



Turning **PROPERTIES** into **POSSIBILITIES**

## THE ECONOHOMES DIFFERENCE

### Leading online source for wholesale investment properties under \$100K

- Proven track record – buying and selling thousands of properties across 40+ states
- Thousands of happy investors – see our testimonials

### Free online access to all properties

- Every property is owned by Econohomes – no middle man
- Easy process, best deals

### Short and long term financing

### Full-service, in-house team of real estate experts

### We buy direct from lenders, servicers, and other investors

- 1 property to 100's at a time
- All or nothing; pick'em; set price; bid price
- Cash buyer, not broker

## ECONOHOMES LLC

1905 Kramer Lane  
Suite B700  
Austin, TX 78758  
T: 512-334-1400  
F: 512-535-2375



[www.econohomes.com](http://www.econohomes.com)

[info@econohomes.com](mailto:info@econohomes.com)

### Econohomes is the leading online source for wholesale investment properties.

Econohomes uses innovative financial solutions to convert distressed houses back into homes. Founded in 2006, Econohomes has bought and sold more than 6,000 homes across the country, including more than 2,200 homes in 2011. Econohomes sells most of its properties to small local investors that renovate the properties and either rent them or resell them to homeowners. A growing number of Econohomes customers utilize Econohomes unique, asset-based loan products to finance their purchases. In the past three years, Econohomes has originated more than 1100 asset-based, investor loans for approximately \$14 million. Econohomes is headquartered in Austin, TX and currently employees 75 people. Econohomes recently was recognized by the Austin Business Journal as the second fastest growing private company in Austin. More information is available at [www.econohomes.com](http://www.econohomes.com).

### Econohomes Vision

Our vision is to rejuvenate communities by creating local investor networks to buy, renovate and resell properties as affordable housing. By matching appropriate buyers, homes and financing structures, we help our clients buy and improve properties that otherwise would sit vacant. Our model creates jobs, improves property values, and reduces crime.

### Healing the Foreclosure Crisis

A growing grassroots movement of new, part-time, local investors are acquiring, rehabilitating, renting, and reselling the tens of thousands of distressed REO properties. These investors are helping to heal the U.S. residential housing market, one home at a time.

Econohomes provides the most efficient online system to get these properties into the hands of small investors.

[Register to download our latest research.](#)

### Proven Team

The Econohomes team has a passion for solving the foreclosure crisis. From our executive team to our closing department, we're steeped in real estate with an in-depth experience in all aspects of the business including: acquisitions, taxes and title work, sales, credit underwriting, and

property assessment and management. The team is led by a highly skilled and experienced group of executives with real estate, investment and mortgage banking, finance, an legal experience.

### Econohomes Buying Power

We receive significant price discounts as a proven, sophisticated buyer, comfortable purchasing properties on reduced terms from mortgage lenders, servicers and other investors.

**“As is” condition:** We purchase our properties in “as is” condition on quit claim or special warranty deeds subject to all liens and encumbrances.

**Certainty of close:** We are cash buyers and always close. We are not brokers, so our purchase is not dependent on another buyer funding.

**Volume buyer:** We often buy 50 or more homes on a single contract, eliminating costly title work and closings.

### Simple and Fast Buying Process

Econohomes offers a quick and easy buying process. We own the properties offered on our website, which helps speed transactions. Our average sales transaction takes less than 72 hours.

Whether our buyers are looking for a new home or an investment property, our full-service team of real estate experts ensures a fast, hassle-free buying experience.

### Flexible Financing Alternatives

Econohomes provides short-term financing designed specifically for property investors\* to preserve available capital for repairs and rehabilitation of the property. The robust portfolio includes 3, 6, 9, 12-month fully amortizing loans, 3-year and 5-year amortization loan with a 1-year balloon.

Qualifying is simple and the entire loan process is fast with a 35% down payment (minimum \$5000) and an initial loan balance of at least \$5000 – no credit check or property inspections required.

\* Not available for owner-occupiers at this time.