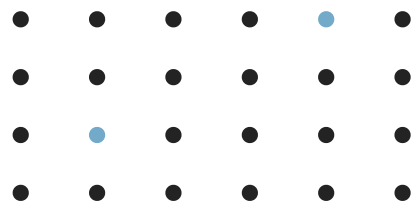
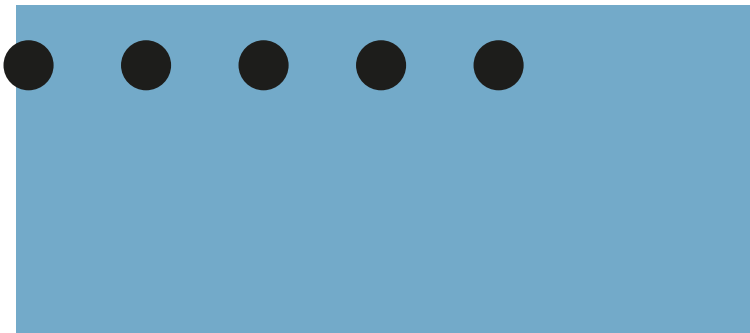
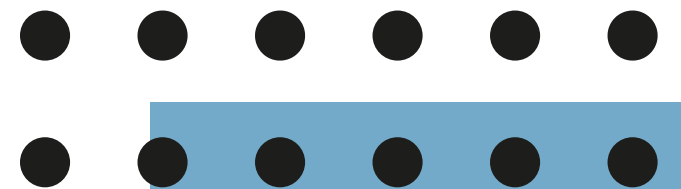


WELCOME



AGENDA

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01 Welcome & Introduction

02 Understanding
Distressed Properties

03 Lead Generation &
Outreach Strategies

04 Website

05 Deal Sharing



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GET TO KNOW EACH OTHER

- Goals
 - Real Estate
 - Personal
- Strengths: What Do You Enjoy Doing?
 - Negotiating and closing deals
 - Finding and analyzing investment opportunities
- Opportunities: What Would You Rather Avoid?
 - Managing paperwork and admin tasks
 - Property renovations or tenant issues

Core Principles:

- **Ethical Solutions for Distressed Homeowners** – Providing honest, transparent options that benefit all parties.
- **Legal Compliance & Risk Management** – Navigating potential pitfalls to ensure every deal is structured correctly.
- **Win-Win Deal Structuring** – Crafting creative, mutually beneficial agreements that align with both homeowner and investor goals.



UNDERSTANDING THE DISTRESSED PROPERTY MARKET



COMMON DISTRESSED PROPERTIES

- Pre-Foreclosure & Foreclosure
- Probate & Inherited Properties
- Divorce Sales
- Tax Delinquent & Tax Lien Properties
- Code Violations & Condemned Properties
- Bankruptcy Sales

- Vacant & Abandoned Homes
 - Code Violations & Condemned Properties
 - Fire-Damaged & Natural Disaster Homes
 - Tired Landlords & Rental Properties in Distress
 - Hoarder Homes & Extreme Neglect Properties
- 



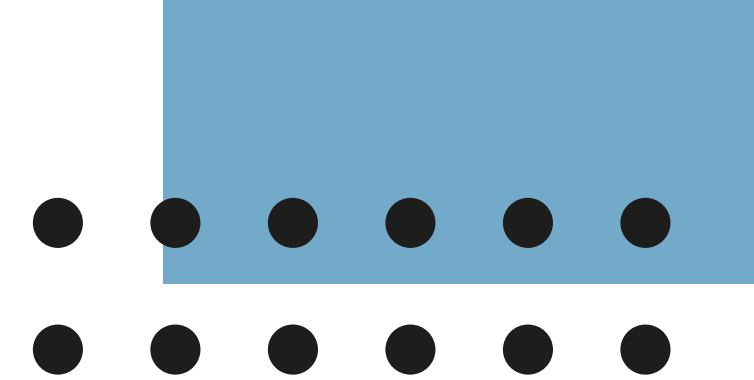
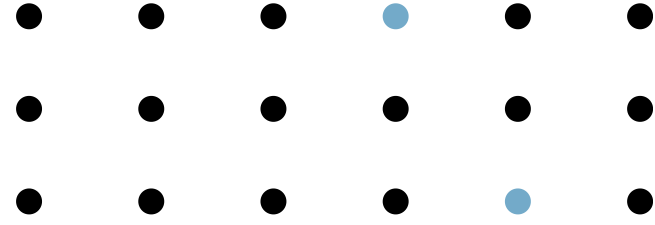
PRE-FORECLOSURE & FORECLOSURE

