client references are also always available upon request!

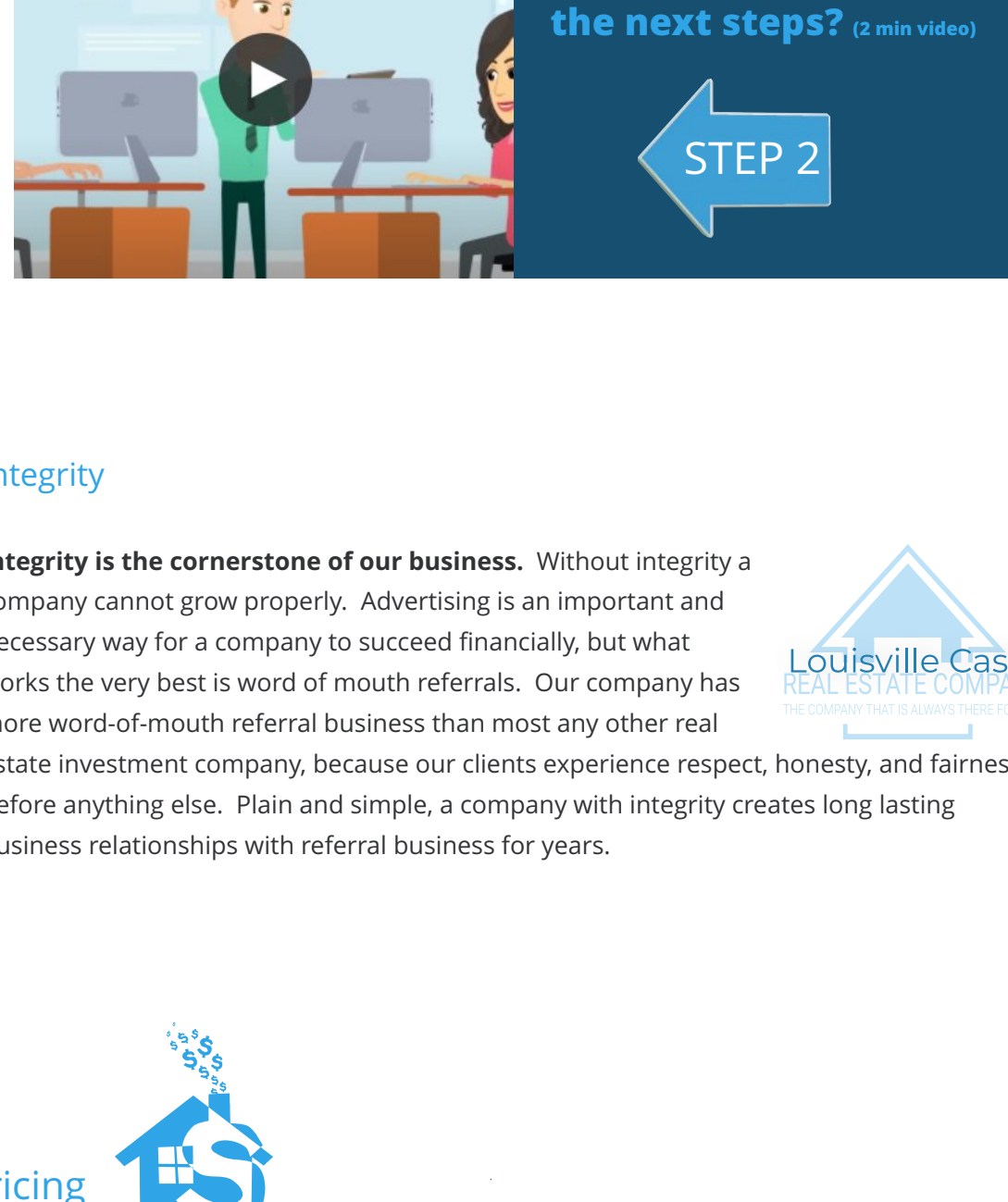
Louisville Cash Real Estate is proud of the relationships we have built over the many years of doing business. Please feel free to call any of the 3 following title companies to check our references.

The attorneys at these companies would be happy to verify our credibility as a trusted real estate investment company.

Borders & Borders Title Company 502-894-9200 (Harry Borders)
Millennial Title Company: 502-749-7409 (Beau Baustien)
Rounsavall Title Group: (502) 893-3336 (Hunt Rounsavall)

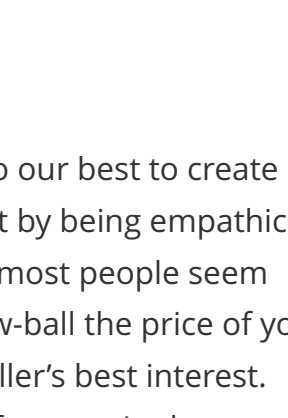
*Hunt Rounsavall is also our company's real estate attorney. Please call him with any specific questions you may have regarding our company and your specific case.

Want to “cut to the chase” and let us show you our simple offer and buying process?



