



Findobact Holdings Corporation

Acquisition | Development | Sales | Management | Financing

Presents
Real Estate Investment Opportunities
in
Metro Atlanta Area
Georgia
United States of America.



Findobact Holdings Corporation

Acquisition | Development | Sales | Management | Financing

**We Are A
Georgia, USA
“full service real estate
enterprise”
doing business as:**



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FINDO FINANCIAL FUNDING

Mortgage Finance Solutions®



Funmi Abiodun- Findo MBA

President NMLS#167346

Chief Mortgage Specialist

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www.findofinancial.com

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(Magnolia Office Park) Fayetteville, GA 30214

Findo Financial Funding NMLS#146002 GRML#



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Real Estate Brokerage Services
www.findorealty.com



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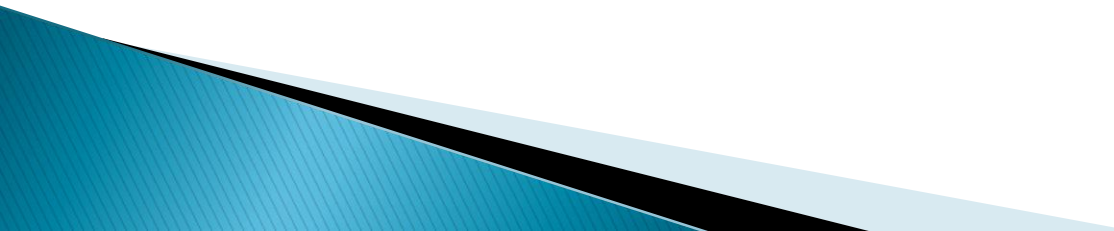


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About Us

- ▶ Findobact Holdings Corporation is a Georgia; USA based “full service real estate enterprise”
 - ▶ With all requisite licenses and certifications.
 - ▶ Knowledgeable and experienced associates & partners to deliver your real estate needs in the United States of America.
 - ▶ We proudly say “We Know Real Estate”!
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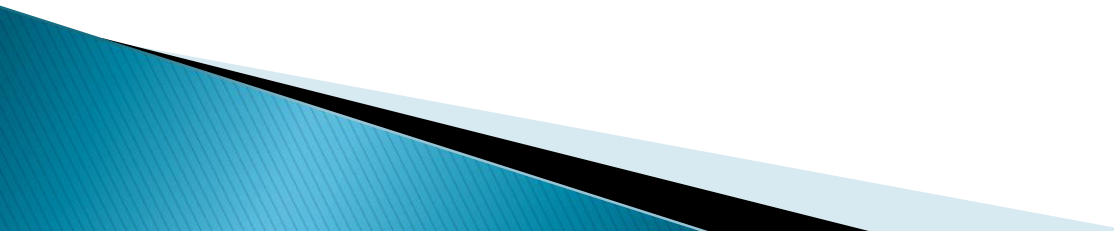
About Us (2)

- ▶ We have been involved in over \$250 Million in combined real estate transactions in different capacities; Lender/Banker, Loan Officer/Consultant, Realtor/Broker, Buyer, Seller, Builder, Renovator, Investor and Project Consultant.

About Us (3)

- ▶ On daily basis we continue to be involved with real estate transactions that primarily make folks home owners and create wealth and stable investment returns for our investors and clients.

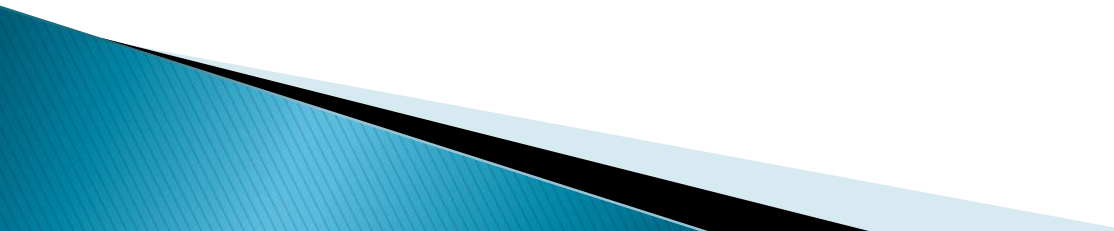
About Us (4)

