



# Investment Acquisition Criteria San Diego Residential Real Estate

## COMPANY INFORMATION

**Fidelity Business Partners, Inc. (FBP)** is a real estate investment company focused on redeveloping residential and commercial real estate.

## TARGETED OPPORTUNITIES

**FBP** will consider residential opportunities with potential to add significant value, i.e. deferred maintenance, cap-ex, code violations, unknown permits, extinguishable deed restrictions, court action resolution, unfinished, quick close requirement.

## TRANSACTION SIZE

**FBP** will consider residential opportunities from \$100,000 to \$350,000.

## RECENT TRANSACTIONS

In the last 27 months **FBP** has placed over \$13 million into residential real estate.

## OFF-MARKET INCENTIVES / PROGRAMS

Nearly \$500,000 in commissions and incentives paid In the last 27 months.

Contact us to learn about our off market incentive programs. Please also ask about our registered Buyer's Agent program. Complete confidentiality, quick response, and agents/brokers always respected for their involvement.

For our commercial acquisition criteria, please reference our website at [www.fidelitybps.com](http://www.fidelitybps.com)

## PLEASE DIRECT OPPORTUNITIES TO:



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## Single Family Detached

Size: 1,200 - 2,850 square feet  
Config.: 3beds, 2bath +; other considered on an exception basis  
Location: Entry Level, Middle Income Markets  
Situation: Reference targeted opportunities  
\$\$Price: 67% of ARV (After Repair Value)

## Duplex, Triplex, Quadraplex

Size: Any  
Config.: 2beds, 1bath; 2beds, 2bath; 3beds, 2bath +  
Location: Low, Middle, Upper-Middle Income, Markets  
Situation: Redevelopment, Reposition, Extreme Cap-Ex Deficiencies, Lease-up / Break – up, also reference targeted opportunities  
\$\$Price: 70% of ARV

## Townhome

Size: 1,000 + square feet  
Config.: 2beds, 2bath; 3beds, 2bath +  
Location: Urban, Coastal, I-15, I-5 Corridor (Middle, Upper-Middle Income Markets)  
Situation: Wholesale Bulk Purchase, also reference targeted opportunities  
\$\$Price: 65% of ARV

## Condominium Residence

Size: 1,000 + square feet  
Config.: 2beds, 2bath; 3beds, 2bath +  
Location: Urban, Coastal, I-15, I-5, (Middle, Upper-Middle Income Markets)  
Situation: Wholesale Bulk Purchase, also reference targeted opportunities  
\$\$Price: 65% of ARV

## Unique Situations

Size: Any  
Location: See Project Chart Above  
Situation: White Night, Debt Purchases, Joint Ventures, Interest Structures

**How May We Help YOU!**