

**Are You Needing to Passively Earn \$\$ 12-6%  
or...  
Continue Losing \$\$\$ to Inflation, Banks,  
401K, Stocks, Fees, Taxes, and Crypto  
Volatility?!**



**Private Money Prospectus**

<http://www.KingsBuyProperties.com>

## Common Ways Everyday People Earn 12-6%

Includes:

A. My Personal Guarantee, B. Promissory Note, B. I'll Buy you an Insurance Policy, and C. funds go to Third Party Title Company Fidelity.

Are You Needing to Passively Earn \$\$ 12-6%  
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Stocks, Fees, Taxes, and Crypto Volatility?!

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## Common Ways Everyday People Earn 8-12% Interest!

### IRA Becoming Self Directed

Using a 401(k) to lend to a real estate investor—specifically through a Self-Directed or Solo 401(k)—allows for tax-deferred or tax-free growth on high-interest, secured returns. This method avoids early withdrawal penalties, allows you to act as a private lender, and can generate higher income than traditional market investments, potentially with less risk through property liens.

Key benefits include:

- **Tax-Advantaged Returns:** Interest income earned from lending via a Solo 401(k) grows tax-deferred (Traditional) or tax-free (Roth).
- **High Yield Potential:** Private loans to real estate investors can command high-interest rates (e.g., 10-15%) plus points, significantly outperforming typical stock market returns.
- **Secured Investment:** Loans can be secured by a deed of trust or mortgage on the property, reducing risk.
- **No Early Withdrawal Penalty:** A 401(k) loan (if not using a Self-Directed plan) can be taken up to \$50,000 or 50% of the vested balance (whichever is less) without immediate taxes or penalties, provided it is repaid within five years.
  - **Flexibility:** Loans can be repaid via payroll deductions, allowing for structured, consistent repayments.

**Next: Home Equity Loan Benefits**

# Kings Buy Properties Prospectus

## Common Ways Everyday People Earn 8-12% Interest!

### Home Equity Loan Benefits

Lending a Home Equity Line of Credit (HELOC) to a real estate investor allows the lender to earn higher interest rates compared to traditional savings vehicles, often with faster, more flexible access to capital for the borrower. This strategy provides investors with immediate cash to purchase or renovate properties without needing to sell existing assets or go through a full refinancing, using the investment property as collateral.

Key benefits for lenders and investors include:

- **Higher Yields & Returns:** By providing capital for property investments, lenders can achieve higher interest rates than standard savings accounts or bonds.
- **Asset Protection:** Investors can often structure HELOCs on investment properties, leaving their primary residence protected from foreclosure.
- **Speed and Efficiency:** Investor HELOC'S can often be secured in as little as two weeks, enabling quick, cash-like offers on property deals.
- **Flexible Access & Repayment:** Funds can be drawn as needed during the draw period, and interest-only payments are often allowed, optimizing short-term cash flow for rehab projects.
- **Strategic Leverage:** Investors can use the funds to purchase additional properties, renovating them to increase the overall value of their portfolio.

### Next Savings Benefits

## Common Ways Everyday People Earn 8-12% Interest!

### Savings Benefits

Using savings to invest with a real estate investor—often through private money lending for 8–12% return can offer significant advantages over traditional savings accounts, including higher, more consistent cash flow, passive involvement, and potential inflation protection. While 8–12% *annual* returns are common in real estate. Here are the primary benefits of investing capital with real estate investors:

#### 1. High-Yield Passive Income

- **Predictable Cash Flow:** Private money lending allows you to act as the bank for real estate investors, offering a steady, often monthly, income stream, which is higher than typical dividend stocks or savings accounts.  
**Passive Involvement:** Unlike being a landlord, lending capital to an investor requires little to no property management, maintenance, or tenant handling.

#### 2. Secured Investment Position

- **Asset-Backed Collateral:** These investments are typically secured by the property itself (a lien on the house), reducing risk compared to unsecured investments.  
**Priority Return (Preferred Return):** In many partnership structures, lenders receive a "preferred return" (e.g., 8–10% annually or monthly) before the operator takes any profit, creating a safety net for your principal.

#### 3. Hedge Against Inflation

- **Real Asset Exposure:** Real estate inherently provides a hedge against inflation because rental income can increase alongside rising prices, ensuring your income stream keeps pace with inflation, unlike fixed-rate bonds.