Integrity

Integrity is the cornerstone of our business. Without integrity a company cannot grow properly. Advertising is an important and necessary way for a company to succeed financially, but what works the very best is word of mouth referrals. Our company has more word-of-mouth referral business than most any other real estate investment company, because our clients experience respect, honesty, and fairness before anything else. Plain and simple, a company with integrity creates long lasting business relationships with referral business for years.



Pricing

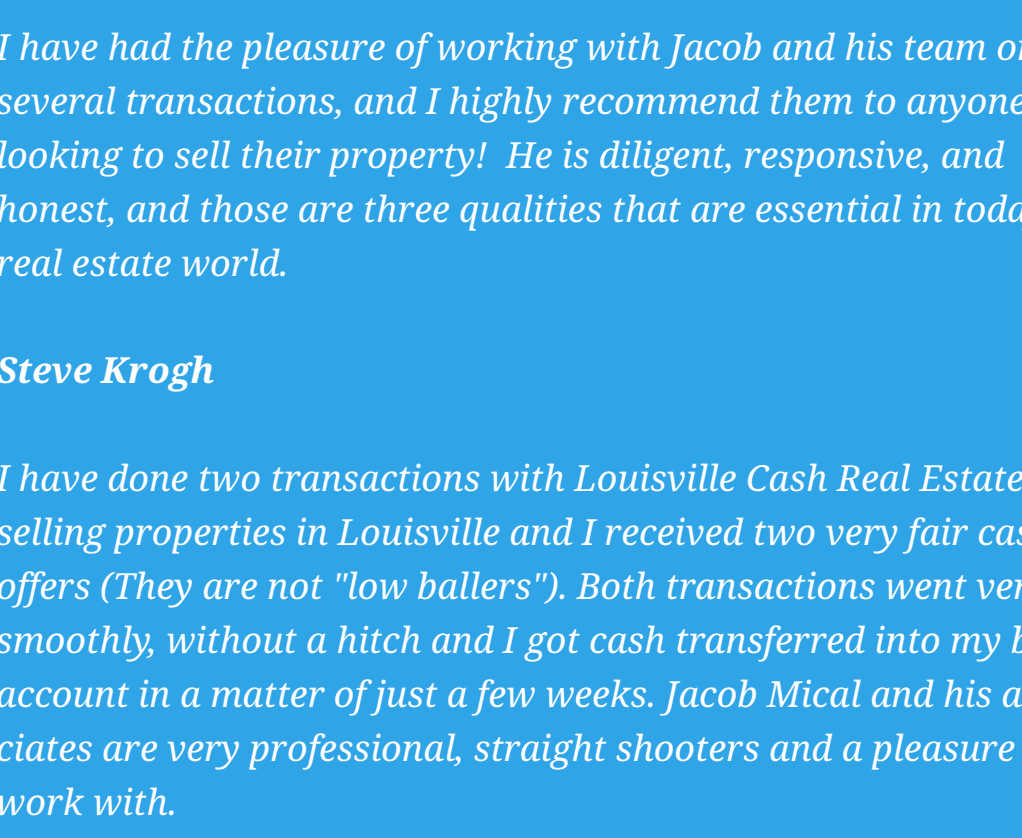


How does **Louisville Cash Real Estate** guarantee you the best price? This is done in many ways. First, we must accurately determine the value of your property. We do this by using an “apples to apples” comparison system that researches actual property sales in the same area, within the current market which reveals your property's true value. Second, we do not over quote as a tactic to gain your business. Third, we do not waste your time. We get to the close with the price we agree on. Fourth, we employ the most efficient contractors for repairs and rehab. Fifth, we are privately funded, therefore we do not need an underwriter or a loan to purchase your property.

Customer Service

Our clients are like family to us. We care about them and do our best to create solutions to their problems. We strive to set ourselves apart by being empathic to each individual situation. A common misconception that most people seem to have is that investment companies are only looking to low-ball the price of your property. Not with us! We are always looking out for the seller's best interest. It may mean that sometimes we won't be the best solution for you. In those cases we will always let you know what we think will help you the most. There have been times when we could have bought a property for a nice profit, but helped those people instead save their house. This is the type of difference our company wants to provide to each and every client. Each and every time.

OUR PERSONAL GUARANTEE: The price we agree upon, minus what you owe on your property = your check on closing day. There are NO hidden fees. You'll NEVER bring any money to close.



Benefits We Can Provide as a Company

- We will buy the property as-is .
- If there is anything you want or need to leave at the property, we will clean it out and take care of it.
- We can pay all closing costs .
- We can help you find somewhere else to move before we close on the property.
- We can help negotiate any city fines or liens you have, so that you have the ability to get more money in your pocket at the end of the day.
- We can help you move, so that you will not have to lift a finger.
- We can figure out your mortgage amount and negotiate the mortgage . (Fun fact : we recently negotiated a mortgage from 67k to 22k) .
- Anything else you need help with.
- Quick closing 14 days or sooner if needed .
- Closings to happen at the title company with licensed attorneys. You will get the funds of selling your house the day of the closing.
- Great references from licensed real estate attorneys anytime and previous clients upon request.
- Privately funded, with proof of funds. No waiting on getting approved for a mortgage.
- One on one council with our real estate attorney should you have private questions or legalities questions.
- If you enter into a contract to agreement or an owners finance agreement, we can show that information as income being received so that you can get financed through the lending company we work with.
- Help with surveys on properties.
- Help with short sales.

