

Investment Opportunity



Type of Investment

Buy, Fix & Sell

- ▶ Single family home
- ▶ Located in McDougall, ON (close to Parry Sound)
- ▶ 4 bedrooms / 2 bathrooms
- ▶ **Total renovation including:**
 - ✓ New flooring ✓ New kitchen ✓ Updated exterior
 - ✓ New bathrooms ✓ New windows ✓ Storage in basement

PRIVATE LENDING OPPORTUNITY

Yearly Interest Rate Offered (depending on type of mortgage)	Type of Mortgage	Total Cash Required to Close (Full or Partial Amounts)	Loan Duration	Interest Rate Payment Frequency
From 8% to 14%	1st/2nd Mortgage or Promissory Note	\$797,910	9 to 12 months	Monthly

PURCHASE DETAILS

Purchase price	\$564,000	After Repair Value	\$1,000,000
Renovation costs	\$203,400		
Buffer	\$30,510	Closing Date	April 27th, 2022

We are three siblings who have been involved in real estate since 2010 between Canada and France.



Our in-depth expertise, and broad variety of experience in both the financial and the marketing sectors, enable us to run the numbers and find the best opportunities to the right investors.

Are you looking to build a long term relationship with a dedicated working partner and increase your wealth through real estate?

Then partner with us and see your investments thrive!

Jenyssone, Laetitia & Raphael

[CONTACT US](#)

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This analysis is an estimate only and cannot represent the exact After Repair Value for this property as it may fluctuate depending on the market