#### 4. Portfolio Diversification

- **Low Correlation to Stocks:** Real estate returns often do not move in tandem with the stock market, providing diversification that can stabilize a portfolio.

#### 5. Tax Advantages

- **Depreciation and Deductions:** Depending on the investment structure, investors can benefit from tax deductions for depreciation, interest, and operating expenses, allowing them to keep a larger portion of the returns compared to ordinary income.

# Kings Buy Properties Prospectus

## Private Investor Program

How much are looking to invest?

I always tell my investors not to invest with everything they have.

Can I tell you a little bit about what we do, and the different types of lenders that we have?

And then after I tell you about the types of lenders you can tell me about what you work's for you?

Alright. So, we have three types of lenders, the first type is very rare, and we only have 1 of them. And those lenders have around 50 million dollars. The kind of lender that I never talk to, they aren't looking to make a lot of money, they just want to preserve their money. And they know investing with us is safe. So, those are the people we typically use their money for rentals, really, long term, 10, 20, 30 years. All they want is a stable check every year, and they usually charge us 6-8%. They just want to make more money than a 401K, the stock market, or anything else. Right? Most do not fit in that category, but i just have to tell you what we have access to. **So that is lender #1**

**Lender 2** is someone who may not be interested in real estate. But maybe wants to make more money than 401K, the stock market, etc. Typically, they are doctors, nurses, and the like usually giving us \$100,000-\$500,000 at a time. And we're around 10% with them. They usually have their money with us 12 months at a time, then they re-invest after 12 months and get their money back. Plus, all the interest they make each year

**Lender 3** is someone commonly brand new to lending and wants to see a quick return. Or it's someone simply new to us. FYI: These lenders start by investing, \$50,000-\$15,000, and we are around 12% with them for 12 months. They commonly re-invest after 12 months and get their money back Plus, all the interest they make each year

What type of lender type are you? Call (888) KINGS-09

# Kings Buy Properties Prospectus

## **Investment Summary**

We specialize in buying distressed residential and commercial properties in select markets across the U.S., re-selling them, lease option them, renting them, if needed completely renovating the properties, and then re-selling to homeowners for a profit.

## **Experience**

We have purchased, renovated, and resold over 20 properties in 4 different markets and have developed and perfected a system that enables us to consistently find, fix, flip, or holding residential and commercial properties for high profits.

## **Deal Finding**

As a key to our success, we consistently find ideal investment properties through our joint venture relationship online and local data and sources.

Finding the most profitable properties to wholesale, lease option, fix and flip is made possible by making thousands of low priced “all cash” offers on distressed properties. Each offer is based on a strict buying formula that ensures a purchase price plus cost of repairs equal to 65% or less of the after-repair value (ARV).

## **Selection Process**

We invest considerable time into fully researching each selected market to provide an accurate estimate of the resale value of each property prior to acquisition. Each property is then professionally inspected to provide a comprehensive review of the rehab budget based on the actual costs of repairing other similar properties.

As such, our company rejects approximately 8 out of 10 properties which make it to the final review process. This strict selection process gives us with the “best of the best” deals, providing higher profit margins and the ability to compensate our investors with a strong return on investment.

# Kings Buy Properties Prospectus

## **Sales Price**

We acquire properties that typically re-sell from \$200,000 to \$400,000. Operating in this price range enables us to stay in desirable neighborhoods with an adequate supply of buyers who are easily able to qualify for financing.

## **Turnaround Time**

Average turnaround time from acquisition to re-sale per property is typically 30-150 days.

## **Days on Market**

If needed, average time on the market is typically 30 to 60 days.

## **Contractors As Needed**

We contract all labor and material costs of renovation. Contractors are licensed and insured.

## Net Profit Varies Depending on the Deal & Exit Strategy

We may wholesale or resale properties for regular cashflow \$5000-\$30,000, or we may do a lease option for even more cashflow \$20,000, \$200 Monthly, and about \$40K when they, or do commercial Midterm Rentals, or we may get average net profit per deal fix and flip is usually 20% of the after-repair sale price (approximately \$40,000 - \$60,000 per deal). This takes a lot of more time than other options. We use a formula to determine profit, closing costs, and carrying costs to determine the correct buy price, making the total capital invested 65% of After Repair Value (ARV).

# Kings Buy Properties Prospectus

## **Renovation Management If Needed**

All renovations are managed daily to ensure quality standards are adhered to and schedules are consistently met.

