

Portfolio Select Application

Today's Date _____

Name _____
First Name Middle Initial Last Name

Address _____
Street No. and Name City State Zip Code

Phone _____ Cell Phone _____ Fax _____

Email Address _____

Investment Objective *(select one)*

Hold for immediate cash flow and appreciation
(rent, lease-option, contract for deed, etc.)

Hold for personal use

Hold for rent and/or occasional personal use

Other: _____

Flip for profit as fast as possible

Option to flip or hold depending on deal parameters

Not sure, let's discuss

The total number of properties or total dollar amount I am looking to invest is:

Number of properties _____ **OR** Total dollar amount *(including repairs)*: \$ _____

Comments:

Funding Method

If Cash (select one):

I am paying cash from a credit line

I am paying cash from my own liquid funds

I am using cash from the proceeds of another sale or other pending transaction that is not quite available yet

I am using a partner's cash or a combination of partner/my funds *(if selected, complete below)*

May we contact your partner?

Yes _____ No _____

Partner's Name: _____

Phone: _____

If Loan (select one):

I have my hard/private money loan in place with *(Lender)*

Conventional loan

Please help me find financing through either hard money or conventional

Comments:

Investment Experience *(select one)*

Beginner – No real estate experience *(not including a personal residence)*

Intermediate – I have done several deals – either flips or rentals

Newbie – I have bought a rental or flipped a house or two

Expert – I have extensive real estate experience *(investing on your own behalf, not just Realtor experience)*

What have been the results of your investing experience? *(Please explain)*

Investment Property Criteria

I seek investment property in this specific area *(At this time FarBelowMarket.com assists with Southern California only):*

City(ies)

Zip code(s):

County(ies):

Thomas Map Grids:

Radius of _____ miles from *(provide address)*:

Other/Comments:

Property Types *(select all that apply)*:

SFR *(Single Family Residence)*

Duplex, Triplex, 4plexes

Apartment Buildings

Whatever gets me the highest profit or cash flow

Comments:

Price range *(per property)*: Minimum: \$ _____ Maximum: \$ _____
(Leave blank for no minimum or maximum)

Age of Property *(select all that apply)*:

Brand new or close to it

Between 10 and 20 years old

Older than 20 years

Don't care

Property Condition *(select all that apply)*:

Turn-Key Move In Ready – clean **AND** updated

VERY Minor Repairs *(paint, carpet, at most)*

Minor Repairs *(cosmetic help, paint, carpet, light fixtures, light updating, etc.)*

Moderate Repairs *(numerous repair issues, door jams, replace windows, cabinetry, carpet, paint, etc.)*

Major Fixer *(needs everything, gut the kitchens and bathrooms, new drywall, replace everything)*

Contractor Grade Upgrades *(structural, burnouts, asbestos remediation, foundation problems)*

Don't care if numbers work

Desired Returns and Objectives

If Holding Property *(please rank 1 to 5):*

My primary criteria is cash flow
My primary criteria is location
My primary criteria is projected future appreciation

I want a trophy property that I will be proud to own,
I may rent it out, or use it myself sometimes
Please help discuss with me realistic returns and pros
and cons of different objectives

Comments:

If Flipping Property:

My minimum acceptable return is a flat number.
(For example, I don't want to look at it unless I can make \$20,000.)
The least amount of profit I will accept when targeting a flip property is \$ _____

My minimum acceptable return is based on a percentage of my cash.
(For example, don't bother me unless I can make 16% return on my out of pocket expenses.)
The least % profit on my cash I am willing to accept is _____ %

Please educate me on what is a reasonable return to expect

Comments:

Any questions, comments, concerns

(Please feel free to share any and all information relevant to your real estate investing experience, preferences, goals, etc.)

Vesting

I intend to take vested title as: _____

Signed this _____ day of _____, 20____

By typing my/our name(s) in the space(s) below, and electronically transmitting this application, I indicate my consent for use of my information for administrative purposes.

Buyer #1: _____

Buyer #2: _____

Buyer #3: _____