

Executive Summary

Tony Persaud
813-476-4265
Tony@Capitalequitypartner.com

Private Lender Wanted



2400 Foest Dr #235
Inverness, FL 34453

Capital Equity Partner, LLC
813-476-4265
capitalequitypartner.com

Inverness Village Condo Purchase

813-476-4265
19508 Shumard Dr, Ste 103
Land O Lakes, FL 34638

Financial Information



Estimated Project Sale Date 3-24 Months **Month 24**

Purchase Price (Asking \$120,000 redto \$11500)	105,000
Additional rehab costs	2,000
Estimated Purchase and 3 months holding costs	8,000
Total Purchase Price & Closing Costs & Rehab	115,000

Projected ARV Sales Price within 12 Months \$ 135,000
Projected ARV Sales Price within 24 Months \$ 150,000

*Zillow Home Prices increase 30% in 2021 and Projected 20% in 2022
Highest unit Price sold # 220 on Dec 1st 2021 for \$129,900

Private Lending Requirements

Private Mortgage Request	NEGOTIABLE	\$100-\$110K
Estimated value after repairs ARV		125K - \$130K
Lender monthly payment @ 7% yearly negotiable		\$ -



Capital Equity Partner LLC Bought and Sold over 50 Homes in last 48 m
Visit www.capitalequitypartner.com for properties completec
Closing Date: ASAP or before 2/15/22

Summary Description & Notes

Why earn only 2% at the Bank or IRA? or Concern about Stock Market Daily Fluctuations? Your loan is fully secured by title and prroperty insurance and Equity mortgage

Capital Eqi Never defaulted on a Real Estate Loan

Looking for Short and Long Term Private Lender Relationship

2 beds 2 baths large 1035 sqft Home Built 1977 Outside already upgraded. All amenities pool, club house shuffle board Senior 55+ with screnned in balcony

Easy rehab and sell! Great location. Needs little work to be done to this beauty. Just a little TLC and this will sell or rent to own fast. This home is located in Inverness Downtown location and shopping Centers. 170 units with 1 Rental and 1 for sale \$135K

Our goal is to sell it within 90 days or have a Tenant / Buyer for 12-24 months. Highest value sold \$129000 Rental \$1250 Acquisition (Purchase , Closing), repairs costs \$114,000

1st Mortgage Required \$open for suggestion
Closing Date: ASAP

Private Lender Benefits: at 7% Interest-Only anually payable (monthly or quarterly) for 3-24months. Assoc fee \$325 Tax \$85

Disclaimer: All Information Presented is Believed to be Accurate.

The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making any purchases of real estate.

