

UFC FUNDING PARTNER PROGRAM*



Note: Accredited & Qualified Investors only

OFFERING SUMMARY

- ✖ **UFC is offering additional Funding Partner Opportunities for its acquisition campaign.**
- ✖ **The partnerships will invest in single family homes using the SLOWFlip™ Real Estate Strategy.**
- ✖ **The SLOWFlip™ Strategy purchases single family homes at a discount, renovates the home to rental standards & then creates cash flow via a lease-option or owner financing exit.**

SLOWFLIP™ STRATEGY vs. WALL ST. INVESTING

- ✖ **Instant Net Worth Increase. You can not buy \$100k in stock for \$60k...but you can with real estate.**
- ✖ **Tax Advantages: lower taxes and tax deferrals.**
- ✖ **Immediate Income from monthly income & down payments...PLUS Profits per Property Sale.**
- ✖ **Stable & Safe: Entry level housing is always needed and homes are insured for casualty & liability.**

SLOWFLIPTM STRATEGY vs. BUY & RENT INVESTING

- ✗ Stronger Cash flow due to down payments.**
- ✗ Cash flow is stabilized by new down payments vs. defaults.**
- ✗ Low to zero maintenance costs...Buyers vs. Tenants**
- ✗ Less Management.**

SLOWFLIPTM STRATEGY PURCHASE SAMPLE

- ✕ Property Purchase \$40,000**
- ✕ Property Renovation \$20,000**
- ✕ Property Value after Renovation \$100,000**
- ✕ \$40,000 in Equity = Profit at Future Sale**
- ✕ Income from Down Payments \$4000-\$5000**
- ✕ Income from Monthly Payments \$1000-\$1200**

PROJECTED FUNDING PARTNER RETURNS*

- ✗ 6% interest payments on \$60,000 = \$300 per month.
- ✗ +50% of net income from monthly payments.
(approx. \$300 per month after interest payment, taxes & insurance)
- ✗ Monthly interest & payments = approx. 12% ROI or \$600 per month.
- ✗ +50% of buyer down payments.
- ✗ +50% of the Equity = \$20,000 upon property sale w/\$60,000 capital return.
- ✗ The total ROI projected to be well above 12%.

Notes: Equity covers capital investment from loss. Returns are based on prior experience & property purchase profile. The Funding Partner will receive the 6% interest before any other profit distribution.

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