## **Purchasing**

We specialize in buying distressed properties, and privately sold homes at large discounts.

## **Sales**

If renovations on a home are needed and completed, the property is marketed to local Lease to Own buyers (helping housing shortage), our buyers list, or the MLS by a top-selling local real estate agent.

## **Systems and Procedures**

What separates us from other enterprises is the use of proven systems for finding, flipping, renting, fixing and flipping residential properties. These systems are used to find, acquire, manage and re-sell properties quickly. By utilizing these systems, the company easily manages an average of 10-15 deals and projects at a time.

## **Safe Investment**

We work with numerous private investors and have raised millions to fund various real estate transactions. We give investors regular progress and financial reports as well as frequently updated data and pictures.

# Kings Buy Properties Prospectus

## Recent Investments Summary – Details & Pictures on Following Pages

Investment Property Address	Current Status	Purchase Price	Rehab Cost	Sold Price	Down Payment	Monthly Lease Option Income	Net Profit	Exit Strategy Time
1339 Sherborn	Sold	\$179,000		\$209,000	\$30,000		\$30,000	30
4320 Pinehurst	Sold	\$107,500		\$ 230,000	\$ 48,000	+\$200x	\$ 48,000	365
1794 Apple Ridge	Sold	\$210,000		\$375,000	\$78,000		\$78,000	30
19021 SE 128°	Sold	\$145,000		\$320,000	\$64,000		\$64,000	155
24846 Mirrormont Way	Sold	\$285,000		\$ 595,000	\$ 100,000		\$ 100,000	150
152 <sup>nd</sup> Ave	Sold	\$293,000		\$585,000	\$101,000		\$101,000	144
36878 Haverhill	Sold	\$66,000	\$7,408	\$ 124,000	\$ 34,592		\$ 34,592	102
1421 Stanley	Sold	\$ 115,000		\$ 215,000	\$ 51,000		\$ 51,000	139
28731 Somerset	Sold	\$60,000	\$35,000	\$140,000	\$32,300		\$32,300	140
510 N. Edgeworth	Sold	\$ 82,000		\$ 163,900	\$ 40,900		\$ 40,900	165
3347 Cummings	Sold	\$ 60,000	\$30,000	\$ 125,000	\$ 25,000		\$ 25,000	143
788 E. Lincoln	Sold	\$ 110,000		\$ 234,000	\$ 48,000		\$ 48,000	120
421 Devillen	Sold	\$ 50,000		\$ 143,000	\$ 37,500		\$ 37,500	140
3100 Cedar Key	Sold	\$ 71,000	\$25,000	\$ 130,000	\$ 24,000		\$ 24,000	103
2814 Walsh	Sold	\$ 73,000	\$15,000	\$ 134,000	\$ 36,000		\$ 36,000	114
1125 N. Vermont	Sold	\$ 62,000	\$30,000	\$ 140,000	\$ 30,000		\$ 30,000	100
4624 Hillcrest	Sold	\$ 58,000		\$ 146,000	\$ 37,000		\$ 37,000	169
5879 Raven	Sold	\$ 120,000		\$ 285,000	\$ 73,000		\$ 73,000	155
23 Millington	Sold	\$ 120,000		\$ 262,000	\$ 55,000		\$ 55,000	151

