

STS offers the following popular opportunities to our investors at this time, while continuing to bring you the best qualified Tenant/buyers we can find. STS always has the tenant/buyer in place, ready to occupy the property or already in the property before the investor purchases the property. All of STS's opportunities are **PASSIVE** investing for the investor. We do all the work for you, except cash the check.

For more detailed information go to [www.retirewithincome4life.com](http://www.retirewithincome4life.com)

### 1) **Builder and Developer Program**

STS has contracts and ongoing relationships with local developers and builders, as well as national builders in most States which STS is in. They supply STS with pre-construction and newly built inventory at a discount on an on going basis. We in turn pass the savings along to investors or investment groups that want new properties at a 10% to 30% discount off of appraised value and with future equity from the end buyer's side too. STS supplies the investor with the tenant/buyer under STS's Rent-to-Own program.

### 2) **Mobile Home Program**

STS works with a large number of MH dealers nationwide to receive all of their turndowns. We approach the turndown (end buyers) and offer them a new or used mobile home of their choice under STS's Rent-to-Own program. We usually get about 90% of the turndowns to work with us. Investors purchase the desired mobile home for the end buyer with equity built into the program. STS handles all of the Rent-to-Own negotiating and contract work for the investor with the tenant/buyer.

### 3) **Mobile Home Conversion Program**

STS works with a large number of MH dealers nationwide to receive all of their turndowns. We approach the turndown and offer them a newly built or newly renovated home of their choice under STS's Rent-to-Own program. We usually get about 75% of the turndowns to work with STS. The other 25% just wants a mobile home and cannot be talked into a home and that is referred back up to #2 above.

### 4) **Subject-to Program (Minimum ITV with Good Return on Investment)**

This works great for a new investor that has limited credit and limited resources and still wants to control properties with little out of pocket expenses. We have investors that purchase properties to offset their capital gains on other investments. The Subject-to investor steps in and with as little as \$2500 and 1<sup>st</sup> months rent can control and offer the property to a tenant/buyer under STS's Rent-to-Own program, or Sale it out right and receive the difference from their purchase price and the sale price.

### 5) **Newly Renovated**

STS has rehabbers all over the country that have the "know how," but not the money. STS steps in, purchase the property for the rehabber, and also give him enough money to rehab the property to move-in condition. Then the property is sold under STS's Rent-to-Own Program.

**\*\*\*\*\*Buyer's Seminars** are where STS gets a lot of its end buyers and tenant/buyers. STS advertises "**Rent-to-Own**" for 1 to 2 months prior to purchasing or optioning properties in that city with a buyer's seminar. We get all of the builders, realtors, investors, rehabbers, and FSBOs, along with anyone else that wants to sell a property. We then have the buyers go out, look the properties over, and come back a couple weekends later with a first come, first serve basis. We can turn over a large amount of houses in those 2 weekends.