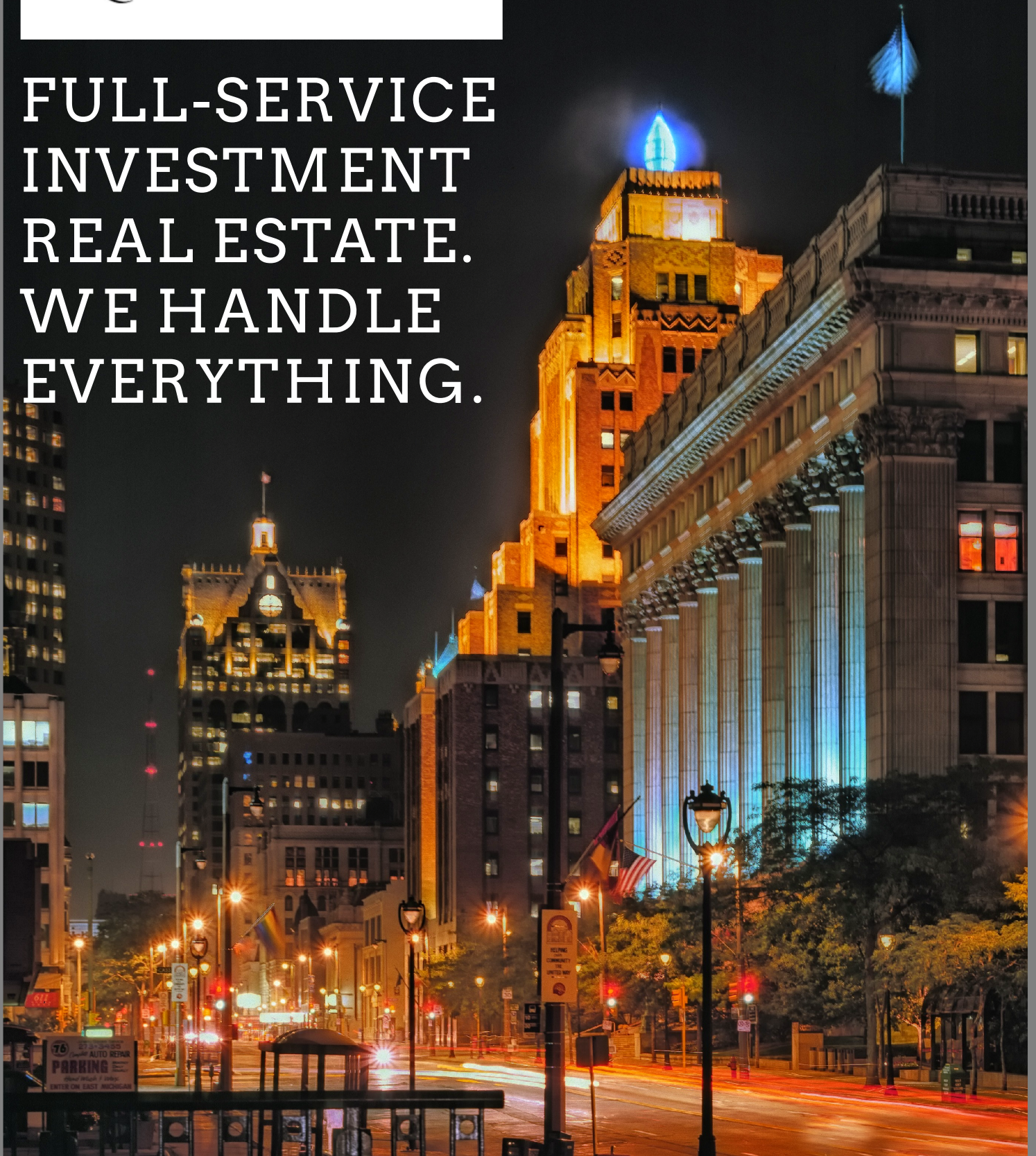




FULL-SERVICE
INVESTMENT
REAL ESTATE.
WE HANDLE
EVERYTHING.



FULL-SERVICE REAL ESTATE

Midwest Equity Partner is a full-service wholesaler: we provide a complete, hands off approach to real estate investment for people who haven't got the experience, time, patience, or proximity to go about the endeavor as well as we can.

Headed by experienced real estate professionals and managed by a dedicated and specialized team, Midwest Equity Partner has done over 3,500 deals in the past decade. Our clients include doctors, dentists, engineers, IT professionals, retirees, hedge funds, and others who appreciate our systematic and meticulous approach to producing rental houses.

