

Building Foundations LLC

A property redevelopment company helping buyers/investors improve their lives and family

Why Work With Us?

Building Foundations LLC (BFLLC) is a professional, full service real estate solutions firm that buys and sells properties throughout the Chicago metropolitan area. We specialize in buying distressed homes at a significant discount, wholesaling to rehabbing contractors, or renovating and reselling to retail home buyers, landlords and investors. BFLLC is founded on a quality centric residential development company established more than 50 years ago. The BFLLC management team has more than a decade of strengths in management and sales. Currently, operating out of southeast Du Page County, BFLLC recently joined an established nationally known network with the same vision.

We know that it's not enough to do your best; you must first know what to do, and then do your best.

Buying a home or investment property can be exciting, stressful and puzzling, all at once. After all, you are making one of the largest and most significant purchases of your lifetime. And your property is not only a financial asset; it's a place for you to build your life's financial objectives and possibly to raise your family. BFLLC is here to help people have an opportunity to enjoy the benefits of owning an investment property and/or their primary home! Whether you are in the market to buy your first home, upgrade to a larger home or purchase property as an investment, we will help make the process as smooth and seamless as possible.

CERTIFICATIONS:

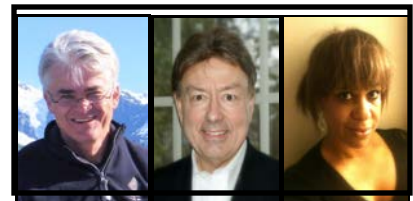
- Licensed Realtor in Illinois
- Certified Project Management Professional (PMI)
- Certified Quality Professional (ASQ)
- National Association of Realtors
- Illinois Association of Realtors

All property investment specialists are NOT the same. When purchasing a home you need a local expert on your side working in your best interest. We believe that knowledge makes decisions easier and more satisfying. Leveraging

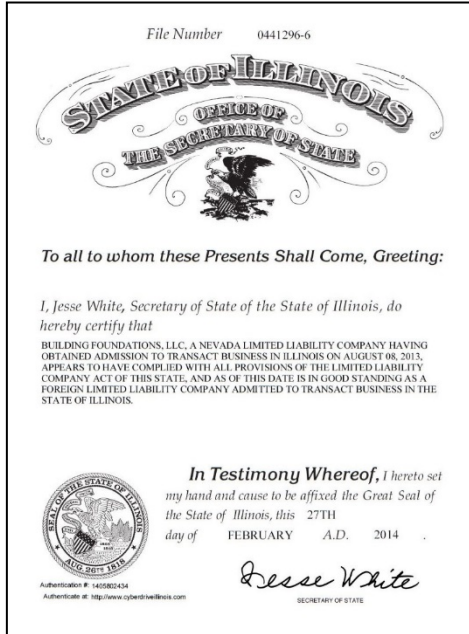
Some ways we help you BUY A HOME / INVESTMENT PROPERTY:

Building Foundations LLC:

- Has a network and process for finding properties to provide our buyers with great value
- has numerous properties available and access to homes before they are even put on the market
- helps "Credit Challenged" buyers qualify for a home
- provides our network of mortgage brokers, real estate agents, attorneys and other professionals to you
- provides clear, honest transactions the customer can trust
- assists in determining renovation costs on a fixer-upper property
- offers a Rent-To-Own program so you lease the home of your dreams until you qualify for financing
- can help finance the purchase of your home! You get all the benefits and pride of owning a home, without requiring a bank's financing



BFLLC's knowledge and expertise enables the customer's confidence in the home buying process from - choosing the right neighborhood - to evaluating property value - to negotiations - to closing! The partners of BFLLC transacted about one million dollars in real estate renovation over a four year duration.



We help people make their dreams of real estate ownership come true. Give us a **call today at 331-444-9991** so we can discuss your wants and needs in a home. Let us know how we can help make that happen.

Home Buyer Education

The home buying process can seem complicated, but if you take things step-by-step, you can be confident that you've made a sound purchase! With all of the details involved in buying a home, first, you'll need to know how and where to begin. We will answer all of your questions when deciding whether or not you are ready to buy a home. *We will be there to guide and navigate you through every step.*

Knowing And Understanding Your Credit

It's important to understand what credit is and how it affects you when buying a home. We can show you how to get a FREE copy of your credit report, discuss what it says to lenders, and how to correct any errors you may find. If you have not-so-great credit, we also work with credit repair experts who can help you repair your damaged credit and put you back on the right path. We also have an excellent rent-to-

Don't just take our word, WHAT OTHERS SAY

BFLLC has been a tremendous asset in investment property lead generation. They have saved us time, money, and even tailored the leads specifically to what we are looking for.