What It Is: The homeowner has missed mortgage payments, and the lender has started the foreclosure process.

Why It's Distressed: The owner is at risk of losing the home and damaging their credit.

Solution:

- ✓ Sell before foreclosure (fast cash sale or MLS listing)
- ✓ Loan modification or short sale
- ✓ Subject-to financing to take over payments



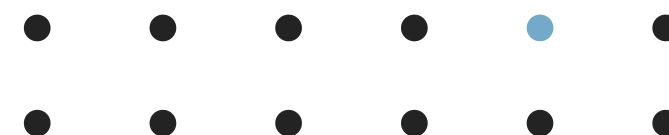
PROBATE & INHERITED PROPERTIES

What It Is: A home left behind after the owner's passing, often going through probate court.

Why It's Distressed: Heirs may not want or afford the home, and the probate process can be lengthy.

Solution:

- ✓ Help heirs sell the property quickly
- ✓ Assist with probate paperwork and court approvals
- ✓ Cash sale or MLS listing, depending on timeline





DIVORCE SALES

What It Is: A couple going through a divorce must sell their shared home.

Why It's Distressed: Urgency to sell, emotional stress, and legal complications.

Solution:

- ✓ Fair market sale for maximum equity split
- ✓ Quick off-market sale to avoid prolonged disputes
- ✓ Creative financing options if one spouse wants to keep the home



