

Sol Mar REI, LLC., Property Finder Checklist

Here's Your Money-Making Checklist

Use This to Find the Perfect Property That We Invest In

There are a lot of properties out there, so which ones make the best investment for us? We're looking for a very specific kind of property that we know will make money for us... and for you. Here's an easy-to-follow step-by-step checklist that you can use to help you discover the very best money-making properties.

Simply find a property and work through this checklist. If you can check off all the boxes, send the information to us. If it turns into a deal, you'll cash in!

- The property is NOT listed with an agent**
We're looking for properties that are not currently for sale through a real estate agent and is not currently listed on the MLS. (Some properties might have been listed on the MLS but have since expired - that's okay. We're looking for properties that the public cannot purchase through an agent).

- The owner needs to sell fast**
There are many reasons that someone needs to sell fast: for example, they might be going through a divorce or have a new job in a different city; they might be landlords who are tired of the hassles of renting; they might be facing foreclosure; etc.

- You have double-checked the property address and have a quality picture**
We need the correct house address (including zip code).

- The house is intact**
You do NOT need to perform an inspection, and we will consider properties that are vacant, have been vandalized, or are not in great condition. However, we do not want properties that are just a shell, have burned down, or has been condemned and is considered unsafe to enter.

- The house has at least two bedrooms**
We're looking for properties with multiple bedrooms. An ideal property is a 3 bedroom/2 bathroom or 3 bedroom/1 bathroom. We'll look at 4 bedroom houses.

- There should be a reason why you think this property is an investment**
There should be a reason why you think this property is a good investment. You are our "eyes and ears" on the ground. Why do you think we should invest in this property? Is the area changing for the better? Are there new factors that make this area more rental friendly? Is the property already rented with happy tenants who would like to stay? Are the repairs low-cost but high value? Share your opinion on why you are recommending the property to us.

When you find a property that meets all these simple requirements, send it to us and we'll check it out. **If we do a deal, you get paid!**