



Financing Is Usually The Biggest Hurdle For A Buyer

SELLERS - Our program gives you an advantage over all other sellers with our special lease/option financing.

BUYERS - for current owner/operators, you can free up equity in currently owned properties to purchase more homes.

Helping Buyers and Sellers of Assisted Living



A Better Way Funding

Apply Today At:

<http://RALLeaseOptions.com>

Benefits of the A BETTER WAY Lease/Option Program

- *Less money down than obtaining a bank loan to buy.*
- *Our programs serve as a bridge to ownership.*
- *Utilizing our program will bolster securing a future bank loan.*
- *You'll gain experience as the person in charge.*
- *Improve the operation & have "sweat" equity to show the bank.*
- *Fix the price in the future TODAY!*
- *Flexible time to exercise your option to buy; 3 to 5 years.*
- *Need capital to EXPAND? Our program can work for you.*

Lease / Option Financing for Assisted Living Facilities & Group Homes



A Better Way Funding



A BETTER WAY REALTY
Real Estate Investments/Partnerships

1720 South Bellaire St. Ste 1010
Denver Colorado, 80222



A Better Way Funding

Small Business Administration

Conventional Lender

Quick Decision	✓		✓	✓	✓	✓	✓	✓
Low Down Pymt								✓
Great Credit NOT Necessary								✓
Possible 0% Down			✓					✓
Additional \$ for Build-out								✓
Flexible time line	✓							✓
Experience NOT Necessary	✓							✓
Fixed purchase price		✓						✓

Lease / Option Financing For Assisted Living Facilities & Group Homes

How it Works:

- ✓ *Operator / Entrepreneur and Agent Work in Tandem to Find a Suitable Property.*
- ✓ *Operator Provides Security Deposit Which Will be Applied to the Purchase.*
- ✓ *ABW Purchases the Property and Procures the Loan.*
- ✓ *Rent will be 10% of Option Price, Less Down Payment paid by operator.*
- ✓ *Operator Has an Option to Purchase Property in 3 to 5 Years at the Option Price.*

Example:

10 private room property is found for \$1,000,000

<i>Purchase Price</i>	<i>\$1,000,000</i>
<i>* 7-10% Fee</i>	<i>\$100,000</i>
<i>Total</i>	<i>\$1,100,000</i>
<i>** 5-10% Down</i>	<i>\$110,000</i>
<i>Balance</i>	<i>\$990,000</i>
<i>10% Annual Lease</i>	<i>\$99,000</i>
<i>Monthly Rate</i>	<i>\$8,250</i>
<i>Option Purchase Price</i>	<i>\$990,000</i>

Lease is NNN - Operator is responsible for all expenses including Taxes and Insurance.

** Fee Varies based on Deal Structure*

*** Down Payment depends on Credit and Experience*



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