TAX DELINQUENT & TAX LIEN PROPERTIES

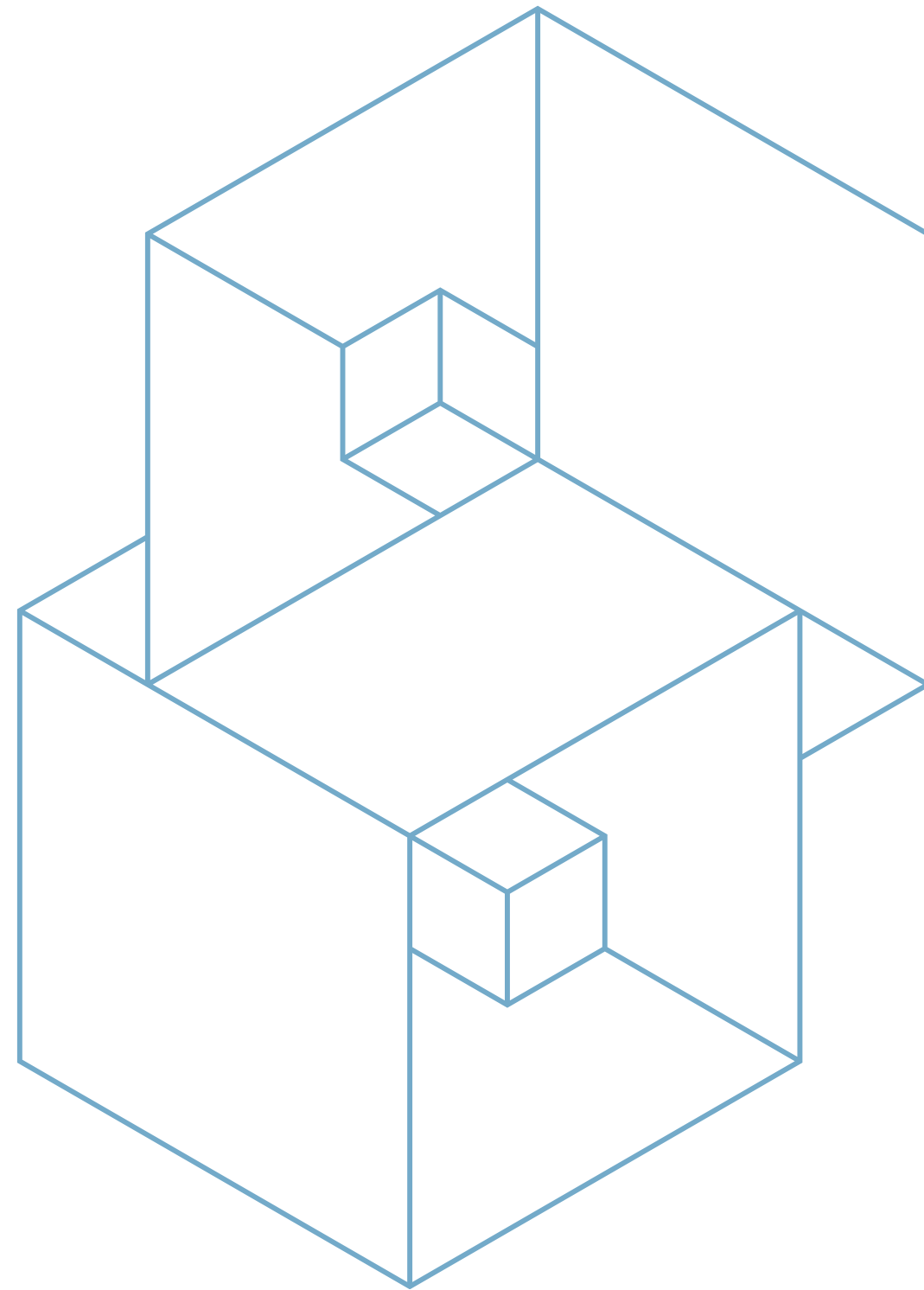


What It Is: The homeowner owes back property taxes, and the city or county places a lien on the property.

Why It's Distressed: Unpaid taxes can lead to tax foreclosure and property seizure.

Solution:

- ✓ Negotiate tax lien settlements
- ✓ Purchase the property before foreclosure
- ✓ Connect sellers with investors for a quick cash sale



CODE VIOLATIONS & CONDEMNED PROPERTIES

What It Is: Homes that fail to meet city building codes due to structural damage, neglect, or illegal modifications.

Why It's Distressed: Fines, penalties, and the risk of property seizure.

Solution:

- ✓ Sell to investors who specialize in rehabs
- ✓ Work with the city to resolve violations
- ✓ Wholesale or fix-and-flip strategies

