

Homes For Sale by Owner-Contract sale or Rent to Own or

Lease Option. To View property pictures go online to oregonlivepics.com (type in 503-820-3818 for Ad Phone) or portland.craigslist.org OR visit our office to see posted pictures 24 hours! **Office Address:** 1117 SE 122nd Ave. #1, Portland, OR 97233 (between Stark and Market) **Mailing Address:** PO Box 33124, Portland, OR 97292



Phone # 503-313-4227 or 503-820-3818 Fax # 503-255-3127

***November 10th, 2006, #457. Get on the mailing list, so you know before the ad comes out on new homes for sale! Are you on our mailing list? If not, call & be added!**

\$184,950. \$10,000 BELOW APPRAISAL! \$950. down! "Premier" SE -- Address soon!
Three bedroom, one bath, separate laundry room, detached garage. JUST REMODELED! MUST SEE INSIDE! Partial basement, New vinyl throughout, New chenille carpeting throughout! New kitchen cabinets and counter tops. New lighting throughout! \$950 down! \$999.50 per month plus T & I for nine months then (if you have not refinanced yet), your payment goes to \$1,456.67 per month plus 1/12th taxes and insurance. Seller will carry for up to five years at 9.5% with no pre-payment penalty! Address and lockbox soon – Should be ready for viewing by approximately 11-11-06. Check recording–503-820-3818 on approximately 11-11. (SP-6) **LOCKBOX soon.

\$214,950. \$950 down! "Premier" SE -- Address soon!
Four bedroom and a bonus room! Four bath (two full and two half). Bonus room is in exterior building – has electricity, light & heat, carpeting coming - Excellent den! Fenced. Just \$950 down, \$1,099. per month plus T & I, then (if you still have not refinanced yet), your payment goes to \$1,694.17 per mo + T & I. We will carry for five years with no pre-payment penalty! **LOCKBOX will be changed to viewing code soon – approximately 11-11. Call for address and lockbox code on approximately 11-11. (HA-7)

\$194,950. \$0 Down!!! "Premier" 9900 N. Lombard
\$5,000 BELOW APPRAISAL!!!
Three bedroom, two full bath, formal dining room. BRAND NEW KITCHEN (range, refrigerator and dishwasher included). Oversized garage with workshop. New Chenille carpeting and vinyl throughout, new interior and exterior paint throughout, fenced yard, new lighting throughout. **\$0 Down**, \$995/month plus T & I for nine mo, then \$1,543.45/mo + T & I (IF YOU HAVE NOT REFINANCED YET) for the remainder of five years. Will carry contract for up to five years with no pre-payment penalty at 9.5%. (MC-1) **LOCKBOX

\$169,950 Just 950 Down! "Premier" 12136 SE Carlton
Large two bedroom, fenced yard, off street parking, large master, laundry room, formal dining room, newly remodeled kitchen with range, refrigerator & dishwasher, vertical & mini blinds throughout and storage shed. Just \$950 down, will carry contract for 5 yrs. at 9.5% with no pre-payment penalty. Monthly payments of \$999.50 + T & I for 9 months then (if you have not refinanced yet) payment goes to \$1,337.92 + T & I for remainder of contract. (JJ) **LOCKBOX

\$169,950. Attention Investors!!! FIXER WITH POTENTIAL! "Investment Opportunity" 5219 NE 60th
FIXER ON GREAT BIG DEEP LOT!!! Almost a quarter acre! Contract sale \$5,000 down and \$1787.50 per mo + T & I for nine months (to give you time to remodel and refinance). No pre-payment penalty if you want to refinance early! Or an all cash (no discount for cash). Sold "as is". Two bedroom one bath house with an attached one bedroom one bath apartment that could be used as a home office or shop. So, three bedroom, two bath. 10,075 sq. ft. lot. Partial basement. Fireplace. (Needs remodeling so won't finance as is, cash offers take priority, may consider very short contract with good down as mentioned above.) (PP) **LOCKBOX ON GAS METER!

Call for Lockbox Codes! Be sure you are on our mailing list because you will receive a flyer on the upcoming homes BEFORE they go in to the paper!!!! Leave us your name, phone number, e-mail address and mailing address. Call 503-820-3818 or call 503-255-3280, 503-313-4227.

