

Rem0del.com DPPP

(Distressed Property Partnership Program)

Real Estate Business.

Step 1.

Rem0del.com Qualified Distressed Property Specialist.

In the “boom” of the foreclosure market, distressed properties have become a profitable investment tool. Known as REO (“real estate owned”), these properties have been returned to the bank after attempts were made to sell the property through foreclosure auctions. Since banks are in the business of lending money, not owning property, properties are offered in at steep discounts. The “over-stock” of REOs today, is directly connected to the failure of many banks and lenders. Too much inventory and not enough operating capital means banks are offering their REO inventory at historically low rates. Distressed property acquisitions can also be found in pre foreclosures, short sales, tax liens, bankruptcies, probate, evictions, divorce joint asset, motivated sellers and several other distressed situations.

Using our own rem0del.com construction services to restore and remodel the property will allow for significant additional gains to the partnership since the cost of the restoration / remodel of the property will be the same for the partnership as our business. The efficiency of incorporating our construction business into our real estate business will eliminate the markups incurred when having to hire a construction company to perform these same services. All partners enrolled into our DPPP (distressed property partnership program) will have the security of property ownership (deed) until all partnership contracted commitments have been met. This unique approach to the real estate business will allow for both parties to maximize from current market opportunities without the exposure of risk or financial limitations of current economic conditions.

Once the DPPP funding is closed out at the total sum of distressed property purchase cost plus estimated rehab cost plus 5% setup cost, Rem0del.com will incorporate the DPPP entity (Integrity DPPP Holdings, partnership), fund the (Integrity DPPP holdings, partnership) account, deliver (Integrity DPPP holdings, partnership) certificates, purchase the distressed property, rehab the distressed property, lease property and list for final sale.

Step 2.

The following Time line is a best *estimate* of the timing of the Rem0del.com distressed property Acquisition process from the submission of the completed DPPP paperwork to Rem0del.com, to the closing of the purchase transaction.

Note 1: These are *approximate* times and are subject to change. Rem0del.com will identify several distressed property candidate properties, perform general due diligence, incorporate integrity RPPP Holdings, partnership, fund the DPPP account and distribute DPPP certificate ownership.

1) Rem0del.com submits the distressed property purchase contract to seller.

(2-5 days; potential delay if funds aren't ready for proofing)

Funds must remain in account for seller to also perform Proof of Funds.

2) Seller responds with any contract objections and requests POF(proof of funds).

(5-7 days; potential delays contract objections or other offers)

3) Rem0del.com submits to seller modified contract and proof of funds.

(3-5 days; potential delay attorney review)

4) Seller provides executed contract.

(3-5 days; potential delay attorney review)

5) closing date is generally 30-45 days.

(contract will be subject to Rem0del.com stipulations; final inspections; closing may occur at earlier date disclosure of Rem0del.com)

6) Rem0del.com initiates final due diligence on Property Values and State of Repair on property. Permission for Rem0del.com to enter the property is provided by the Seller, which can be based on current occupancy, or other factors.

7) Rem0del.com opens the escrow or initiates the "closing process" with closing attorney, whatever is typical for the locale. The transaction proceeds like a standard closing like any other. The only steps during the closing period are essentially the receipt of the wired funds from the Rem0del.com account and the transfer of the warranty titles by the Seller into the titling defined by the Offer to Purchase. There is no mortgage involved and the warranty titles have already been done. In 30-60 days, the purchase is complete.

Step 3.

Rem0del.com takes control of all rehabs/repairs of the properties. HOME WARRANTIES Are Provided On All Properties.

Tenant Procurement.

Rem0del.com associates are licensed Property Managers and Brokers. We handle ALL Property Management needs. This includes, but is not limited to; procuring tenants, lease execution/terms, collections, reporting and ongoing Maintenance. Quarterly Statements and partnership dividends are disbursed, a full itemization of rents collected, bills paid, repairs made. Only applies to final sale qualified partners.

Exit Strategy.

Rem0del.com will prepare clean property titles and all properties post rehab independent appraisal documents for Integrity DPPP holdings, partnership.

List the Integrity DPPP holdings, partnership inventory properties for sale at market pricing.

APR Partners.

Partners at subscription that subscribed to 12 month guaranteed APR exit option, will be liquidated via lender finance and partnership certificates redeemed by (Integrity DPPP holdings, partnership) treasury.

Final Sale Partners.

Partners at subscription that subscribed to final sale option, will receive quarterly statements and dividends for all Integrity DPPP holdings, partnership activities.

Partnership Dissolution.

The partnership will be dissolved upon all real property inventory final sale liquidation and dividends disbursements.