

# Selling Your Property

## Mission:

Ford Investment Properties raises equities through the securities market to purchase investment properties. If Your Property Qualifies You Are Able To Sell Your Property To A Group of Investors That You Would Normally Not Have Access To.

## The Market:

- Typically a real estate seller will list their property seeking one buyer with credit worthiness and a substantial cash down payment. Often times, the risks such as short term leases and or financing for the property causes the asset not to sell.
- We represent investors who seek high cash on cash return on their investment securitized by real estate.
- We provide access to investors that want shares of a property along with other investors to mitigate their risk.

## How It works:

- A purchase sales agreement for your property is signed with a predetermined close date.
- We assume the debt (if available)
- We order all reports and complete due diligence on the property at our costs.
- We pay for all marketing for the capital raise.
- Our fee to the seller is determined by the capital raised.



## Seller's Risks:

- Worst case scenario, if we are unsuccessful with raising the related equity, we disengage in the sales agreement and the seller is free to do with the property as they please.

## Seller's Benefit:

- During the time of the equity raise, the seller never loses control of the property, remains owner, and their equity is protected.
- Ability to sell an asset through a securities market that normally would not have access to.
- Able to dispose of an asset that has risk to it i.e. financing, short term leases that may distract from conventional investors.
- Seller has the ability to continue to market the asset through traditional methods.
- If your property qualifies, we place \$100,000 cash non refundable deposit in escrow.

