

# Business model for SA Real Estate buy and hold in ultimate down market

Entrust sells property to SA Real Estate Group @ cost + profit (no greater than 70% LTV)

Entrust account buys and rehabs property-- 60-70% LTV post rehab  
\*Gets quick cash profit return w/ 30-60 days

SA Real Estate Investment Group LLC  
\*Gets control of property

Investor gets mortgage and property in the event of default

Investor  
\*Gets 7% guaranteed or property at 70/30 LTV in the event of default

Cash to fully reimburse Entrust Acct