# Kings Buy Properties Prospectus

## 1339 Sherborn



**3,500 square feet**

**4 beds / 2.1 baths**

**3 car garage**

**Finished**

**basement**

**Swimming Pool**

**Acquisition Price \$179,000**

**Rehab Costs \$53,000**

**Sales Price \$340,000**

**Closing Costs \$34,000**

**Net Profit \$74,000**

**Total Time on Market: 3 days**

**Total Turnaround Time: 123 days**

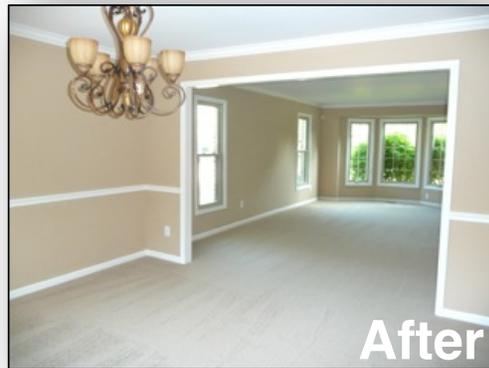
# Kings Buy Properties Prospectus

## 1339 Sherborn



# Kings Buy Properties Prospectus

## 1339 Sherborn



## 4320 Pinehurst



**2,500 square feet**

**4 beds / 2.1 baths**

**2 car garage**

**Finished**

**basement**

**Acquisition Price \$107,500**

**Rehab Costs \$50,000**

**Sales Price \$230,000**

**Closing Costs \$24,500**

**Net Profit \$48,000**

**Total Time on Market: 27 days**

**Total Turnaround Time: 177 days**

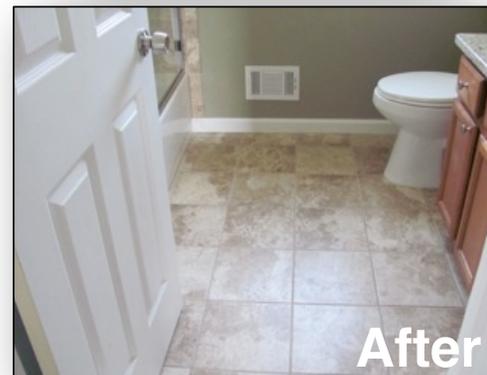
# Kings Buy Properties Prospectus

## 4320 Pinehurst



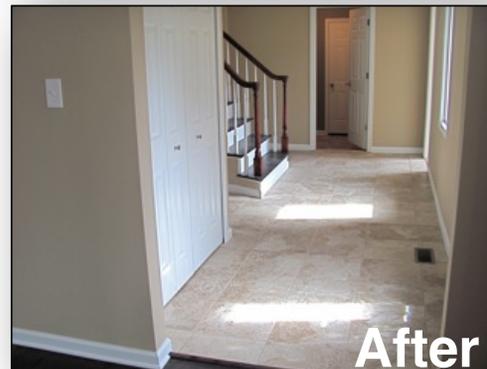
# Kings Buy Properties Prospectus

## 4320 Pinehurst



# Kings Buy Properties Prospectus

## 4320 Pinehurst



## 1794 Apple Ridge



**4200 square feet**

**4 beds / 4.1 baths**

**3 car garage**

**Basement**

**Acquisition Price \$210,000**

**Rehab Costs \$65,000**

**Sales Price \$375,000**

**Closing Costs \$22,000**

**Net Profit \$78,000**

**Total Time on Market: 104 days**

**Total Turnaround Time: 180 days**

# Kings Buy Properties Prospectus

## 1794 Apple Ridge



# Kings Buy Properties Prospectus

## 1794 Apple Ridge



# Kings Buy Properties Prospectus

## 19021 SE 128th



**2,170 square feet**

**4 beds /2.75**

**baths**

**2 car garage**

**crawl**

**Acquisition Price \$145,000**

**Rehab Costs \$95,000**

**Sales Price \$320,000**

**Closing Costs \$16,000**

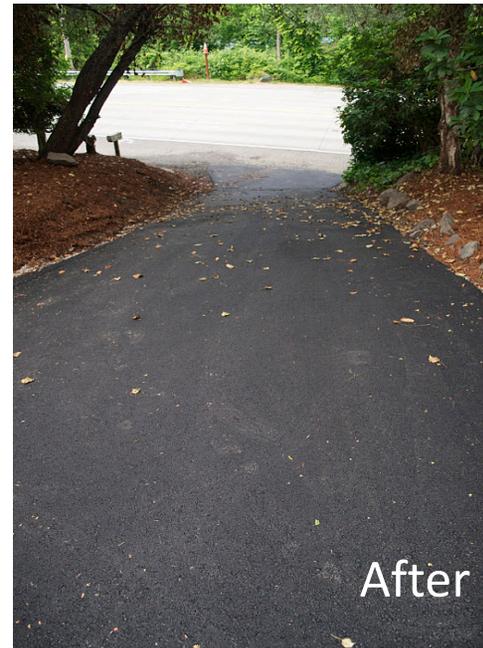