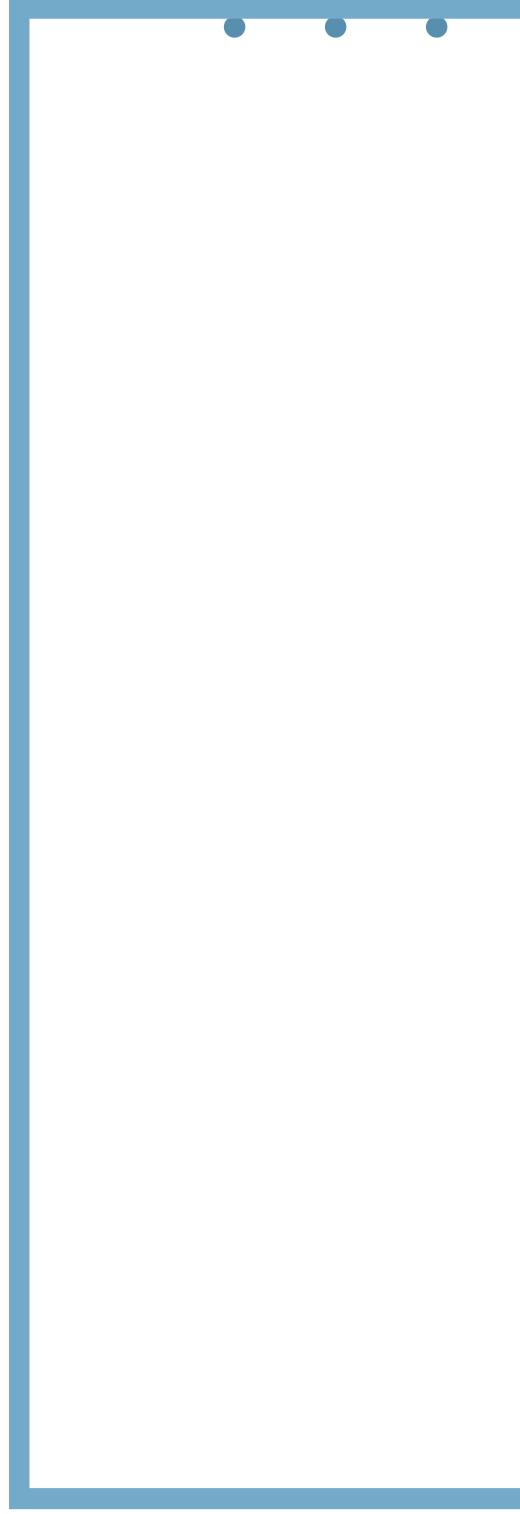



TIRED LANDLORDS & RENTAL PROPERTIES IN DISTRESS

What It Is: Landlords who no longer want to manage their rental properties due to bad tenants, maintenance costs, or financial strain.

Why It's Distressed: Non-paying tenants, eviction costs, high vacancies, or deferred maintenance.

Solution:

- ✓ Sell occupied or vacant rental properties to investors
 - ✓ Offer creative financing (seller financing, lease options)
 - ✓ Help tired landlords transition out of real estate
- 
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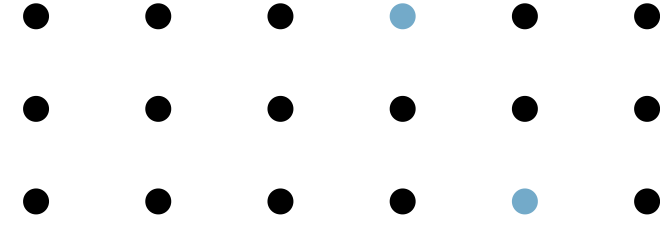
BANKRUPTCY SALES

What It Is: Homeowners in financial trouble file for bankruptcy, and their home becomes an asset in the case.

Why It's Distressed: The court may force a sale to pay off debts.

Solution:

- ✓ Work with bankruptcy attorneys to facilitate a sale
- ✓ Short sale if the home's value is lower than the mortgage
- ✓ Help homeowners reinvest equity into a more affordable home



