



Pittsburgh PA,
Flips and Cash Flow
Properties



Fast Track Investing
Working With Investors
For Over 10 Years

FAST TRACK INVESTING

THE PROPERTIES

WHOLESALE REAL ESTATE IN PITTSBURGH, PA

- SINGLE FAMILY HOMES
- PRICED AT PENNIES ON THE DOLLAR (40%-50% OF FMV)
- FLIPS/REHABS FOR QUICK PROFIT
- HEAVY CASH FLOW FOR BUY AND HOLD INVESTORS
- *IN-HOUSE REHAB CREW TO REPAIR ALL PROPERTIES*



THESE PROPERTIES ARE PERFECT FOR
FLIP OR CASH FLOW



Fast Track Investing

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PROPERTY AT

50% - 60% OFF FAIR MARKET VALUE

We have access to Foreclosure, Distressed and Under
Market valued properties at
WHOLESALE PRICES

These deals are perfect for

- Beginning Investor Looking for High Producing Property
- Mid-Level Investors who are looking to get more out of their investments then they can find out in marketplace today.



Pittsburgh, PA



Livability

BEST IN THE WORLD:

- 1 Vancouver, B.C.
- 2 Vienna, Austria
- 3 Melbourne, Australia
- 4 Toronto, Canada
- 5 Perth, Australia
Calgary, Canada
- 7 Helsinki, Finland
- 8 Geneva, Switzerland
Sydney, Australia
Zurich, Switzerland

29 Pittsburgh*

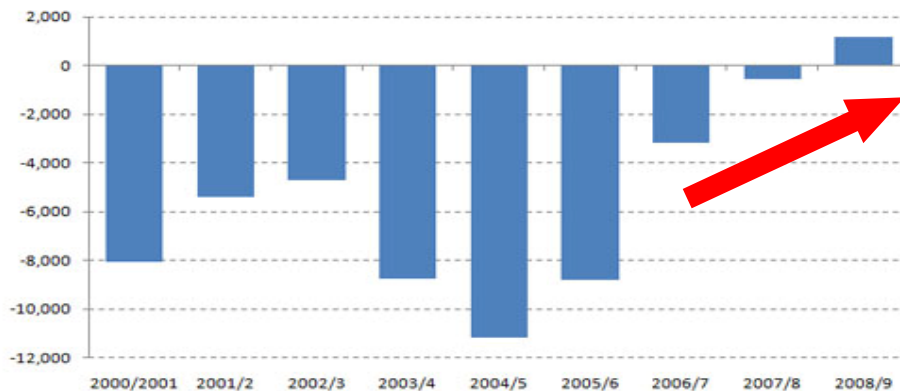
*Best in the U.S.

WORST IN THE WORLD:

- 140 Harare, Zimbabwe
- 138 Algiers, Algeria
Dhaka, Bangladesh
- 137 Port Moresby,
Papua New Guinea
- 136 Lagos, Nigeria
- 135 Karachi, Pakistan
- 134 Douala, Cameroon
- 133 Kathmandu, Nepal
- 132 Abidjan, Côte d'Ivoire
- 131 Dakar, Senegal