**Net Profit \$64,000**

**Total Time on Market: 60 days**

**Total Turnaround Time: 155 days**

# Kings Buy Properties Prospectus

19021 SE 128th



# Kings Buy Properties Prospectus

## 19021 SE 128th



# Kings Buy Properties Prospectus

19021 SE 128th



# Kings Buy Properties Prospectus

## 24846 Mirrormont Way



**3,370 square feet**

**6 beds /3.5 baths**

**2 car garage**

**Basement**

**Acquisition Price \$285,000**

**Rehab Costs \$125,000**

**Sales Price \$595,000**

**Closing Costs \$85,000**

**Net Profit \$100,000**

**Total Time on Market: 30 days**

**Total Turnaround Time: 151 days**

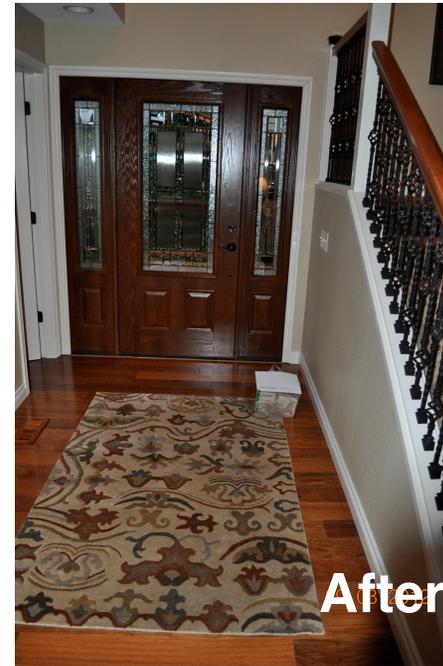
# Kings Buy Properties Prospectus

24846 Mirrormont Way



# Kings Buy Properties Prospectus

24846 Mirrormont Way



# Kings Buy Properties Prospectus

## 24846 Mirrormont Way



# Kings Buy Properties Prospectus

## 152<sup>nd</sup> Ave



**5650 Square Feet**

**5 beds 4 baths**

**3 car garage**

**Finished basement**

**Acquisition Price \$293,000**

**Rehab Costs \$108,000**

**Sales Price \$585,000**

**Closing Costs \$83,000**

**Net Profit \$101,000**

**Total Time on Market: 23 days**

**Total Turnaround Time: 144 days**

# Kings Buy Properties Prospectus

## 152<sup>nd</sup> Ave



# Kings Buy Properties Prospectus

## 152<sup>nd</sup> Ave



# Kings Buy Properties Prospectus

## 152<sup>nd</sup> Ave



# Kings Buy Properties Prospectus

## 36878 Haverhill



**1575 square feet**

**3 beds / 2 baths**

**2 car attached**

**+2 car detached**

**garage**

**basement**

**Acquisition Price \$66,000**

**Rehab Costs \$7,408**

**Sales Price \$124,000**

**Closing Costs \$16,000**

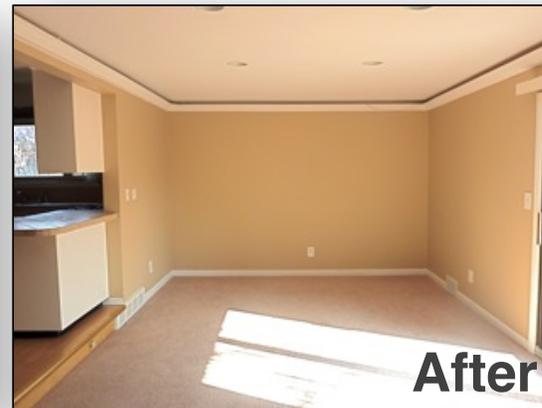
