

Helping Buyers and Sellers of Assisted Living



Apply Today At:

http://RALLeaseOptions.com

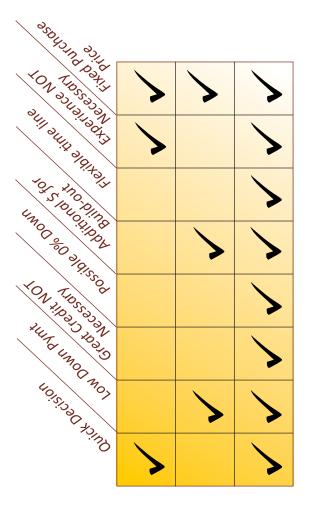
Financing Is Usually The Biggest Hurdle For A Buyer

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.

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.



Conventional Lender

Small Business Administration



ABW A Better Way Funding

1720 South Bellaire St. Ste 1010 Denver Colorado, 80222 A BETTER WAY REALTY
Real Estate Investments/Partnerships

Lease / Option Financing for **Assisted Living Facilities** & Group Homes



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

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

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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