Testimonials

Freddie Wallace III

My experience with Louisville Cash Real Estate was wonderful. I was in a bad spot with my home, needed lots of help to get out of it, Louisville Cash Real Estate did everything the way I wanted and needed, they accommodated all my needs. They even went above and beyond by helping me with finding a lender and realtor to find a new home, all while preparing to buy my current home. I would recommend this company to anyone looking to sell their home.

Ben Bass

I have worked with owner on a number of houses. If you are looking to sell your home fast with no hassle Louisville Cash Real Estate is the way to go! Not only is the owner responsible and responsive, he takes care of his clients! 10/10 Would recommend.

Chris Koerner

I've had the privilege of work alongside Jacob and his group on several real estate transactions. He's always willing to help and looks out for the best interest of his clients. Very professional and easy to work with. They are the premier group to work with in Kentucky and Indiana!

George R

I have had the pleasure of working with Jacob and his team on several transactions, and I highly recommend them to anyone looking to sell their property! He is diligent, responsive, and honest, and those are three qualities that are essential in today's real estate world.

Steve Krogh

I have done two transactions with Louisville Cash Real Estate, selling properties in Louisville and I received two very fair cash offers (They are not "low ballers"). Both transactions went very smoothly, without a hitch and I got cash transferred into my bank account in a matter of just a few weeks. Jacob Mical and his associates are very professional, straight shooters and a pleasure to work with.

Johnathan Brooks

Jacob and Tammy at Louisville cash real estate helped me by buying my house when it needed a ton of work and I didn't have the money to fix it up, the city was getting on us for having high grass and trash in the yard from the neighbors and Jacob was even able to negotiate down the liens of the property for us as well!

Julie Dugan

Jacob was very professional and always responded very quickly to any questions or concerns I had. The deal was quick and painless. I was finally able to end a very nightmarish situation for me. Would definitely recommend their services

Dalton Services LLC

Jacob and Anthony over were easy to deal with we agreed upon a price that worked for both of us got the paperwork started and closed 10 days later, they paid the costs and even the prorated taxes. Not to forget they also hired someone for a day and got a trailer to the house so I could get some of my stuff out the house. Would definitely recommend them to anyone looking to sell their home

Code Global

Jake & the team helped me sell my home for all cash. My property was in pre-foreclosure & they called me & made me offer I couldn't decline. If you're looking to sell your house fast, talk to the Jake & his team, & you'll be more than taken care of. Thanks again!

Thomas Richardson

I want to thank everyone at Louisville Cash Real Estate for helping me with one of the most stressful experiences I have ever had to deal with in my life.

My father unfortunately passed away earlier this year. I was in a position where I needed to sell his house, which still had a significant mortgage outstanding. ASAP I have never tried to sell a home before, there was only a few months worth of money in the estate left before the house was going to end up being foreclosed on. That was the inevitable position, I assumed was going to be the case, because I could not sell the house in such a short timeframe.

That was until I spoke to Jacob, and the folks at Louisville Cash Real Estate who relieved all the concerns of having to settle father's estate.

After speaking with Jacob, and the team there, they relieved all the stress I had been enduring!

Louisville Cash Real Estate gave me an offer for the house, covered the mortgage, and wrote me a check to cover the make up for the value of the house; and more! They paid for all the closing costs, paid the attorneys, all with no need for a real estate agent, and a the other costs involved in selling a house.

They not only gave me all the time I needed to clear out my father's house, they also provided me with help to get appliances and other things from the home at no cost!!

I couldn't have asked for a better outcome!

Louisville Cash Real Estate helped me with what was probably the most overwhelmingly stressful times I have ever experienced!

*****. I give them 5 Stars all day! And would recommend Jacob, and the folks at Louisville Cash Real Estate to anyone who needs to sell a house!!!*

Many Thank Yous!
-Thomas Richardson

Roy Thompson

*Positive: Professionalism, Quality, Responsiveness, Value
Easy to work with, friendly, and fast*

Youssef Mansi

Jacob is a genuinely nice guy.

Kip McCray

Man I was having problems with my house I was going into pre foreclosure and Jacob helped me get out of the situation and saved me from having to go through bankruptcy.

PROOF OF FUNDING



CLONTZ CAPITAL

Clontz Capital LLC
572 Spinnaker Dr
Marco Island, FL 34145

To Whom it May Concern;

J&M Services as **Borrower** and Jacob Michal as **Guarantor** has been approved for Clontz Capital's private lending program. This program entails a **funding commitment of \$1,000,000** in aggregate loans outstanding, available for the acquisition of residential properties.

If you have any questions or would like additional information, please feel free to contact me via the information provided below.

With respect,

Ryan Clontz

Managing Partner
P: 239-307-8850
Ryan@ClontzCapital.com

We look forward to working with you!

<http://LouisvilleCashRealEstate.com>
Support@LouisvilleCashRealEstate.com

502-861-8678