

## About Us

At HJDS Investment Group, LLC. we specialize in the structuring, purchase, and sale of real estate. We are here to help those who cannot qualify for a loan, are behind on payments, are going through a divorce or are even suffering from the death of a loved one.

Whatever the situation, we can help you with the real estate problems life's unexpected situations often create.

Our specialties include:

Helping sellers with properties that aren't selling and providing a quick sale

Assisting other investors with structuring quick sales of difficult properties for their clients

Helping serious buyers get into homes regardless of their credit or employment history

Relieving landlords of their stress in dealing with renters

Bull Dog for other investors

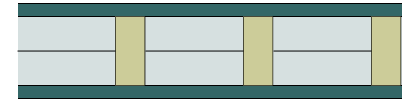
With our guidance individuals will be able to get on with their life whether they are selling a property or buying their dream home. And professional associates will be able to provide the solutions which will help their clients sell or buy a home with no hassles.

If you wish to join the mailing list or subscribe to our newsletter, please use the contact information below.

We are available to assist you with the structuring, purchase, or sale of real estate. We can be reached for a free and confidential consultation at (305) 490-2427 or by email: [info@hjdsinvestmentgroup.com](mailto:info@hjdsinvestmentgroup.com).

17661 41st Road North  
Loxahatchee, Florida 33470

HJDS Investment Group, LLC.



**HJDS Investment Group,  
LLC.**

**PRODUCT/SERVICE  
INFORMATION**

*providing a solution for home owners in  
distress..*



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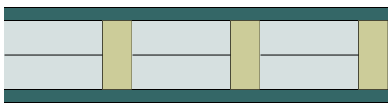
**Office (561) 792-3271**

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## OUR GOALS

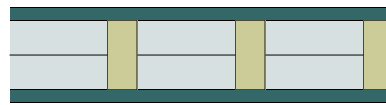
WE WANT TO HELP YOU AVOID UNNECESSARY FINANCIAL LOSS WITH PROPER FUNDING AND IMMEDIATE CASH IN YOUR POCKET. IT MAY SOUND TOO GOOD TO BE TRUE, BUT THERE REALLY IS A SOLUTION. YOU CAN SELL YOUR HOUSE FAST WITH NO HASSLES. OFTEN, YOU CAN GET YOUR FULL ASKING PRICE. IF YOU'RE NOT SURE WHAT YOU SHOULD ASK, TRY THE FOLLOWING WEB SITE [HTTP://WWW.HOMEGAIN.COM](http://www.homegain.com) TO FIND THE CURRENT VALUE OF YOUR HOME.

THERE ARE MANY REASONS WHY HOMEOWNERS NEED TO SELL THERE HOUSE. IF YOU'VE FOUND YOURSELF IN AN UNEXPECTED DILEMMA SUCH AS A LAY-OFF OR JOB TRANSFER, WE CAN HELP. OR PERHAPS YOU ARE TIRED OF PATCHING WALLS AND CHASING RENT PAYMENTS. MAYBE YOU ARE SIMPLY TRYING TO HELP YOUR CLIENTS. WHATEVER YOUR SITUATION, WE WANT TO HELP. THE IMPORTANT THING IS NOT TO GIVE UP.

WE ARE AVAILABLE TO ASSIST YOU WITH THE PURCHASE, OR SALE OF YOUR PROPERTY.

TO SEE IF YOUR HOME QUALIFIES, CALL US FOR A FREE AND CONFIDENTIAL CONSULTATION AT (305) 490-2427 OR BY EMAIL: [INFO@HJDSINVESTMENTGROUP.COM](mailto:INFO@HJDSINVESTMENTGROUP.COM).

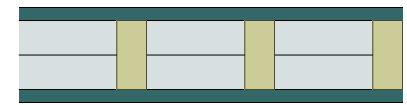
YOU MAY ALSO VISIT OUR WEB SITE AT - [HTTP://WWW.HJDSINVESTMENTGROUP.COM](http://www.HJDSINVESTMENTGROUP.COM) AND CLICK ON THE BUTTON ON THE LEFT WHICH SAYS [SELL YOUR HOME](#) AND FILL OUT THE FORM. WE WILL GET BACK TO YOU WITH AN ANSWER AS SOON AS POSSIBLE.



## OUR SERVICES

TO PROVIDE THE FOLLOWING SOLUTIONS:

- NO EQUITY, NO PROBLEM
- FAST CLOSING - EVEN WITHIN 48 HOURS!
- INSTANT DEBT RELIEF!
- QUICK CASH!!!!
- FREEDOM FROM MAINTENANCE HASSLES!
- FREEDOM FROM TENANTS!
- RENT TO OWN!
- LEASE OPTIONS!
- SUBJECT TO!
- BULL DOG FOR OTHER INVESTORS!
- HARD MONEY LENDER SOURCES!
- SHORT SALES!
- GUARANTEED WRITTEN OFFER WITHIN 48 HOURS!
- NO REALESTATE COMMISSIONS!