Logan Luptak, Kelbry Properties LLC

We recently worked with BFLLC and found them to be actively engaged in all aspects of the transaction and accommodating and helpful in furnishing necessary information to us.

Lisa Voegel Rogers, Esq., Guaranty National Title Company, Chicago

At Medford Capital LLC we believe in integrity, relationships and assisting others to achieve their business goals so that every transaction creates a win-win outcome. Our financial business relationship with BFLLC demonstrated that they share and extend this vision to those that they work with in property development and investment.

Stuart Urkov, Lending Partner, Medford Capital LLC, "Speed, Flexibility, Fair Pricing"

The Urban Rehabbers community brings together newbies and seasoned investors interested in sharing experiences and knowledge for property investment. BFLLC members promoted this community spirit by participating in training events and sharing knowledge, especially the processes to overcome challenges in finding/evaluating properties, management of projects, and the selection of quality contractors.

Phil Elms, founder of Chicago Urban Rehabbers - mentoring real estate investors

Tom has always dedicated a lot of time to accomplish the project goals. He is very serious about getting the job done. He is very organized, creative, and task driven. I highly recommend him without hesitation.

Reza Dabestani, Staff Scientist at Oak Ridge NL

Tom is a problem solver, blessed with people skills, performing well under pressure and an outstanding experienced professional, I recommend him.

Firooz Taleghani, Staff Systems Engineer at Lockheed Martin Corporation

own program that is beneficial to you during the transition.

Each member of BFLLC has experienced the unplanned pressure in life that resulted in the sadness of losing a home, but it only strengthened our resolve to take control of our lives and to use that determination to assist others that need a break or to find a better deal.



Rent-To-Own Program

If you aren't quite ready to purchase yet, you can really benefit from our rent-to-own program. The program was designed to help renters with credit issues who can't yet qualify for a mortgage or don't have a large reserve of cash available for a down-payment. With our rent-to-own program, instead of just paying rent, your rent payments apply toward the purchase of a home! So you can to build equity, while repairing your damaged credit to qualify for a mortgage.

Choosing The Right Home

There are many factors that come into play when choosing the right home. After discussing your needs and wants, we will familiarize you with the different housing types available to help you narrow your search and assure you'll find what you're looking for in a home. We will also determine how much house you can afford on your budget, so that we can help you find a home that suits both your lifestyle and your budget

Save Money On The Purchase Of Your Home

Reducing the financial burden of a purchase of this magnitude is something every soon-to-be homeowner welcomes. With our intricate knowledge of the business, we will show you a variety of things you can do before, during, and after the closing to save up to \$10,000 on the purchase of your home!

Investor Expertise

Property investing is a serious business. Whether you are a beginning investor or an experienced vet, the key to making money in real estate investing starts with BUYING RIGHT. This is the #1 mistake investors make all the time. We have helped landlords, rehabbers and wholesalers all across the state by arming them with the knowledge to make the BEST decisions to ensure a solid investment!

Best Specialist In The Real Estate Industry

Our network of real estate professionals can provide you with access to the best in the industry. To assist you in the home buying process, we leverage our close relationships in order to meet your needs. Our network includes:

- mortgage brokers,
- credit repair experts,
- attorneys,
- home inspectors
- home appraisers,
- hard money lenders
- private money lenders,
- contractors,
- moving companies,
- and more.

The next 3 pages may be useful while considering and during the acquisition of your property.

7 reasons to buy a home

1. Pride of ownership is a key reason for wanting your own home. Decorate it to your own taste and enjoy all of the benefits while making a great investment.
2. Real estate over time has been considered a good investment because how much it has appreciated. The effects of leverage can multiply the increase when borrowed funds are used to purchase the home. Many times, the largest investment a person owns is their home which have also been a good hedge against inflation. Homeowners build equity and can borrow against that equity for a variety of reasons that could include college, medical, or to start a business.
3. Qualified mortgage interest and home equity loans are deductible for Income Tax purposes.
4. Property taxes on a first or second home are deductible for Income Tax purposes.
5. A homeowner can exclude up to \$500,000 of capital gain if married, filing jointly or up to \$250,000 if single or filing separately for homes that have been the taxpayer's principal residence for the previous two years. There is no age requirement for taking the capital gains exclusion like the "over 55" rule in the past. It is not necessary to purchase a replacement home more expensive than the one sold. Homeowners can buy a more or less expensive home with no tax consequences assuming their gain is less than the allowable amounts.
6. Preferential tax treatment on gains that have been made from capital assets held more than one year are permitted by IRS. This is especially important for homeowners with gains in excess of the allowable exclusion.
7. Mortgage payments include the interest for the time that the money has been used and principal to retire the debt over a period of time. Each month, part of the payment is for principal accumulation.