- ▶ Our accumulated diverse experience and continuous involvement in real estate transactions as enabled us to gain experience in both “bullish” and “bearish” real estate market, hence we are able to find opportunities for ourselves and our broad based investor clients’ to make above average returns on their investments in form rental income (on leased properties) and capital gains (on sold properties).
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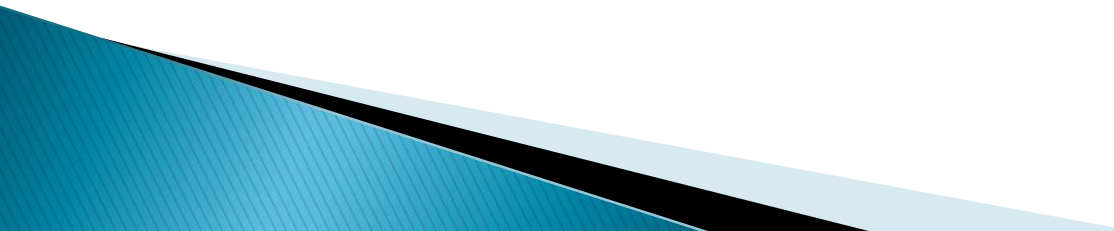
Prime-Mover: Funmi Abiodun-Findo

- ▶ Funmi Abiodun-Findo has been involved in over US\$250 million in real estate transaction in the past 10 years in different capacities; banker, mortgage broker, real estate broker, buyer, seller, investor, realtor, loan officer and consultant.
- ▶ An analytic approach to problem solving honed in the Chemistry Department of Ogun State University, prepared him for the hard work and diligence required to master capital budgeting, formations and real estate investment analysis at his MBA-Finance studies at Mercer University, Atlanta, Georgia.
- ▶ Funmi Abiodun-Findo is a graduate of the prestigious Branch Banking & Trust University, where he received a full scholarship in his banking and management training.
- ▶ Funmi lives with his wife, Wunmi, and two beautiful daughters; Oppy and Fiffy, in “The Woodlands” sub-division of Fayette County, Georgia. He is a Rotarian and strives everyday to live a balanced life: God, Family, Work and Play!

Why Invest In USA Real Estate:

- ▶ The expanding globalization of the world economy has spurred increased investment and trade across international borders over the last several decades.
 - ▶ The United States has historically been an attractive place for international investors. International investors are drawn to the U.S. because of its strong private property rights, independent judiciary, growth oriented tax law, and liquid capital markets
- 

Why Invest In Metro Atlanta; Georgia Real Estate

- ▶ We invite you to leverage on our knowledge and experience; over 10 business–years of providing "full service" real estate solutions.
 - ▶ Georgia remains the best place for residential real estate investment in United States; low entry point price plus being a “Landlord” state; highly important if we need to evict a slow or non–paying tenant. In Georgia the courts have agreed: You don’t pay, you don’t stay!
- 

Consider investing in

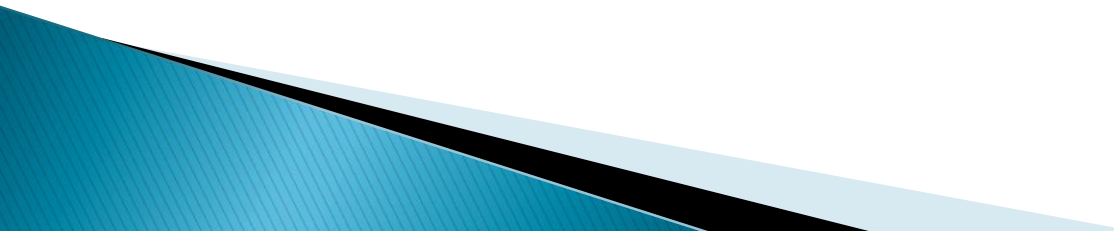
Metro Atlanta Area Real Estate

- ▶ Ranked #1 Rental Market in the U.S. by Forbes
- ▶ Projected Job Growth: 60,000 jobs per year from 2011–2020*
- ▶ Projected Population Growth: 90,000 people per year from 2011–2020*
- ▶ 9th Largest Metro–Area in the U.S.

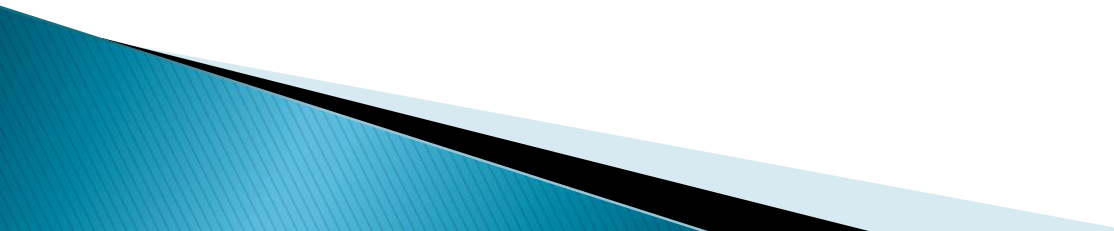
*Source: Atlanta Metro Chamber of Commerce.