Investing in houses is both rewarding and daunting. Houses provide regular cash flow and may appreciate in value over time. But before you invest in real estate you must consider: what neighborhood, or city for that matter, should you buy in? How do you find a distressed but promising house to work with? How do you

find a reliable contractor, and what kind of renovation should you order? Finally, and most importantly, how will you manage your house, and how will you find a good tenant?

We at Midwest Equity Partner know the answers to these questions and enjoy employing our substantial experience for our clients' benefit. By dint of our hard work our clients' involvement with their turnkey houses may be as limited as receiving their rental income in their bank accounts every month.

We find the house. We hire and manage the contractors, and make certain they produce precisely the work we expect. We manage the house, and we place a great tenant. We maintain ongoing relationships with our clients -- even after our clients buy houses from us, they may rely on our substantial market presence to get the best available deals on management and maintenance.

We rely on long-term relationships with our

clients. We perform best when we produce in volume. By keeping their costs low, and by keeping their investments profitable, we keep our clients satisfied. For most of our clients, their first deal is the first of many.

Midwest Equity Partner selects markets with good inventory, good

Accountability, Transparency, and Good Faith

contractors, good property managers, and advantageous economies. We are currently active in Milwaukee, Chicago, Davenport, Minneapolis, St Louis, and Kansas City. Our houses reliably produce double digit percentage returns for our clients because we pay great attention to where, in addition to how, we operate.

If you want to invest in gold, you hesitate at buying a pickaxe and a plane ticket to Alaska --

rather, you work with a gold broker. If you want to invest in rockets, you don't study engineering and build your own -- you buy stock in a rocket company. Similarly, if you want to invest in houses, you could study all the myriad ins and of the business, but why not instead work with the most accountable and hardest working turnkey provider in the Midwest?

We understand the importance of your investment and pledge our commitment to getting the most from it. When you work with us, you'll find you have more than a seller --you'll see that you've got a partner.

-The Midwest Team





SOURCING & RENOVATION

A great rental house starts with a great deal. At Midwest Equity Partner we utilize every source of distressed houses available to investor buyers. We relentlessly bid on bank owned properties. We maintain networks of sellers and wholesalers in every market in which we're active. We air television commercials so we may connect with private owners who appreciate our competitive offers in consideration of their immediacy. By bidding on hundreds of houses per week we ensure the best prices for our clients.

Once we have a great house to work on we immediately set about renovating it. We only work with licensed contractors who will lower their rates in consideration of the full-time work we promise. Our contractors further reduce their prices by bidding against one another for our projects. Also, because our scope of work doubles as a contract and because we pay in draws, we do not pay our contractors in full until they have finished the work that we and our clients expect. Our field coordinators on the ground in each of our markets carefully monitor our contractors' progress.

We pay bulk prices for our construction materials as well. Because we buy so many materials like flooring, appliances, carpeting, and more, local suppliers give us the lowest available prices for all of the things older houses need to feel right again. Additionally, we own a Heil dealership and buy and install new furnaces at cost.

Standardization is one of the most effective ways to keep costs down, and we employ the technique

thoroughly. Our scope of work dictates how every square inch of a house is to be treated, and further defines every device and accent that we wish to have installed in our houses. By avoiding having to deliberate over what color paint, what brand of stove, and what thickness of carpet padding to put in our houses, we save time and money. Furthermore, because we know exactly what kind of renovation most appeals to renters, we systematically produce houses that have the best chance of being tenanted quickly, reducing vacancy costs.

We employ a host of other methods to keep our renovations high quality and cost effective. Rather than uniformly replacing every big ticket item, such as furnaces, water heaters, and roofs, we only replace things that haven't got at least five years of life left in them. Rather than trust contractors with money to buy needed materials, we order materials from our suppliers directly, thus preventing misallocated resources. Also, we don't assign multiple jobs to a contractor until they have proven that they can more than adequately perform on one.

We are always learning and adapting to an industry characterized by constant practical and technological advances. Managing a renovation takes significant time and scrutiny. Our clients appreciate that we tend so carefully to such a critical stage in their investment. A turnkey house can very quickly turn unprofitable if costs aren't kept down at every stage, and renovation provides ample opportunity for everything to go wrong -- we stay on our toes!