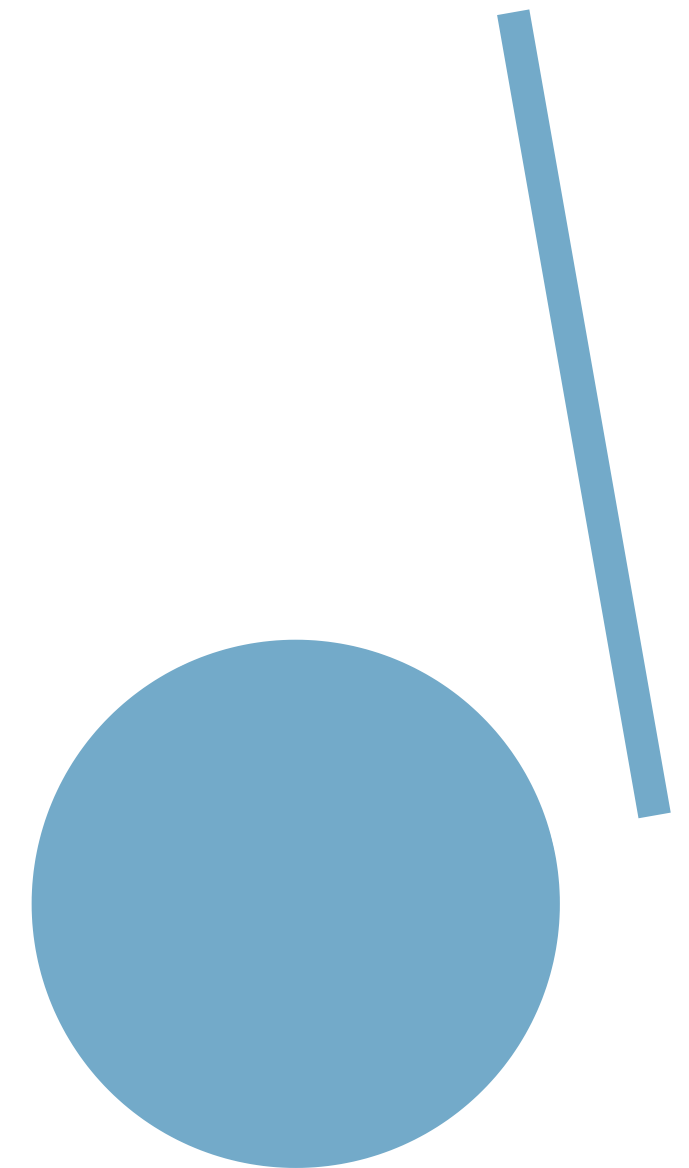
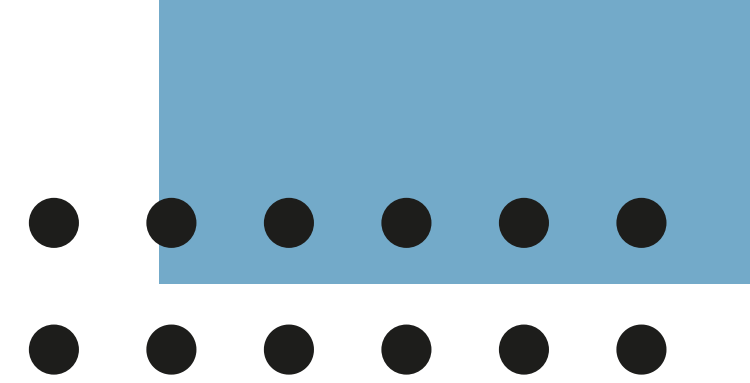
VACANT & ABANDONED HOMES

What It Is: Homes that have been left empty, often due to job relocations, owner death, or neglect. Why

It's Distressed: Maintenance issues, break-ins, vandalism, and property tax delinquency.

Solution:

- ✓ Locate absentee owners & offer a quick sale solution
- ✓ Help heirs or landlords sell or renovate the property
- ✓ Connect with investors for rehab projects





FIRE-DAMAGED & NATURAL DISASTER HOMES

What It Is: Homes that have suffered fire, flood, earthquake, or storm damage.

Why It's Distressed: Expensive repairs, insurance complications, and unsafe living conditions.

Solution:

- ✓ Cash sale to an investor who specializes in fire-damaged properties
- ✓ Negotiate insurance claims to fund a rehab
- ✓ Help homeowners relocate and avoid further distress



HOARDER HOMES & EXTREME NEGLECT PROPERTIES

What It Is: Homes filled with excessive clutter, trash, or unsafe living conditions.

Why It's Distressed: Difficult to sell, major cleaning & repairs required, legal issues.

Solution: ✓ Work with cleanup crews & contractors for a full rehab ✓ Cash sale to an investor who specializes in extreme cases ✓ Help owners transition smoothly into a new living situation



FINDING & CONVERTING LEADS

How We Find Them:

- Distressed properties, pre-foreclosures, expired listings
- Direct outreach: door knocking, cold calling, texting
- Digital marketing: social media, website, email campaigns
- Referrals, networking, and partnerships

Leveraging Strengths for Success:

- We'll build a system that aligns with your strengths to maximize deal flow
- Collaborate to refine strategies, optimize outreach, and close more deals