Consider investing in Metro Atlanta Area Real Estate (2):

- ▶ and earn positive cash flows in rental income and position yourself for double digit returns in capital gains when the real estate market returns to pre-2008 values
 - ▶ Be sure of our guidance through your investment cycle. We offer you homes that are newly renovated and upgraded making a delight for quality tenants and future savings in lower maintenance cost. Our associates at Findo Realty (A Findobact Holdings Corporation subsidiary) will provide tenant placement and property management service.
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Consider investing in Metro Atlanta Area Real Estate (3):

- ▶ Fully Renovated Single Family Homes
 - ▶ Located in Premium Owner–Occupied Communities
 - ▶ Tenants already in Place on a 1–Year Lease
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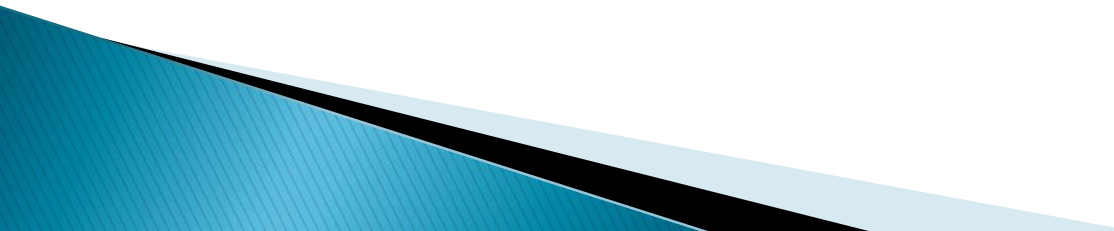
Consider investing in Metro Atlanta Area Real Estate (4):

- ▶ Bonus: Put a property under contract and get an all expense paid trip down to Atlanta (including airfare) for a property tour in the next 30 days to do your due diligence, meet with us and see your property in person (Trip expenses reimbursed after closing up to \$1,000.00).

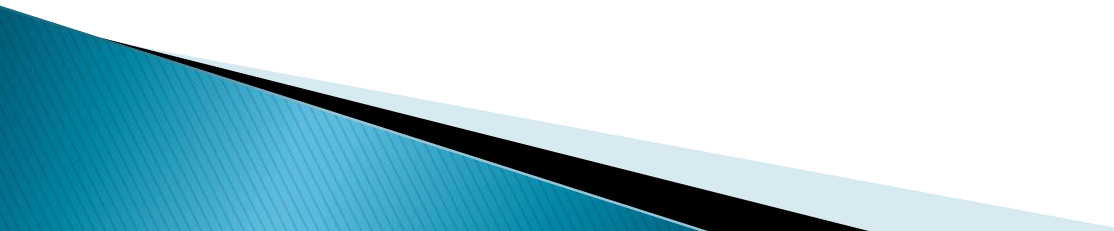
Comparative Investment in Real Estate in Nigeria:

- ▶ This investment opportunity is targeted at a Nigerian investor with 10 million naira in investible funds.
- ▶ We have specially packaged our Town Homes with you in mind.

Comparative Investment in Real Estate in Nigeria (2):

- ▶ Let's consider what else can you invest 10 million naira in the Nigeria market where your principal is protected and guaranteed not to lose value?
 - ▶ Where in Lagos, Nigeria; will you buy real estate for 10 million naira and how much rental income will that generate monthly?
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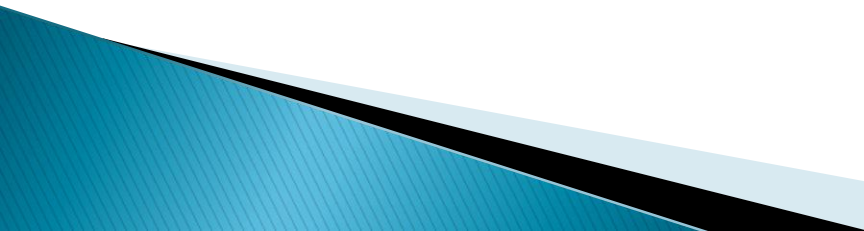
Comparative Investment in Real Estate in Nigeria (3):

- ▶ Where in Lagos, Nigeria will you buy buildable plot of Land for 10 million and what kind of title documents will you get?
 - ▶ Now let's assume you miraculously buy a property in Lagos, Nigeria for 10 million naira and secure a tenant that actually paid the first year rent. Then he stops paying. How long and tedious is the eviction process?
- 

Comparative Investment in Real Estate in Nigeria (4):

- ▶ Now consider investing in Metro Atlanta Area Real Estate by purchasing one of our recently renovated and upgraded town homes for 10 million naira or 65,000.00 US Dollars equivalent with the following benefits:

Comparative Investment in Real Estate in Nigeria (5):

- ▶ You will receive a marketable and insurable title.
 - ▶ A town house with a sitting tenant, properly income qualified.
 - ▶ You will start earning gross rental income of \$700.00 –\$750.00 from the date of your purchase.
 - ▶ Your annual return on your investment is almost 12.00%
 - ▶ Your capital/money is working harder for you.
- 

Comparative Investment in Real Estate in Nigeria (6):

- ▶ Your investment portfolio is internationally diversified without the risk associated with stocks and mutual funds.
- ▶ Your income is in United States Dollars, hence you are not the mercy of the “political naira valuations”
- ▶ Very strong potential for capital gains; since you buying at the bottom of the US real estate market. The cost to replace your town house in today’s dollars is US\$129,900.00.