**Net Profit \$34,592**

**Total Time on Market: 30 days**

**Total Turnaround Time: 102 days**

# Kings Buy Properties Prospectus

**36878 Haverhill**



# Kings Buy Properties Prospectus

## 36878 Haverhill



## 1421 Stanley



**1,539 square feet**

**3 beds / 2 baths**

**1.5 car garage**

**Finished**

**basement**

**Acquisition Price \$115,000**

**Rehab Costs \$31,000**

**Sales Price \$215,000**

**Closing Costs \$18,000**

**Net Profit \$51,000**

**Total Time on Market: 6 days**

**Total Turnaround Time: 139 days**

# Kings Buy Properties Prospectus

## 1421 Stanley



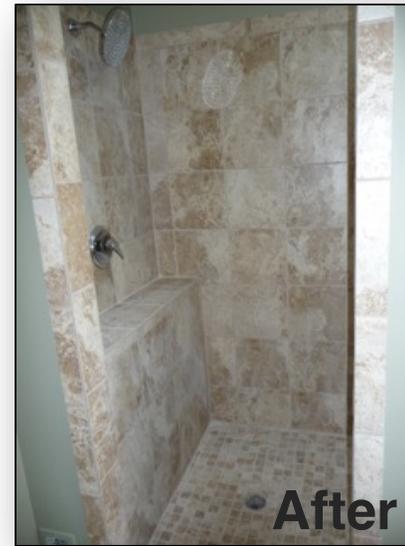
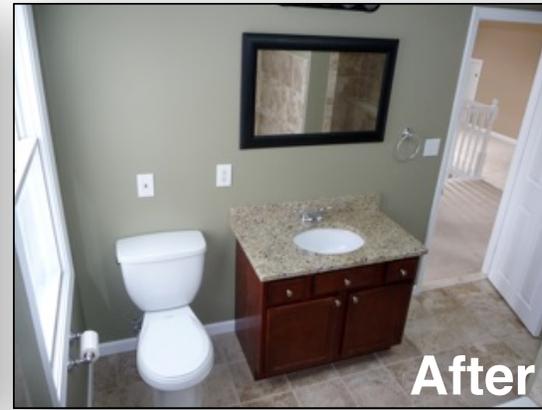
# Kings Buy Properties Prospectus

## 1421 Stanley



# Kings Buy Properties Prospectus

## 1421 Stanley



## 28731 Somerset



**1,743 square feet**

**3 beds / 1.1 baths**

**2 Car garage**

**Acquisition Price \$60,000**

**Rehab Costs \$35,000**

**Sales Price \$140,000**

**Closing Costs \$12,700**

**Net Profit \$32,300**

**Total Time on Market: 1 days**

**Total Turnaround Time: 140 days**

# Kings Buy Properties Prospectus

## 28731 Somerset



# Kings Buy Properties Prospectus

## 510 N. Edgeworth



**1,139 square feet**  
**3 beds / 2 baths**  
**2 car garage**  
**basement**

**Acquisition Price \$82,000**

**Rehab Costs \$25,500**

**Sales Price \$163,000**

**Closing Costs \$16,00**

**Net Profit \$40,900**

**Total Time on Market: 21 days**

**Total Turnaround Time: 165 days**

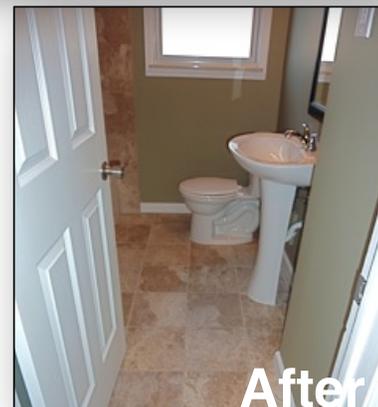
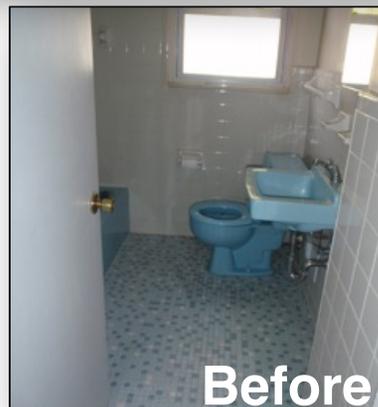
# Kings Buy Properties Prospectus