Creative Financing Options

Better decisions are made when they are based on good financial information. Knowing there are alternatives, helps to determine the right choices. Whether you're looking to buy your first home, relocate to another home, or start buying rental properties, it's smart to be savvy when it comes to financing. Outside the traditional financing method, a few creative financing techniques include: lease option, owner finance, subject-to, or seller carry-back, and many more. Knowing your options will assist you in making a better decision as to how you'll finance your new home.

HERE ARE A FEW CREATIVE FINANCING METHODS:

Lease Option: This is when you lease a property for a specific period of time, with the option to buy the property within a given time period for a price agreed upon in advance. This is a great way to purchase a property with no money down.

Subject-To: This is a strategy where you buy properties but leave the seller's loan in place. You do not have to go out and get new financing for the property; you buy the property "subject to" the existing debt.

Seller Carry-Back/Owner Financing: The seller is the bank or lender and holds a mortgage on the home, which the buyer pays down every month directly to the seller or the seller's assignee. The structure of a seller carryback can vary based on what is negotiated between buyer and seller.

Wrap-Around Mortgage: A type of loan that enables a borrower to take out a second mortgage loan to help guarantee payments on their original mortgage. Here, the borrower will make payments on both of the mortgages to the new lender, who is called the "wrap-around" lender. The new lender (typically a bank or the seller of the real property) assumes the payment of the existing mortgage and provides the borrower with a new, larger loan, usually at a higher interest rate.

Steps To Buying A Home: The Closing Process (Applies to all kinds of Buyers)

Prior to Buying:

- Order Title Search from Lawyer or Title Company:** If it is a foreclosure situation, you must put a rush order on the title search.
- Insurance Binder:** Call insurance broker and obtain insurance binder for property so insurance is in place the day of closing. Make sure lender's name is on policy as additional insured.
- Lead Violations/Building Violations:** Call or visit the city's website for any outstanding building violations against the property.
- Condo Docs/Resale Certificate:** If it is a condo, call the condo management company and make sure the seller has obtained a copy of the condo docs and a 6D certificate.

After the Closing:

- Utility Companies** (Water, Sewer, Gas, Oil, Electric): Call each company immediately after closing and have the bill changed over into your company's name.
- Traditional Mortgage(s):** Check with mortgage broker or loan officer to get all paperwork, appraisals, fees, etc. done on time; get loan commitment and closing date commitment.

Prior to Closing:

- Mortgage(s) for Private/Hard Investor(s):** Call lawyer and inform him/her who will be sending money over if private or hard money lenders are involved, who needs to have a mortgage, and what the terms are.
- Call Private Investors to Send Over Money:** Call all private investors for that project and have them send the money to the lawyer. Give them the wiring instructions as well as the address of the lawyer.
- Company Funded:** If the company is purchasing the property with its own funds, find out the amounts needed to be brought on the day before the closing.
- Certificate of Good Standing (if buying in business name):** Bring original to close. You can order through your Secretary of State.
- Change of Management Letters:** Create and send letters to all existing tenants informing them of a change in management. Include a new application for them to fill out with your information. Have the seller sign the letters.
- Signed and Notarized Limited Power of Attorney:** Required for all properties where the seller is not going to attend the closing.

Steps to Buying A Home: The Closing Process (continued)

- Title V Report:** If the property has a septic tank, make arrangements to have a title V inspection completed.
- Keep in Contact With the Closing Attorney:** Make sure that the closing attorney and mortgage broker have all the information they need in order to close.
- Request HUD 1 at least day before closing:** Make sure negotiated figures are the same. Contact attorney immediately with discrepancies and/or questions.
- Find Out Close Location & Time:** If there is one individual who has limited power of attorney, see to it that they can attend the close.

Day Before Closing:

- Get Copy of Insurance Binder:** Call insurance company and get a copy of the insurance binder faxed over so that you have it at closing.
- Review draft of the HUD 1:** Make sure numbers are what you expect.
Coordinate Closing Times with Seller & Lawyers: Call ahead of time to see if there are any final adjustments.

Day of Closing:

- Final Walk Through:** Do a final inspection of the property the morning of the closing to make sure there is no additional damage.
- Get Copies of All Closing Docs:** Make sure all closing docs are in the closing folder.

Steps After Closing (at the Courthouse / City Clerk's Office):

- Get copy of Title Insurance Policy:** Obtain this from the lawyer.
- Closing Folder:** Go through and make sure checklist is completely finished and prepare the closing folder and transfer it to the properties owned file.

Questions? Contact Us
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