

REIA Report Top Best Buys List Order Packet

You are about to order a REIA Report Top Best Buys List. The list is a unique solution for serious investors looking to purchase the highest financially performing properties in a given area. The list help investors make more money in less time by reporting select financial performance data of the top properties that have the potential to meet or exceed the investor's wealth building goals in a selected area.

The list is best used when looking for smaller income producing residential properties (i.e., 2-50 units) as there is ample data available for analysis. The greater the number of properties analyzed, the higher the level of financial performance reached. For larger apartment buildings or for commercial buildings with income producing potential, an individual **REIA Report Investor** or **REAI Report Proforma** for individual properties may be the best solution.

This easy to use fill-in-form has been designed to help assure that you get the best properties- those that meet or exceed your investment criteria. **REIA Report Top 50 and 100 Best Buys Lists** are returned to you in both pdf format (for printing) and in Excel format (for ease of sorting). The **REAI All Properties Database** is returned in Excel format only. For additional help in making decisions before ordering, contact Max Wilson direct at 724-368-3650.

STEP 1: Identify the geographical areas for which you are requesting to be listed in the report.

For the Pittsburgh PA metropolitan area, call Max Wilson direct at 724-368-3650 for a breakdown of areas by county and/or zip code. Once you have made your selection, Max will call you with the number of properties that will analyzed for your selected area. Check the appropriate box in the Number of Properties column.

STEP 2: Check the box for the number of analyzed properties you want returned to you in your report. This figure should correspond exactly to the options selected when ordering and paying for the report via the on-line shopping cart.

Number of Properties	Top 50 Best Buys List	Top 100 Best Buys List	REIA All Properties Database
<input type="checkbox"/> 1 - 250	<input type="checkbox"/> \$ 1,500	<input type="checkbox"/> \$1,750	<input type="checkbox"/> \$ 2,500
<input type="checkbox"/> 251 - 500	<input type="checkbox"/> \$ 1,750	<input type="checkbox"/> \$ 2,000	<input type="checkbox"/> \$ 3,000
<input type="checkbox"/> 501 - 1,000	<input type="checkbox"/> \$ 2,000	<input type="checkbox"/> \$ 2,250	<input type="checkbox"/> \$ 3,750
<input type="checkbox"/> 1,001 - 2,000	<input type="checkbox"/> \$ 3,000	<input type="checkbox"/> \$ 3,250	<input type="checkbox"/> \$ 5,000
<input type="checkbox"/> 2,001 – 3,000	<input type="checkbox"/> \$ 4,250	<input type="checkbox"/> \$ 4,250	<input type="checkbox"/> \$ 8,000
<input type="checkbox"/> 3,001 – 4,000	<input type="checkbox"/> \$ 4,500	<input type="checkbox"/> \$ 5,250	<input type="checkbox"/> \$ 10,000
<input type="checkbox"/> 4,001 – 5,000	<input type="checkbox"/> \$5,500	<input type="checkbox"/> \$ 6,250	<input type="checkbox"/> \$ 11,000
<input type="checkbox"/> Strategic Review with Max Wilson	<input type="checkbox"/> \$150 / hr with 1 hour minimum		
What version of Excel do you use?	<input type="checkbox"/> Excel 5.0/95 <input type="checkbox"/> Excel 97-2003 <input type="checkbox"/> Excel 2007		
Total Cost for Report and Options	\$		

STEP 3: Your list will be sorted from highest to lowest using your pre-selected investment criteria. Your top investment criteria is what you are looking for most from the real estate investment. Please select one from the following list.

Investment Criteria: Select One		
<input type="checkbox"/> Cash Flow Before Taxes	<input type="checkbox"/> Cash Flow After Taxes	<input type="checkbox"/> Tax Benefits
<input type="checkbox"/> Before Tax Internal Rate of Return	<input type="checkbox"/> After Tax Internal Rate of Return	<input type="checkbox"/> Capitalization Rate
<input type="checkbox"/> Debt Service Coverage Ratio	<input type="checkbox"/> Cash-on-Cash Return	<input type="checkbox"/> Total Cash Needed to Close
<input type="checkbox"/> Net Income Multiplier	<input type="checkbox"/> Gross Rent Multiplier	<input type="checkbox"/> Mortgage Constant Factor
<input type="checkbox"/> Payback of Cash to Close (in years)	<input type="checkbox"/> Purchase Price	<input type="checkbox"/> Data Confidence (3 or more)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STEP 4: Fill out the contact information below.

STEP 5: Read and sign the **Limitations of a REIA Report** document. Must be signed and dated.

STEP 6: Submit all documents by: 1) Calling in the data to Max Wilson at 724-368-3650; or 2) Faxing all completed forms back to Max Wilson at 724-368-3651; or 3) Scan and email the completed documents back to Max Wilson at **MaxWilson@MaxBusinessGroup.com**. The report will be completed and sent within 48 hours of receipt of all forms.

Contact Information

Please Print Your Name: _____

Full Mailing Address: _____

Email address: _____

Phone Numbers: Home: _____ / Cell: _____

Please Sign & Date: _____ & _____ / ____ / 20__