## FAQS

**Q: HOW MUCH IS THIS GOING TO COST ME?**

A: THERE ARE NO COMMISSION FEES TO SELL OR BUY A HOME DIRECTLY WITH US. THE BIGGEST COST WILL BE A LITTLE TIME ON YOUR PART IN GATHERING INFORMATION (IF NOT ALREADY KNOWN).

**Q: WHAT IF I WANT FULL ASKING PRICE ON MY PROPERTY?**

A: WE ARE INTERESTED IN PURCHASING YOUR PROPERTY FROM YOU SO YOU CAN HAVE THE MONEY YOU NEED. DEPENDING ON YOUR SITUATION, WE CAN OFTEN GIVE YOU YOUR FULL ASKING PRICE. SOMETIMES WE TAKE OVER YOUR PAYMENTS TOO. THIS WAY, YOU DON'T HAVE TO WORRY ABOUT LATE PAYMENTS OR NON-PAYMENT ANY LONGER!

**Q: I WAS TOLD BY AN INVESTOR THAT IF I AM ALREADY WORKING WITH A REALTOR, I COULDN'T WORK WITH HIM, IS THIS TRUE?**

A: NO PROBLEM. WE WELCOME OTHER PROFESSIONALS. OFTEN TIMES WE WILL NEED TO MEET WITH YOU AND YOUR REALTOR TO DISCUSS POSSIBLE SOLUTIONS AT LENGTH. WE REALIZE THAT EVERYONE WILL NEED TO BE PRESENT AND IN TURN, TAKEN CARE OF.

**Q: HOW MUCH INCOME DO I NEED TO QUALIFY TO RENT-TO-OWN?**

A: THAT DEPENDS ON HOW MUCH YOUR OTHER EXPENSES ARE. WHILE PART OF OUR APPLICATION PROCESS IS TO ENSURE YOU CAN COMFORTABLY MAKE THE MONTHLY PAYMENTS, WE ARE NOT AS STRICT ABOUT THIS AS MOST LENDERS.

WE PRETTY MUCH LEAVE IT UP TO YOU TO DETERMINE IF YOU CAN MAKE THE MONTHLY PAYMENTS COMFORTABLY. YOU WILL WANT TO BE SURE THAT YOU CAN MAKE THE PAYMENTS, ON TIME, EVERY MONTH, TO AVOID EVICTION AND LOSING YOUR OPTION MONEY.

**Q: HOW MUCH MONEY WILL I NEED UP FRONT?**

A: IF YOU LIKE THE HOUSE, YOU WILL WANT TO PUT DOWN A DEPOSIT. WE SUGGEST BRINGING THIS WITH YOU WHEN GOING ON THE APPOINTMENTS TO LOOK AT YOUR FUTURE HOME. BECAUSE MOST OF OUR HOUSES GO SO QUICKLY, YOU WILL WANT TO BE ABLE TO PUT DOWN A DEPOSIT RIGHT AWAY. TO DO THIS, YOU WILL NEED A CASHIERS CHECK OR POSTAL MONEY ORDER FOR \$1000 MADE OUT TO YOURSELF. IF THAT IS NOT THE HOUSE FOR YOU, SIMPLY PUT THE \$1000 BACK IN YOUR BANK. WE CANNOT HOLD A HOUSE FOR ANYONE WITHOUT A DEPOSIT, IN CERTIFIED FUNDS.

THE DEPOSIT IS THEN APPLIED TO YOUR OPTION FEE. THE ACTUAL TOTAL AMOUNT OF THE OPTION PAYMENT DEPENDS ON THE VALUE OF THE HOUSE YOU CHOOSE AND YOUR CREDIT. A MORE EXPENSIVE HOUSE WILL REQUIRE A LARGER DOWN PAYMENT. IF YOUR CREDIT IS REALLY BAD, YOU ARE A GREATER RISK AND WE WILL NEED A LARGER DOWN PAYMENT. THIS SAID, THE TYPICAL DOWN PAYMENT IS BETWEEN \$3,000 AND \$10,000.

**HJDS Investment Group, LLC**

**WE BUY HOUSES AND  
APARTMENT BUILDINGS**

**★ FAST CASH ★**

**\$1,000 Referrals Paid For Leads That Become Deals**

**305-490-2427**

**[www.HJDSInvestmentGroup.com](http://www.HJDSInvestmentGroup.com)**