

# Wise Home Ventures

## *Prospectus*



WISE HOME VENTURES



# Company Prospectus

## **Investment Summary**

Our company specializes in buying distressed residential properties, completely renovating and/or adding square footage to the properties, and then re-selling to a buyer for a profit.

## **Experience**

We use a system that enables us to consistently find, fix, and flip residential properties for high profits.

## **Area**

Our company understands the market and re-sale value of each property prior to acquisition. We work with various agents who specialize in different markets and has a good understanding of what it takes to sell the property quickly. Each property is personally inspected and re-sale values are clearly understood prior to purchase. As such, our company only invests in specific cities and neighborhoods.

## **Sales Price**

We acquire properties that re-sell from \$300,000 to \$1,300,000. We have achieved great success at all price ranges and through various areas of San Diego County.

## **Turnaround Time**

Average turnaround time from acquisition to sale per property ranges between 120-200 days. The longer turnaround times typically are related to properties that require additions and need permits.

## **Contractors**

We work with several contractors who are all licensed, insured, and bonded. Because of the repeat business, we are able to get highly competitive pricing on our rehabs.

# Company Prospectus

## **Renovations**

We work on a variety of properties ranging from the entry-level starter home to \$1M+ remodeled homes. We provide completely renovated, like “new construction” style remodeled houses. The upgrades vary for each property depending on what buyers in the area are looking for. We take great pride in our work and closely follow market trends in order to provide the most modern and desirable home on the market.

## **Purchasing**

We specialize in buying distressed properties and/or dated properties through various techniques. Many properties were provided to us by the relationships we have built with agents in the area.

## **Sales**

Once renovations on a home are completed, the property is listed for sale and marketed on the MLS.

## **Systems and Procedures**

What separates our company from other enterprises is the use of proven systems for fixing and flipping residential properties. These systems are used to locate properties, make offers, acquisitions, manage renovations, and sales and marketing.

## **Protected Investment**

We work with numerous private investors. Each investor holds a lien position in the property in which he/she invests in, thus securing the investment with collateral. We provide investors with monthly progress reports as well as frequently updated pictures. We invite each investor to stop by the property as the rehab is underway and ask any questions to learn more about the process.

# Company Prospectus

The following flow chart describes the process for investing with Wise Home Ventures.

## PRIOR TO PURCHASE

### Identify Property

- Provide Prospectus to Investor

### Draft Documents

- Promissory Note & Deed of Trust
- Investor reviews

### Investor Wire Funds

- Send to escrow

### Record Documents

- Deed of trust recorded with County against property

### Investor Receives Original Docs

- Hold until Close of Escrow

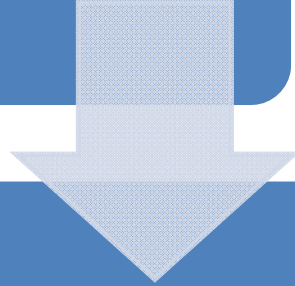
# Company Prospectus

## AFTER PURCHASE

Investor Receives  
Monthly Interest Check



### Property in Escrow

- Complete Demand Request and Reconveyance Docs
  - Return Original Promissory Note and Deed of Trust to Escrow
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### Property Sold

- Principal Returned to Investor

# Sold Property #1

**6799 Cielo Drive, San Diego, CA 92114**



- Purchase Price: \$220,000
- Purchase Date: 3/17/15
- Sales Price: \$350,000
- Sales Date: \$7/24/15
- 1,184 square feet
- 3 beds / 2 baths
- 2 car garage
- Built in 1985

# Sold Property #1

6799 Cielo Drive, San Diego, CA 92114



Before



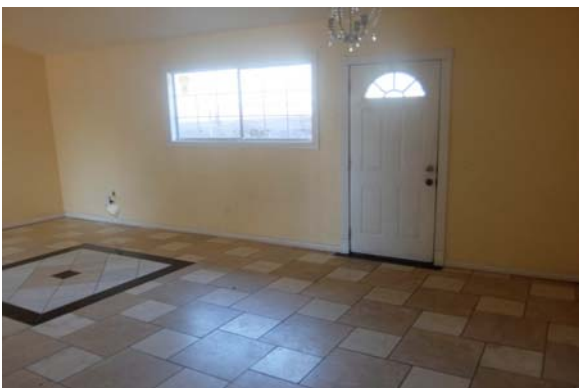
After



Before



After



Before



After

# Sold Property #2

8626 Valencia St, San Diego, CA 92177



- Purchase Price: \$325,000
- Purchase Date: 5/1/15
- Sales Price: \$480,000
- Sales Date: 9/11/15
- 2,784 square feet
- 5 beds / 2 baths
- 2 car garage
- Built in 1947



# Sold Property #2

8626 Valencia St, San Diego, CA 92177



Before



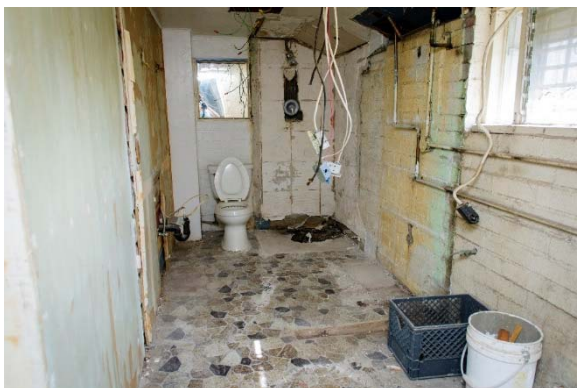
After



Before



After



Before



After

# Sold Property #3

**6883 Mission Gorge Rd, San Diego, CA 92120**



- Purchase Price: \$420,000
- Purchase Date: 8/20/15
- Sales Price: \$537,500
- Sales Date: 2/29/16
- 1,632 square feet
- 3 beds / 2 baths
- 2 car garage
- Built in 1958

# Sold Property #3

6883 Mission Gorge Rd, San Diego, CA 92120



Before



After



Before



After



Before



After

# Sold Property #4

**1020 Crosby St, El Cajon, CA 92021**



- Purchase Price: \$312,000
- Purchase Date: 11/6/15
- Sales Price: \$410,000
- Sales Date: 4/26/15
- 1,390 square feet
- 3 beds / 2 baths
- Large backyard
- Built in 1955

# Sold Property #4

1020 Crosby St, El Cajon, CA 92021



Before



After



Before



After



Before



After

# Sold Property #5

3050 Rue D'Orleans #431, San Diego, CA 92110



- Purchase Price: \$220,000
- Purchase Date: 12/21/07
- Sales Price: \$322,000
- Sales Date: 8/30/16
- 862 square feet
- 2 beds / 1 bath
- 2-car tandem parking
- Built in 1969

# Sold Property #5

3050 Rue D'Orleans #431, San Diego, CA 92110



Before



After



Before



After



Before



After

# Sold Property #6

4664 Cheshire St, San Diego, CA 92117



- Purchase Price: \$400,000
- Purchase Date: 2/29/16
- Sales Price: \$625,000
- Sales Date: 10/6/16
- 1,655 square feet
- 4 beds / 2 baths
- 1 car garage
- Built in 1961



# Sold Property #6

4664 Cheshire St, San Diego, CA 92117



Before



After



Before



After



Before



After