TOOLS & RESOURCES FOR SUCCESS

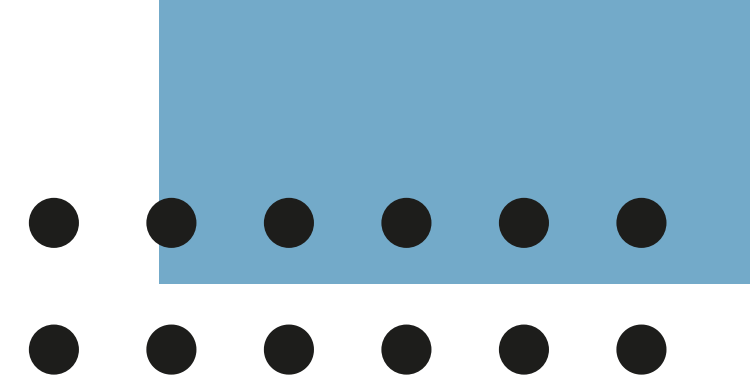
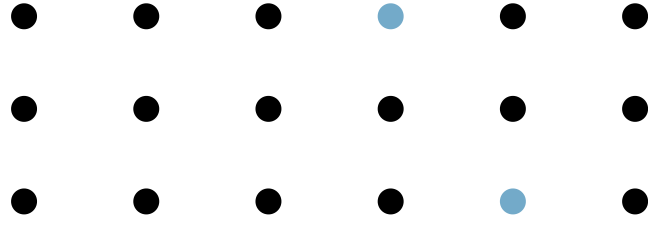
Scripts & Materials:

- Scripts
- Free marketing materials to engage leads

Marketing Channels:

- Cold calling, texting, door knocking
- Social media, email, educational videos
- Workshops, webinars, and referral programs





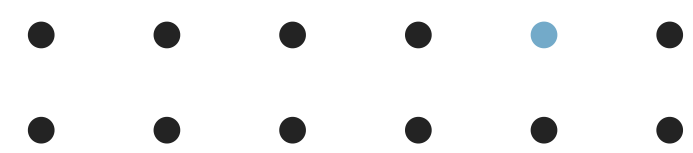
If you'd like to be featured, send me a professional photo and a brief description of your role, services, and title. We'll finalize the details together.

Contact: **661-936-4406**

Rescue Homes: Tailored Solutions for Financial Hardship

Facing foreclosure, divorce, or financial hardship? We Rescue Homes offers tailored solutions to help you sell your property quickly and stress-free. Our expert team guides homeowners through complex situations f...

We Rescue Homes

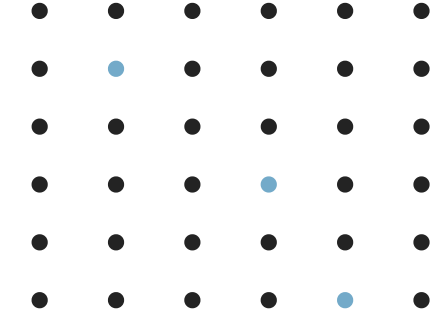
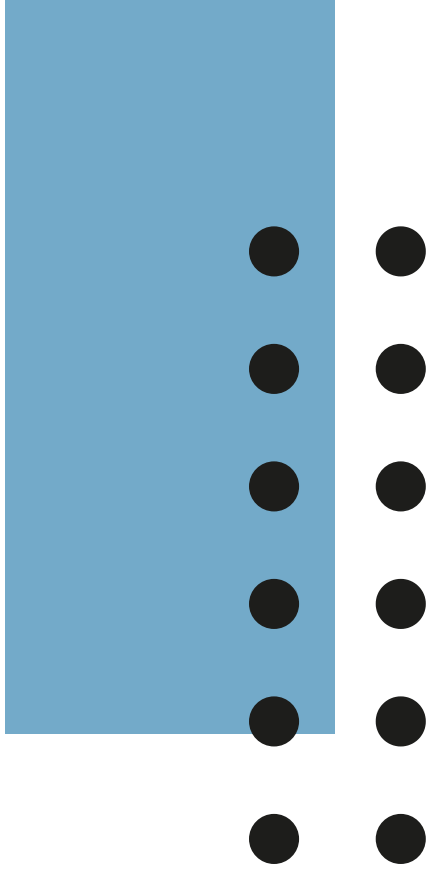




DEAL SHARING

Who has a deal?

- Someone is looking in Tennessee for a property
- Ben looking for creative finance properties in Texas



WE RESCUE HOMES