Property Photos



Enter Description



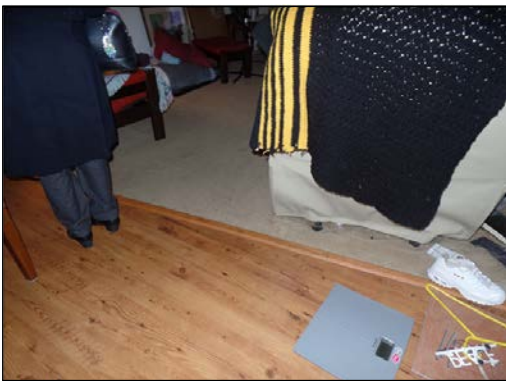
Enter Description



Enter Description



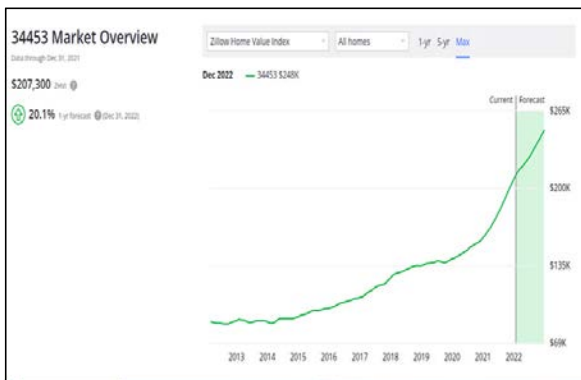
Kitchen needs upgrades



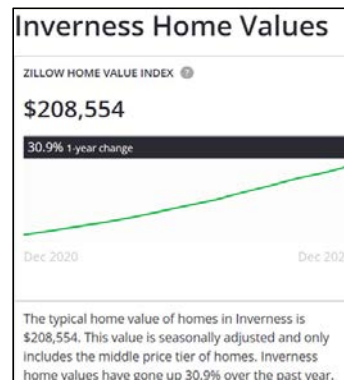
Enter Description



Screen Patio porch



Projection 20% increase 2022



30% increase in 2021

Sales Comparables

Tony Persaud
813-476-4265

2400 Forest Dr unit 235
Inverness FL

1

2400 Forest Dr unit 230 Inverness

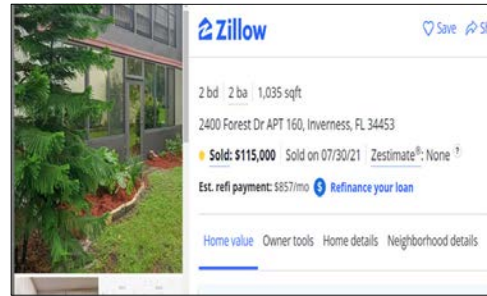
Sales Date December 1, 2021
Sales Price \$ 129,900
Year Built 0
Bedrooms 0
Bathrooms 0
Sq Ft -



2

2400 Forest unit 160 Inverness

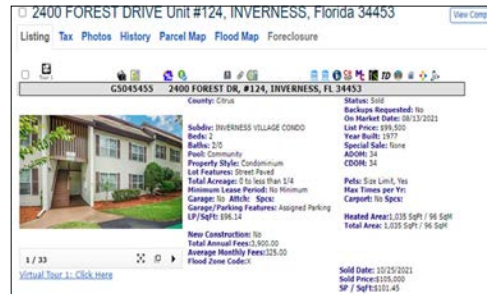
Sales Date July 1, 2021
Sales Price \$ 115,000
Year Built 0
Bedrooms 0
Bathrooms 0
Sq Ft -



3

2400 Forest dr unit 124 Inverness

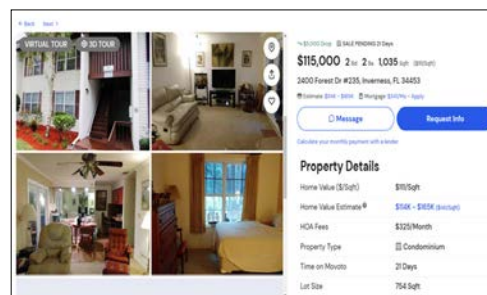
Sales Date August 1, 2021
Sales Price \$ 105,000
Year Built 0
Bedrooms 0
Bathrooms 0
Sq Ft -



4

2400 Forest Dr unit 235 SUBJECT Inverness

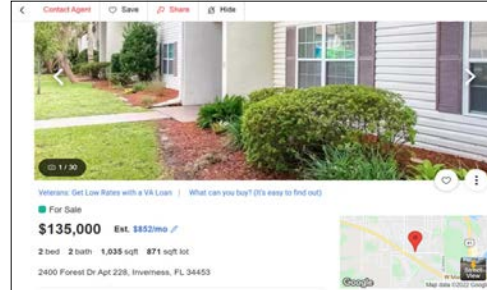
Sales Date January 1, 2022
Sales Price \$
Year Built 0
Bedrooms 0
Bathrooms Subject sale pending
Sq Ft For sale \$120K/\$115K



5

2400 Forest Dr unit 228
Inverness

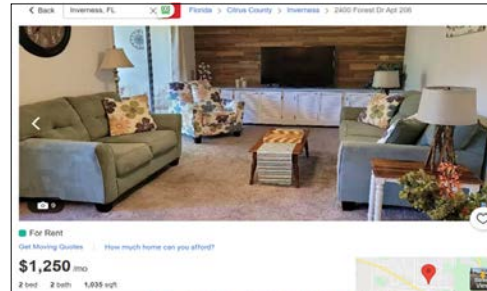
Sales Date February 1, 2022
Sales Price \$
Year Built ?
Bedrooms ?
Bathrooms ?
Sq Ft For Sale \$135,000



6

2400 Forest Dr unit 206
Inverness

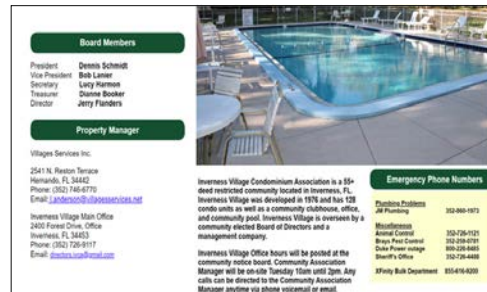
Sales Date January 1, 2022
Sales Price \$
Year Built ?
Bedrooms ?
Bathrooms ?
Sq Ft For rent \$1250



