

REAL ESTATE INVESTMENT PROJECT FLIPPING HOUSES, CALIFORNIA, USA



- Partner with MiNage Inc to buy and flip Real Estate in California and share profits
- Receive profit at the sale of real estate
- Option to roll over initial investment and reinvest in new project
- Minimum Investment is \$2500
- There is a one-time non refundable administration fee in the amount of \$350
- Exit any time at any close of Escrow
- Guaranteed option of 7% yearly interest on your investment.
- MiNage inc manages all the investments
- You do not have to be active in the daily running of the investments
- Great opportunity for passive income
- The top five investors serve on MiNage Board
- Let your money work for you
- Each projects stands alone but has potential if you roll over the initial investments to enable you collect profit over and over
- Profits paid in Escrow
- Principle balances are held in Escrow to defer taxes so that we have enough money to roll over to the next project
- Must complete w-9 if a USA citizen or W-8 if a foreign investor.

WHAT NEXT?

If interested, request for a contract and wire information.

Judi MiNage

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Africa Trade Link and Expo, Inc (ATLE), 34428 Yucaipa Blvd, E174, Yucaipa, CA 92399, USA.



PROJECT PRO-FORMA

YUCAIPA PROJECT

SALE PRICE OF \$800,000 - \$390,000=\$410,000 PROFIT OR HIGHER...AS THE COMPS ARE HIGH.



5 BEDS 5 1/2 BATHS 4,378 SQFT

May add grandparents quarter in the back
800 square ft.two bedroom, living room, 1 1/2 bath.
This can bring the purchase price to 1 million easy.

Excellent location, outside shell in but went into foreclosure during recession and was not completed. Plans and all permits available and accepted by the city and will be transferred to MINAGE at purchase of property. Utilities are available, Flat and corner lot which is on one acre flat land. 4,378 square feet of house, 5 bedrooms, 5 and 1/5 baths.

We are also proposing on adding additional 800 sq ft of grandparents' quarters on the side of the house which will increase the house to 7 bedroom 6 1/2 baths. After looking at the purchase of the property and construction cost of the property we will spend a total of \$390,000. The comps are listed at \$800, 000 to \$ 1, 200,000. Great Buy with great profit potential.

ATLE BUSINESS LINKING

COMPS FOR THE AREA



5 beds 4.5 baths 4,583 sqft
Zestimate®: \$1,071,642



5 beds 5 baths 4,583 sqft,
FOR SALE
\$849,000
Zestimate®: \$862,185

PROJECT PRO-FORMA

PROJECTED COST AND FEES

After analyzing the property the following will be required for an uplift	Price
Purchase of property as is in the current state	\$200,000
Inside finish including, Flooring, fixtures, roof, HVAC, garage, back patio, landscaping per contractor	\$170,000
Msc.	\$ 20,000
Total	\$390,000

PROJECTED OUTCOMES

Buying Price plus rehab cost	\$390,000
Estimated Selling Price as per Comps	\$800,000
Total Profit	\$410,00

PAY OUT OF PROFIT

OPTION ONE

Return on Your Investment. We are going to assume that we had 39 investors who bought 1 share each at \$10,000. If the profit is \$410,000 divide by 39 people, then each share will receive a profit of \$10,512 that will be paid to each partner in Escrow according to their investment amount. The original investment of \$390,000 will be rolled over to a third party Escrow for holding to enable us postpone taxes so that we can use the same money to purchase the next project or we risk having to pay property taxes immediately. At the same time, it enables the partners to continue flipping properties.

OPTION TWO

Guarantee on Investment. You will receive 7% yearly interest paid. The date you make your first payment will serve as the start date to your one year anniversary.

*This Exhibit A provides full disclosure and the project pro forma for the project listed above. The description and details of this project are not final and are subject to change until the issuance of **Exhibit C – Final Project Description and PARTNER Percentage.***