Tenant Placement

Midwest Equity Partner would rather leave a property vacant than burden it with a poor tenant. A bad tenant means property destruction, non-payment, eviction, abandoned animals -- you name it, we've seen it. The following is our exacting tenant placement criteria:

- Income must be at least three times greater than rent.
- Employment must be verified, income must be proven.
- Credit score must be 550 or greater.
- Debt payments must be less than 35% of income.
- All other bills must be paid (an applicant who doesn't pay phone bills isn't going to pay rent).
- No felonies, period. A moving or parking violation is OK, but an applicant who did time for armed robbery is never going to set foot in a Midwest Equity Partner house.
- As of 4/1/2015 we won't accept applicants who've had prior evictions.
- The applicant's past two landlords must give a positive referral (their current landlord may give the applicant a glowing review because they want to get rid of a deadbeat -- the prior landlord has no such incentive, and will be honest).



Property Management

Midwest Equity Partner has traditionally hired third party property managers to oversee the turnkey houses we produce for our clients, and we still do in some markets. Some of the property management companies we've hired spread their teams over thousands of properties -- others are comprised of a single busy individual with a few doors to look after.

Although we've closely monitored the work of the property managers we employ, approving the tenants and maintenance orders they've brought us, we quickly saw that in order to best serve our clients we would do better to bring property management in-house.

RentPro Team was founded in 2014 as our private solution to our clients' property management needs. RentPro manages our clients' houses -- its role is not to turn a profit, but rather to keep our clients happy so they'll keep investing in our markets. Because of this, RentPro is the most accountable and cost-effective property management solution for our clients.

We are very selective of who can live in our clients' houses. Please see the sidebar for more on our tenant selection criteria. Once tenants are placed, it is RentPro's job to keep them happy. Contact with the team is always available. Maintenance calls are processed quickly and thoroughly. We like the small touches, too: at Christmas time we bring toys to our tenants' children, just to show them that they mean more to us than a paycheck.

Maintenance is the other great value RentPro brings to Midwest Equity Partner's clients. Because we receive bulk prices on the labor and construction materials we use in our renovations, we can also provide the most cost-effective maintenance for our clients' houses.

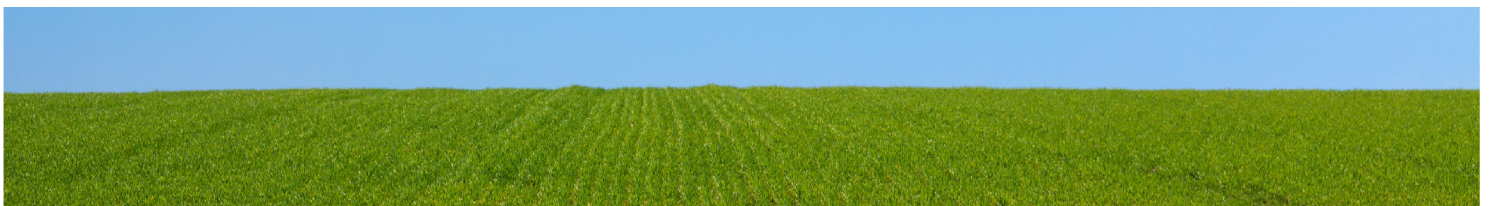
Whereas your typical property manager may pick an HVAC specialist or plumber out of the yellow pages, Midwest Equity Partner knows a trusted cadre of professionals who lower their rates in consideration of the great number of hours we offer them. Windows, gas lines, washing machines -- anything that can break in a house, we get for less because we buy so many of them.

Additionally, RentPro makes certain that frivolous maintenance calls are prevented. Oftentimes a tenant will call with a complaint along the lines of, "I plugged my vacuum, space heater, and hair dryer into one outlet and all the lights went out. Send over an electrician!" Before prospective tenants can live in a Midwest Equity Partner house, RentPro shows them a short video about all the things they can do to maintain their house. Simple things like circuit breakers, light bulbs, and toilets are all explained in the video, which means no frivolous maintenance calls and plenty of money saved.