REMEMBER: If you are not currently on our mailing list, call 503-820-3818 and leave us your E-mail address, full name, mailing address & phone number. (You may press "6" at any time to interrupt my message in order to leave your message).

We now have three tiers of homes:

- **"Premier"** ~ These homes are the same type of homes that we have been doing. Most of the home has been remodeled. All of the cosmetics have been done. Two to five appliances are included.
- **"Equity Builder"** ~ These homes are usually ready to move in to, however they have not been remodeled to the same level as the premier homes. Many may not have brand new carpeting. There is more you can do to these homes to build instant equity.
- **"Investment Opportunity"** ~ We have had many requests for an investor mailing list and for FIXER UPPERS. These homes have a considerable amount of work to do. Some are mild fixers, some major.

Here are answers to frequently asked questions:

Our homes are **for sale by owner on contract**. We do not have them listed with a realtor. Therefore, if you work only with a realtor, you will want to use the realtor as a buyer's broker since we don't pay their fee. We are selling "on contract" or "lease option" ONLY. We sell on contract/lease option because we don't want to wait two months for a buyer to cash us out with a new loan and because we have just refinanced most homes for which we paid approximately \$4,500 in costs so that we can sell on contract. You may purchase one of the homes and immediately obtain new permanent financing; Most of our homes have **no pre-payment penalty**. In fact, if you plan to refinance right away – we can sell the home to you on a LEASE OPTION. Then you will not pay closing costs when you buy and again when you refinance, so you will save approximately \$1,000. The Lease Option also allows you to take advantage of "First Time Home Buyer" programs. When you purchase on contract, and then go to obtain your permanent financing, you are not purchasing, you are actually *refinancing*. On the lease option, when you obtain your permanent financing, you are *purchasing*.

Another question frequently asked is:

The payments listed on this flyer are interest only payments. Most of our purchasers request the lowest possible payment. Interest only payments are the lowest possible payment. However, your balance does not decrease with interest only payments, it remains constant. Most of our purchasers are mainly interested in locking in a purchase at today's prices with the lowest possible payment, doing a few things to repair their credit or be on their job two years or have tax returns for two years on their new business. Then with their improved credit etc obtaining the best possible interest rate on a permanent loan from the bank and refinancing. **HOWEVER**, this is completely up to you! We can do a thirty year amortization (just like it would be if you were buying through a bank) with a five year call. The payments do increase a little, however you have money coming off principal every month! On a balance of \$87,550 the payment raises approx \$60.00. Third choice is... Purchase with interest-only payments and remember anything you send in above your interest only payment (and above taxes and insurance) will go directly off principal! Payments shown do not include taxes and insurance.

**** Please be advised that all homes are under 24-hour surveillance and monitored by regular security patrols.**

**** Payment does not include Taxes & Insurance. ** Payments are interest only. Taxes are stated in description and insurance usually runs approximately \$30.00 per month on a \$130,000 home**

**** ALL HOMES ARE SOLD IN "AS IS" CONDITION. ** Pick up a flyer at 1117 SE 122nd #1 (between Stark and Market).** You may have a flyer faxed by calling (503) 255-3280. If you wish to be added to our mailing list, please call 503-255-3280 or 503-820-3818 and leave your e-mail address, full name, mailing address (please spell out names & streets) and phone number. (You may press "6" to interrupt the message to leave your message if you do not wish to listen to the full recording). You may pick up a purchase application as well a flyer listing all our homes for sale at 1117 SE 122nd (next to our front door or on the kitchen counter inside each home. Purchase applications can be faxed to: 503-255-3127.

***Are you ready to close??? When you turn your application in, be sure you are ready to go – we close quickly!
Once you qualify, we can close the next day on a lease option and one week later if it is a contract.***

IF YOU FOUND ONE OF THE HOMES YOU ARE INTERESTED IN PURCHASING, PLEASE FILL OUT A PURCHASER'S APPLICATION – BOTH SIDES (ONE EACH FOR BOTH HUSBAND AND WIFE) AND FAX TO (503) 255-3127 OR MAIL TO: PO BOX 33124, PTLD OR 97292 OR BRING TO OUR OFFICE AT 1117 SE 122ND, PORTLAND, OR 97233 (BETWEEN STARK AND MARKET) OR CALL (503) 313-4227.

NO PRE-PAYMENT PENALTY FOR EARLY PAY OFF UNLESS SPECIFICALLY STATED