7

Community association
Inverness

Sales Date February 1, 2022
Sales Price \$
Year Built ?
Bedrooms ?
Bathrooms ?
Sq Ft Association



8

170 units Complex Condo 2400 Forest
Inverness

Sales Date February 1, 2022
Sales Price \$
Year Built ?
Bedrooms ?
Bathrooms ?
Sq Ft Subject



Notes and Discussion



Notes.... Looking For a Private Lender for CAPITAL EQUITY PARTNER, LLC Real Estate Lending opportunity

Managing Partner, Tony Persaud, has been in **real estate and investment and mortgage Business for 30 years in the Tampa Bay Area**. Looking to expand our opportunities with **new private money lenders**. We are seeking private lenders that want to invest in funding real estate deals; which we buy and rehab in **Tampa Bay Area in Hillsborough, Pasco, Hernando and Pinellas** counties and some areas in **Florida**.

Are you tired of getting 2% of annual interest in your savings account or CDs; or tired of the ups and downs in the stock market?!!! If you have funds available in cash, through your self-directed IRA or an old 401k plan to invest in real estate, **WE CAN HELP!!!** We only purchase properties where the purchase price and renovation costs will not be more than 80% loan-to-value of today's market value backed by an Professional appraisal. Therefore, this will give you a 7-10 % Safety of return in your initial investment; which also will be secured by a collateralized by a mortgage giving you comfort and security in your investment. Each Real Estate will on individual formed LLC.

A professional attorney or title company will issue title insurance, hazard insurance, and all other required legal documents on the purchase transaction.

Name?

How much money can you lend?

What interest rate do you need to earn?

Your phone number?

Email Address?

What are your terms and requirements?

Other Notes?

As a reminder current cd's and money market for 36 months is about 2%.

Investment terms 3- 36 months with a high safe rate of retun monthly and or accrued on terms ranging from 7% to 10%

Example of different rates of compounding at 2%, 5%, 10% over 60 months

\$100,000 at 2 % for 60 months compounding is \$110,408 = \$10,408

\$100,000 at 5 % for 60 months compounding is \$126,628 = \$26,628

\$100,000 at 10% for 60 months compounding is \$161,051 = \$61,051

Capital Equity Partner, LLC

Tony Persaud

813-476-4265

Capitalequitypartner16@gmz

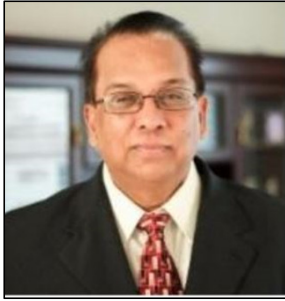
813-476-4265

19508 Shumard Dr, Ste 103

Land O Lakes, FL 34638



About Us



Tony Persaud

Capital Equity Partner, LLC
813-476-4265
19508 Shumard Dr, Ste 103
Land O Lakes, FL 34638



Capitalequitypartner16@gmail.com
813-476-4265

Owner / Managing Partner: Tony Persaud/ Capital Equity Partner LLC

Experience 30 Years in residential, commercial sales, real estate and mortgage broker.

Sales

Residential Sales: Over 300 Homes \$30 Million in standard and foreclosures sales.

Commercial Sales: Over 15 Commercial Projects in apartment buildings and shopping centers exceed \$25,000,000

Mortgage Broker

As a mortgage broker, has financed over 100 projects in residential and commercial exceeding \$50 Million

Largest project financed: \$12 Million

Prior Ownership:

Over 10 apartment building projects for over 200 Units with largest 105 Units. Total value over \$5 Million.

Over 50 Single Family Homes, Town homes and Condos over \$7,000,000 (Last 48 months)

Objective:

To buy investment opportunities in today's foreclosure real estate market, buying below market value. I

have Active qualified Buyers, Rent to Own and Lease options Buyers (not Renters) waiting to occupy.

Holding Period estimated between 3 to 36 months turnover.

Private Lender Equity Partner Wanted:

Private Lender Equity Partner wanted for current buying opportunities. Want to take advantage of the current foreclosure market as home prices have exceeded 20 % in Tampa Bay 2021. Any investment will be titles with Separate new LLC with 1 partner only as to % of shares as to Investment capital.

Closing to be done at title company or attorney office.

Earn a high rate of return safely. Seeking to build a long-term investment relationship.

**Why earn only 2% at the Bank or IRA? or daily
concern about stock market fluctuations.**

Call for discussion on terms.