Address	All In	Rent	Net	Cash on Cash ROI
10412 Tullis Ave, Kansas City, MO	\$65,000	\$895	\$604	11.15%
11819 Oakley Ave, Kansas City, MO	\$69,900	\$995	\$694	11.92%
10412 Tullis Ave, Kansas City, MO	\$69,700	\$775	\$527	9.08%
5316 NE 49th St, Kansas City, MO	\$84,000	\$875	\$581	8.26%
11208 E 50th Ter, Kansas City, MO	\$64,800	\$825	\$550	10.18%
3701 S Norwood Ave, Independence, MO	\$65,000	\$825	\$565	10.42%
911 Homestead St, Excelsior Springs, MO	\$50,000	\$725	\$509	12.22%
8319 Pershing Rd, Raytown, MO	\$70,400	\$1,025	\$738	12.46%
1915 S Overton Ave, Independence, MO	\$60,500	\$845	\$593	11.76%
403 Myrtle Ave, Belton, MO	\$109,900	\$1,200	\$832	9.09%
11008 Grandview Rd, Kansas City, MO	\$84,000	\$900	\$553	7.90%
10609 Eastern Ave, Kansas City, MO	\$55,000	\$900	\$612	13.34%
7735 NE 56th St, Kansas City, MO	\$108,250	\$1,150	\$797	8.84%
2 W 89th Ter, Kansas City, MO	\$72,600	\$1,100	\$742	12.27%
7430 Trenton Ave, St Louis, MO	\$65,000	\$950	\$643	11.86%
11400 Surf Side Drive, St Louis, MO	\$94,000	\$1,095	\$722	9.21%
3976 Jane Ave, Saint Ann, MO	\$60,000	\$875	\$592	11.84%
4825 Allemania St, Saint Louis, MO	\$58,000	\$800	\$540	11.18%
107 - 109 W Hale St, Spring Hill, KS	\$75,000	\$1,200	\$882	14.10%
17 14th St NW, Faribault, MN	\$75,900	\$1,100	\$782	12.36%
5554 Main St W, Maple Plain, MN	\$110,000	\$1,100	\$715	7.80%
4364 Shoreline Dr, Spring Park, MN	\$139,900	\$1,300	\$858	7.36%
803 26th Ave N, St Cloud, MN	\$90,000	\$1,000	\$649	8.65%
11032 4th St NE, Blaine, MN	\$114,900	\$1,100	\$776	8.10%
536 6th Ave W, Shakopee, MN	\$129,900	\$1,300	\$934	8.36%
6417 Xerxes Avenue S, Richfield, MN	\$159,900	\$1,600	\$1,094	8.21%
1526 87th Avenue NE, Blaine, MN	\$92,900	\$1,050	\$693	8.95%
2140 107th Ave NW, Coon Rapids, MN	\$184,900	\$1,600	\$1,116	7.24%
22904 Woodbine St NW, St Francis, MN	\$100,000	\$1,050	\$702	8.42%
2315 Upton Ave N, Minneapolis, MN	\$105,000	\$1,200	\$788	9.00%
4349 N 19th Pl, Milwaukee, WI	\$79,000	\$1,100	\$721	10.95%
4500 N 85th St, Milwaukee WI	\$105,000	\$1,275	\$770	8.50%
4883 N 24th Pl, Milwaukee, WI	\$62,000	\$900	\$551	10.60%
2619 N 59th, Milwaukee, WI	\$87,500	\$1,150	\$654	10.23
7726 Palmetto Ave, Milwaukee, WI	\$82,000	\$1,075	\$678	9.90%
4601 N 50th St, Milwaukee, WI	\$62,000	\$950	\$613	11.80%

RECENT DEALS

Midwest Equity Partner is proud of the deals that we have done. The above are only a small sample of our work, and represent what we do consistently and reliably throughout all of our markets. Our houses are in good neighborhoods where crime and turnover don't have a marked effect on their profitability. We do not specialize in neighborhoods where we ourselves would be unhappy living within!





MILWAUKEE

Price: \$79,000

Rent: \$1,150

Milwaukee is a great market to be in right now. Its unemployment rate has dropped from 13% to 5% from 2010 to 2015. Big employers like Amazon are moving in, and many Chicagoan companies are relocating to Milwaukee to take advantage of the city's business climate. There is an apartment building construction boom happening in Milwaukee right now, and the Bucks are building a new billion dollar stadium and entertainment district downtown.

Midwest Equity Partner is taking full advantage of Milwaukee's real estate market. By 2016 we will have produced hundreds of turnkey houses in Brew City for investors whose own local markets can't produce deals that come anywhere close to what we're achieving there.

And, because we personally manage our Milwaukee turnkeys for our clients, they only need to have one point of contact to see how their houses are doing. It's real one stop shopping!



CONTACT US TODAY SO WE MAY TALK ABOUT WORKING TOGETHER!

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