

Re: Real Estate Finance Forum - Real Estate Investment

From: **Joseph Amir** (josephamir@blumail.org) You moved this message to its current location.

Sent: Fri 2/21/14 7:05 AM

To: Sean Richway (cfrepropertiesllc@hotmail.com)

Good Day,

We received your mail, this is an international investment and loan lending firm, we invest and also offer loan to interested persons for any purpose. We are located in different countries but at the moment, we are offering loans from my lending branch in south america Brazil. We offer loan to interested persons on other countries. Transfer of funds is done through bank to bank. We will be able to loan you money but before then, do send us the below informations so that we can give you more details regarding our lending.

NAME:

ADDRESS:

COUNTRY OF ORIGIN:

COUNTRY OF RESIDENCE:

DATE OF BIRTH:

MARITAL STATUS:

OCCUPATION:

AMOUNT NEEDED:

PURPOSE:

TEL:

MOBILE:

Await your reply.

REGARDS,

JOSEPH AMIR LENDING FIRM INTL,

TEL: 005511987857240.

On Fri, Feb 21, 2014 at 8:55 AM, Sean Richway <cfrepropertiesllc@hotmail.com> wrote:

Good Morning Joseph,

I came across your posting on Real Estate Finance Forum regarding available capital to invest. I am a real estate fix and flipper and I am looking to secure about \$50,000 in funding for 4-6 months secured by real estate. I am currently offering \$3,500 ROI (negotiable) guaranteed for this investment. I will have 6-12 more deals very similar to this structure in the next 12-18 months as well, so I would love the opportunity to create a business relationship. These funds will be used as a down payment in order to obtain a traditional mortgage. The properties appraisal value in its as-in condition was \$290,000 (bank just performed this for the foreclosure

process). The repair costs will be obtained through a GAP Lender my company has a relationship with. Below are the specifics of the deal:

Purchase Price: \$250,000

Investor's Funds: \$50,000

As-is Value: \$290,000

Initial Equity: \$90,000

Repairs (4 weeks): \$51,500

ARV: \$375,000

This leaves the investor with some security in that there is an initial 90K in equity in this property before the repairs are completed. Please feel free to contact me with any questions or concerns. I look forward to hearing from you.

Sincerely,

Sean Richway, Owner

CFRE Properties, LLC

484-221-0939

<http://cfrepropertiesllc.wix.com/cfrepropertiesllc>