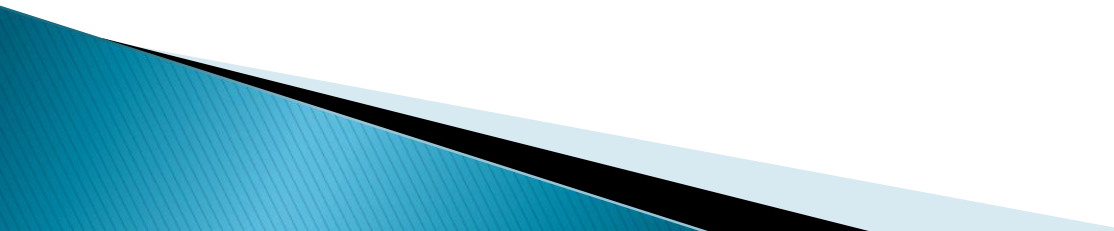
Buying Process

- ▶ Visit us online: www.findohomes.com
 - ▶ Click on the “Real Estate Investor” tab and scroll through our available inventory
 - ▶ You can download a sample “FHC Real Estate Purchase & Sale Agreement”
 - ▶ You can download a sample “ FHC Exclusive Leasing Management Agreement”
 - ▶ Call us for additional information or clarifications
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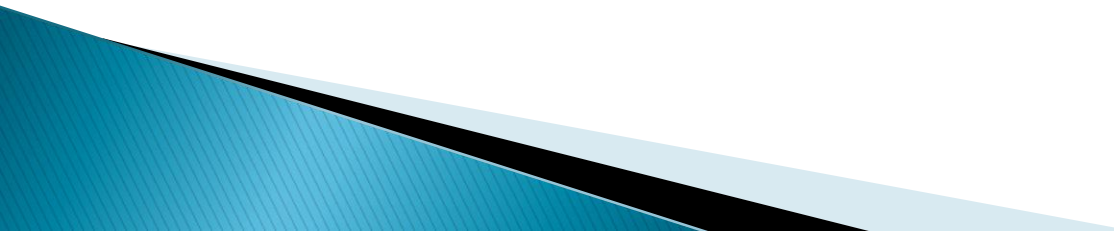
Closing Process

- ▶ You can close your real estate transaction with any real estate closing attorney in Georgia, USA.
- ▶ Your closing attorney cost on a cash transaction will less than or equal to 1.5% of purchase price.
- ▶ We recommend: Morris Hardwick Schneider
- ▶ The biggest closing attorney office in the South-East of Unites States.
- ▶ www.closingsource.net

Closing Process (2)

- ▶ Cristina Hunt; Attorney/Partner at MHS.
 - ▶ Email: chunt@closingsource.net
 - ▶ Address: 120 Howard Lane, Fayetteville, GA 30215
 - ▶ Tel: -1-770-461-4541
 - ▶ Fax: -1-770-461-4098
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Property Management

- ▶ Our Associates at Findo Realty will provide property management
 - ▶ We charge a management fee of 10.00%
 - ▶ We offer you a 6-month free management as an incentive.
 - ▶ We provide you quarterly income statement on your rental portfolio
 - ▶ We direct deposit your collected rent into any US based checking/saving account on the 10th of the month
- 

Frequent Asked Questions

- ▶ **Question:** What are the expense to me as investor?
- ▶ **Answer:** (1). You are responsible for yearly property taxes usually due on November 15 of every year. Your property tax will be less than 1.00% of your purchase price. (2). You are responsible for maintenance of your property, keeping it in good repair and live able condition. Our recently renovated and upgraded homes provides you the rest of mind that you have acquired an investment property with low maintenance.

Frequent Asked Questions(2)

- ▶ **Question:** What if the tenant stop paying rent?
 - ▶ **Answer:** We have used our best effort to place income qualified tenants in your investment property. Should the tenant default on rent, we will initiate eviction proceedings in a magistrate court. Georgia is a “landlord state”. You don’t pay, you don’t stay! We should have eviction completed in less than 28 days. Clean-up the house and get it ready for a “better” tenant!
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