## 510 N. Edgeworth



# Kings Buy Properties Prospectus

## 510 N. Edgeworth



# Kings Buy Properties Prospectus

## 510 N. Edgeworth



# Kings Buy Properties Prospectus

## 3347 Cummings



**1,095 square feet**

**3 beds / 1.5 baths**

**1 car garage**

**basement**

**Acquisition Price \$60,000**

**Rehab Costs \$30,000**

**Sales Price \$125,000**

**Closing Costs \$10,000**

**Net Profit \$25,000**

**Total Time on Market: 17 days**

**Total Turnaround Time: 143 days**

# Kings Buy Properties Prospectus

## 3347 Cummings



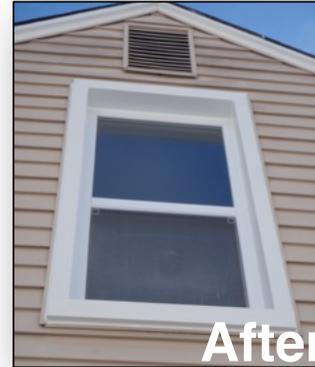
# Kings Buy Properties Prospectus

## 3347 Cummings



# Kings Buy Properties Prospectus

## 3347 Cummings



# Kings Buy Properties Prospectus

## 3347 Cummings



# Kings Buy Properties Prospectus

## 788 E. Lincoln



**1,800 square feet**

**3 beds / 2 baths**

**2 Car garage**

**Finished**

**basement**

**Acquisition Price \$110,000**

**Rehab Costs \$58,000**

**Sales Price \$234,000**

**Closing Costs \$18,000**

**Net Profit \$48,000**

**Total Time on Market: 24 days**

**Total Turnaround Time: 120 days**

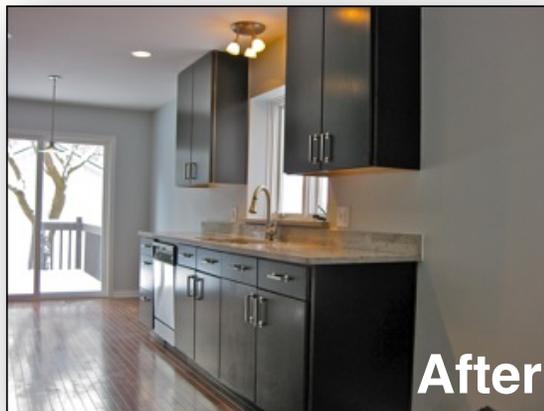
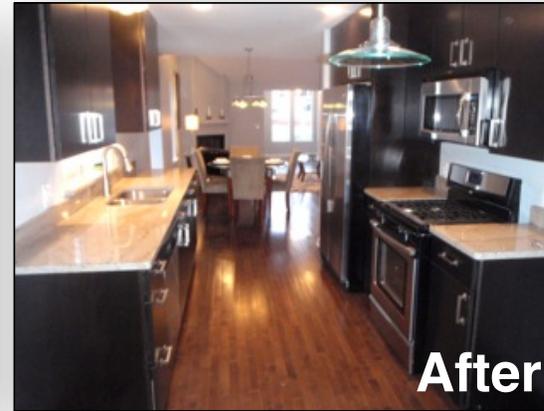
# Kings Buy Properties Prospectus

