
Residential “ReHab” Project Participation Agreement

Objective:

Investors participate in the purchase of residential properties at auction; refurbish, list and sell for short term profit. Purchase properties are primarily located in Riverside County with “post refurbish” resale values approximately between \$250,000 and \$450,000.

As a Windem Real Estate Agent, you can participate as either an investor directly or by referring an investor. Compensation as an investor directly is clearly outlined in the Property ReHab WhitePaper.

If you refer an investor you can participate in a share of the profits according to the following description: Windem Real Estate charges a 20% share of the final project net margin (conditional on the investor receiving a minimum 12% Annualized ROI. Your share will be 80% of this amount. In this example your share would be **\$4,000.00** (80% of 5,000). You will continue to participate with all future property flip transactions closed with this investor.

Exclusion: Windem agent acting as the investor.

Example Transaction: Post refurbished value of **\$250,000**

Item	Value
Re-Sale Contract Price	250,000.00
Auction Purchase Price	190,000.00
Gross Margin	60,000.00
Refurbishment Costs	15,000.00
Project Management Fee: Ken Garcia	1,500.00
Sales Commissions (includes \$3,500 retainer)	15,000.00
Closing Costs	3,500.00
Net ROI after close of escrow	25,000.00
Project ROI Percentage (25,000 ÷ 225,000)	11.11%
Project Duration (Days)	151
Annualized ROI (Daily ROI rate x 151)	26.86%
Distribution: Windem Real Estate	5,000.00
Distribution: Seller/Investor	20,000.00

Investor Referred: **Investor Name** Date Referred

WRE Referring Agent: **Agent Name** Signature Date

WRE Representative: **Arne Valum** Signature Date

*This agreement will be executed after Arne Valum has met with and pre-screened the investor and after Ken Garcia has completed his initial meeting with the investor.