

The Real Estate SOLUTION



You've used owner financing to sell your clients' property. Have you told them they can sell their note?

- Have a buyer that can't qualify?
- Have a listing getting ready to expire?

Before you walk away from your clients and your commissions, bring us in for an evaluation.

We can help you:

- Resurrect and close a "dead" transaction
- Get your sellers to feel better about offering terms
- Show them how to GET CASH even when they carry

It's no secret that even highly qualified buyers are unable to get bank loans. This is an ideal environment for the creation of seller-financed real estate notes.

Some property owners intentionally carry paper as part of their estate and retirement planning, but most would much rather have all cash. They just can't get it...*or can they?*

We can buy a properly structured note for cash in as little as 1 month IF...

- The transaction is engineered aggressively.
- The note documents are accurate and complete.
- We thoroughly underwrite the buyer and assemble the portfolio of documents that will allow the seller to successfully sell their note.

Note Buyers & Owner Financing Consultants

Even when familiar with seller financing, most agents (and attorneys) have no idea how to help their clients structure the transaction in a way that will preserve the value of the note in the secondary market. Sadly, I frequently come across notes that require MASSIVE discounts.

Don't let your clients say this about you:

"Why didn't my agent tell me about owner financing? I've been hanging out on the market for 18 months!"

OR...

"I asked my agent if they knew anyone who could help us structure the seller carry back note, and they said they didn't. Now I'm finding I can't sell my note at all, and I am REALLY upset."

If you've got a flexible seller and a strong buyer, you'll want us involved in the deal. We do not provide traditional financing. We assist in engineering an intelligent owner financed transaction so that we can buy the seller's note for cash in as little as 1 month.

Your seller will make and save thousands by using our services. The structure and amount of our fees vary, and are sometimes fully refundable. Please contact us for a quote.

You'll use owner financing to get top dollar for your client's property. We'll make sure they get top dollar for their paper.



Dawn Rickabaugh is the broker/owner of Note Queen Capital Funding. She buys seller financed notes across the country, originates real estate loans in Southern California, and frequently functions as an Owner Financing Consultant to help transactions close in a way that leaves sellers (note holders) with paper she is happy to buy. As a CA Real Estate Broker specializing in legal, ethical and intelligent alternative financing, she is dedicated to liberating & empowering buyers, sellers and real estate professionals in today's market.

She is a writer, educator, coach and author of *"Seller Financing on Steroids: Pumping Paper for Power, Peace and Profits."* She has been interviewed and quoted by influential publications such as *Investor's Business Daily*, and the *WSJ's MarketWatch*.

She is the creator of Owner Financing Club, a unique membership & training site dedicated to helping Realtors, buyers, sellers, and note professionals understand *"the dance between property and paper"*.

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We can bring cash to the closing table!