## 788 E. Lincoln



# Kings Buy Properties Prospectus

## 788 E. Lincoln



# Kings Buy Properties Prospectus

## 788 E. Lincoln



# Kings Buy Properties Prospectus

## 421 Devillen



**1,600 square feet**

**Tri-Level**

**4 beds**

**1.1 baths**

**Acquisition Price \$50,000**

**Rehab Costs \$40,000**

**Sales Price \$143,000**

**Closing Costs \$15,500**

**Net Profit \$37,500**

**Total Time on Market: 16 days**

**Total Turnaround Time: 140 days**

# Kings Buy Properties Prospectus

## 421 Devillen



# Kings Buy Properties Prospectus

## 421 Devillen

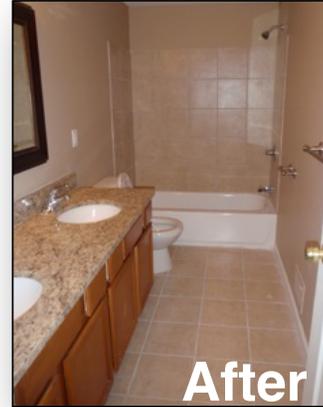


# Kings Buy Properties Prospectus

## 421 Devillen



Before



After



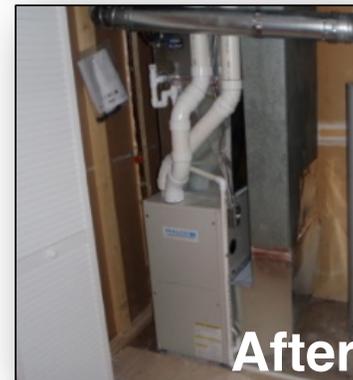
Before



After



Before



After

# Kings Buy Properties Prospectus

## 3100 Cedar Key



**1,610 square feet**

**Tri-Level**

**3 beds / 1.1 baths**

**2 car garage**

**Acquisition Price \$71,000**

**Rehab Costs \$25,000**

**Sales Price \$130,000**

**Closing Costs \$10,000**

**Net Profit \$24,000**

**Total Time on Market: 18 days**

**Total Turnaround Time: 103 days**

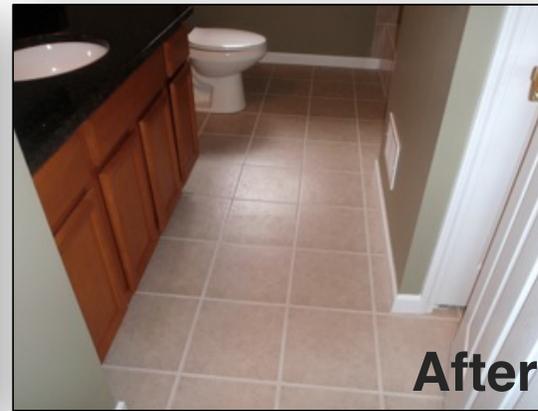
# Kings Buy Properties Prospectus

## 3100 Cedar Key



# Kings Buy Properties Prospectus

## 3100 Cedar Key



## 2814 Walsh



**1,232 square feet**

**3 beds / 1.1 baths**

**2 Car garage**

**Finished**

**basement**

**Acquisition Price \$73,000**

**Rehab Costs \$15,000**

**Sales Price \$134,000**

**Closing Costs \$10,000**

**Net Profit \$36,000**

**Total Time on Market: 10 days**

**Total Turnaround Time: 114 days**

# Kings Buy Properties Prospectus

## 2814 Walsh



# Kings Buy Properties Prospectus

## 1125 N. Vermont



**1,060 square feet**

**3 beds / 1 baths**

**1 car garage**

**basement**

**Acquisition Price \$62,000**

**Rehab Costs \$30,000**

**Sales Price \$140,000**

**Closing Costs \$18,000**

**Net Profit \$30,000**

**Total Time on Market: 7 days**

**Total Turnaround Time: 100 days**

# Kings Buy Properties Prospectus

## 1125 N. Vermont



# Kings Buy Properties Prospectus

## 1125 N. Vermont



## 4624 Hillcrest



**1,700 square feet**

**5 beds / 2.1 baths**

**2 car garage**

**Partially finished**

**basement**

**Acquisition Price \$58,000**

**Rehab Costs \$35,000**

**Sales Price \$146,000**

**Closing Costs \$16,000**

**Net Profit \$37,000**

**Total Time on Market: 30 days**

**Total Turnaround Time: 169 days**

# Kings Buy Properties Prospectus

## 4624 Hillcrest



# Kings Buy Properties Prospectus

## 4624 Hillcrest



# Kings Buy Properties Prospectus

## 5879 Raven



**3,700 square feet**

**4 beds / 2.1 baths**

**2 car garage**

**basement**

**Purchase Price \$120,000**

**Rehab Costs \$76,000**

**Sales Price \$285,900**

**Closing Costs \$16,000**

**Net Profit \$73,000**

**Total Time on Market: 72 days**

**Total Turnaround Time: 155 days**

# Kings Buy Properties Prospectus

## 5879 Raven



# Kings Buy Properties Prospectus

## 5879 Raven



# Kings Buy Properties Prospectus

## 5879 Raven



## 23 Millington



**3,200 square feet**

**5 beds / 3 baths**

**2 car garage**

**basement**

**Acquisition Price \$120,000**

**Rehab Costs \$72,000**

**Sales Price \$262,900**

**Closing Costs \$15,000**

**Net Profit \$55,000**

**Total Time on Market: 43 days**

**Total Turnaround Time: 151 days**

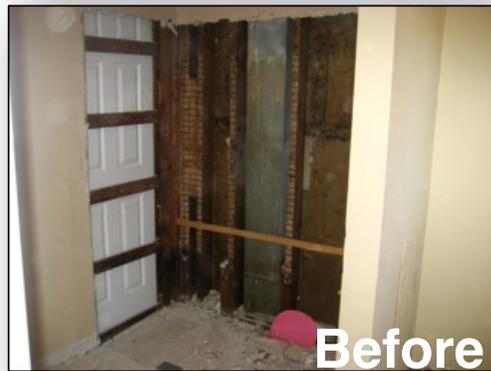
# Kings Buy Properties Prospectus

## 23 Millington



# Kings Buy Properties Prospectus

## 23 Millington



# Kings Buy Properties Prospectus

## 23 Millington