Source: The Economist

Annual Net Domestic Migration - Pittsburgh MSA



INCREASING POPULATION
NICELY RATED LIVABILITY
CHEAP HOUSING
ACCESSIBILITY TO INVESTMENT PROPERTY

= BIG OPPORTUNITY FOR INVESTORS

The Pittsburgh Market Neighborhoods

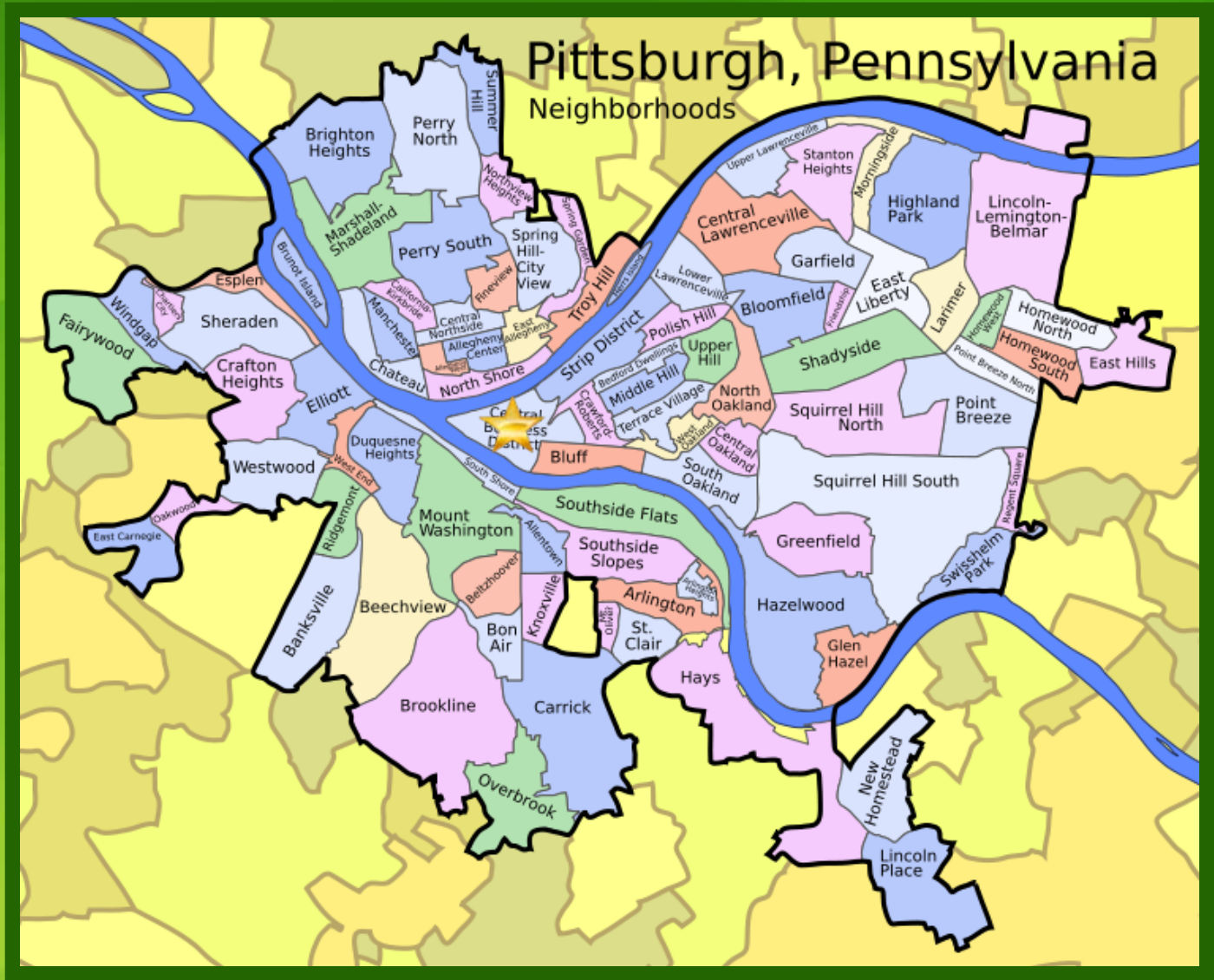


Down Town Pittsburgh

Drive from Downtown to most of the Neighborhoods = 5-20 Minutes

Areas We Get Property

- Brighton Heights
- Perry North
- Perry South
- Butler
- Grove City
- Sheraden (+ Surrounding Areas)
- Lawrenceville
- North Shore
- Squirrel Hill
- New Castle
- Various other Neighborhoods



COMPARING MARKETS

California

Purchase Price: .175,000 (70% FMV)

Market Value: 250,000

Rehab/Misc Cost: 20,000 – 30,000

Selling Cost: 15,000 (6%)

Profit: 30,000 **(14% ROI)**

Pittsburgh

Purchase Price: .40,000 (50% FMV)

Market Value: 75,000 – 80,000

Rehab/Misc Cost: 12,000 – 17,000

Selling Cost: 4,800 (6%)

Profit: 15,200 **(28% ROI)**

Pittsburgh is Out-Performing Most California
Real Estate by DOUBLE.



*And the best part: You Don't have to lift a finger doing
rehab work, managing the project or selling the property.
It's ALL done for you through **IN-HOUSE** General
Contractors and Sales Agents*

BEFORE REPAIRS



REPAIRS NEEDED

- GARAGE DOOR
- KITCHEN NEEDED UPDATING
- NEW FLOORING
- PAINT
- UPDATE ELECTRICAL
- NEW WATER HEATER
- UPDATE FLOORING
- NEW CARPET
- UPDATE PLUMBING
- STRUCTURALLY REPAIR GARAGE
- EXTERIOR PAINT
- INTERIOR PAINT
- FURNACE NEEDED REPLACING
- REPAIR INTERIOR HOLES IN WALLS AND OTHER DAMAGED STRUCTURES INSIDE HOME.



AFTER REPAIRS



BEFORE REPAIRS

House was destroyed by water damage thousands and thousands of gallons went through this house but Contractors stepped up huge on this one It should have cost \$35,000-40,000!!! Only Cost \$19,500!



REPAIRS NEEDED

- HEAVY MOLD REMEDIATION
- INTERIOR PAINT
- EXTERIOR PAINT
- NEW FLOORING THROUGHOUT HOME
- INSTALL ENTIRELY NEW KITCHEN
- UPDATE BATHROOMS
- ROOF REPAIR (LARGE SECTION)



AFTER REPAIRS



BEFORE REPAIRS

Rehab SHOULD OF cost \$30,000 ... the IN-House Contractor did it for \$15,500 total!



REPAIRS NEEDED

EXTENSIVE FLOORING REPAIR
NEW FURNACE
INTERIOR PAINT
EXTERIOR PAINT
EXTENSIVE WALL REPAIR
NEW PLUMBING
NEED UPDATING.
Updated Kitchen

AFTER REPAIRS



SUMMARY

WE'RE VERY EASY TO WORK WITH AND WE'RE VERY OPEN AND HONEST. NOT ALL THE PROPERTY WE HAVE AVAILABLE WILL WORK FOR WHAT YOUR TRYING TO ACCOMPLISH AND WE WILL BE STRAIGHT FORWARD AND HONEST WITH YOU ABOUT IT.

REFERENCES ARE AVAILABLE UPON REQUEST. YOU WILL BE PLEASANTLY SURPRISED WITH WHAT CLIENTS ARE SAYING.

HOW TO GET STARTED

THE FIRST STEP IS TO JUST CONTACT US:

YOU CAN CONTACT US BY SENDING US AN EMAIL TO

Info@FastTrackInvesting.com OR BY CALLING US AT **909-732-4644**

HAPPY INVESTING

SINCERELY,

FAST TRACK INVESTING

