

PEAK TO PLAINS HOME BUYERS

BUY BOX

Fix & flip • Creative (SubTo) • Sober living • Land in Idaho & Colorado

For wholesalers, agents & brokers

Send us deals that fit below. We'll give you a straight answer fast.

WHERE WE BUY

IDAHO ARV up to \$700K Boise, Meridian, Nampa, Caldwell (Treasure Valley) • Twin Falls • Pocatello • Idaho Falls	COLORADO ARV up to \$700K+ Denver metro, incl. Commerce City • Windsor • Fort Morgan	FLORIDA ARV up to \$600K (fix & flip) Jacksonville (excl. 32206, 32207, 32208, 32209, 32210) • Lakeland • Tampa, Brandon, Riverview (Tampa Bay)	ALABAMA ARV up to \$400K Huntsville • Mobile • Fairhope (Gulf Shores area)
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FIX & FLIP

We buy, renovate and resell single-family homes.

Property	Single-family homes.
Beds / baths	3+ bd / 2+ ba preferred (2/1 if adding a bed or bath is easy). 1,000 – 2,500 sq ft.
Condition	Any condition. We fix anything if the numbers work.
Our profit	Net of at least \$30K or 15% of ARV, whichever is higher.
Seller	Motivated: distressed, inherited, tired landlord, vacant, divorce or relocation.

CREATIVE (SUBTO) & SOBER LIVING

Subject-to deals, especially homes that can work as sober living.

- ▶ **Loan rate:** existing loan under 5% interest.
- ▶ **Entry fee:** 10% or less of the purchase price (cash to seller + arrears + closing).
- ▶ **Sober living fit:** larger homes with more bedrooms and baths are a plus, and parking matters.

LAND & DEVELOPMENT

Land and development opportunities in Idaho and Colorado.

WHAT TO SEND US

- ✓ **Address & asking price**
- ✓ **ARV comps**
- ✓ **Photos or video**
- ✓ **Access details**
- ✓ **Occupancy**
- ✓ **Closing date**
- ✓ **EMD terms**
- ✓ **Creative:** loan balance, rate & payment

WHY WORK WITH US

- ◆ **Flexible funding.**
Cash, private money or hard money.
- ◆ **We buy as-is.**
No repairs, inspections or appraisals.
- ◆ **Local teams.**
In Idaho, Colorado and Florida.
- ◆ **We close fast.**
Quick answers within 24 hours.
- ◆ **Repeat buyer.**
Send one deal, we'll want more.