

Types of Properties I Am Buying



I am currently buying properties in the:

USA

Puerto Rico / Virgin Islands

Dominican Republic

Jamaica

Panama

Costa Rica

Nicaragua

Brazil

Chile

Columbia

Peru

Uruguay

99% of the properties that I buy are "Off Market Properties" ... They are NOT on MLS, Zillow, Realtor.com, Trulia, etc. I prefer negotiating and buying directly from the property owner.

If you are a Realtor and you send me an off market property that I buy, I will make sure you get your commission.

MY NICHE IS “AFFORDABLE HOUSING”

I BUY PROPERTIES THAT FALL WITHIN THESE GUIDELINES

USA REAL ESTATE

Single Family Homes in the USA:

Price range: \$100,000 and Below

Property should not be leveraged more than 30% Loan to Value.

Prefer Free and Clear

Property cannot be located in a high crime area

Should have Good Schools nearby and in a safe area

Mobile Homes or Manufactured Housing in USA:

Price Range: \$40,000 and Below

Year 1996 or newer

Prefer 3 BR / 2 Bath

Mobile Home Parks in the USA:

Prefer off market Mobile Home Parks

Minimum of 30 spaces

No high crime areas

Schools must be nearby and in a safe area

Property should not be leveraged more than 30% Loan to Value

Motels in the USA that Rent By The Week:

Minimum of 20 units

No high crime areas

Should be Located on bus line and near shopping

Motel should not be leveraged more than 30% Loan to Value

Motels in the USA that Rent By The Night:

City population must be at least 100,000 or more

100 rooms + or - 10

10 years or older.

Close to a University.

On the Bus Line Preferred.

Not in a high crime area.

Free and Clear or not Leveraged More Than 30%.

Not currently purchasing Motels In California or New York.

Send me ONLY Motels that are Off Market. Not currently listed.

Multi Family in the USA:

City population must be at least 100,000 or more

20 units to 100 units.

10 years or older.

On the Bus Line Preferred.

Not in a high crime area.

Free and Clear or not Leveraged More Than 30%.

Not currently purchasing Multi Family in California or New York.

Send me ONLY Multi Family that are Off Market. Not currently listed.

INTERNATIONAL REAL ESTATE

Properties For Sale In: San Juan, Puerto Rico...

I am ONLY buying OFF MARKET PROPERTIES...

If you are a Realtor and you send me an off market property that I buy, I will make sure you get your commission.

Multi Family: 30 units or more. Prefer Properties 10 years or older.

Single Family Homes: On the ocean or no more than a 5 minute walk to the beach.

Prefer vacant properties in need of rehab.

Properties For Sale In: South America, the Dominican Republic, Nicaragua, Panama or Jamaica...

I am ONLY buying OFF MARKET PROPERTIES....

If you are a Realtor and you send me an off market property that I buy, I will make sure you get your commission.

Multi Family: 30 units or more. Prefer properties 10 years or older

Single Family Homes, Apartments, and Condos: On the ocean or no more than a 5-minute walk to the beach.

Prefer vacant properties in need of rehab.