

### THE OPPORTUNITY

You are most likely aware of the VA mortgage benefit that allows you to buy a home for yourself and your family with up to \$484,350 to \$1,397,400 with \$0 down.•

But did you know that same benefit can be used to purchase and be a resident landlord in a two, three, four or five unit property?

In some cases the rental payments may subsidize some to all of your living costs and mortgage payments. This possibly creates an operating profit, as well as possibly creating wealth through property value appreciation.

WE HELP BUILD A STRONG FINANCIAL FUTURE FOR YOU AND YOUR FAMILY

Our Mission Statement:

To empower Veterans and Active Duty
Military Personnel to achieve greater
financial freedom and independence, for
themselves and their families, through
multifamily property investments using their
VA mortgage benefits.



www.HeroHomes.com 1-866-594-5209

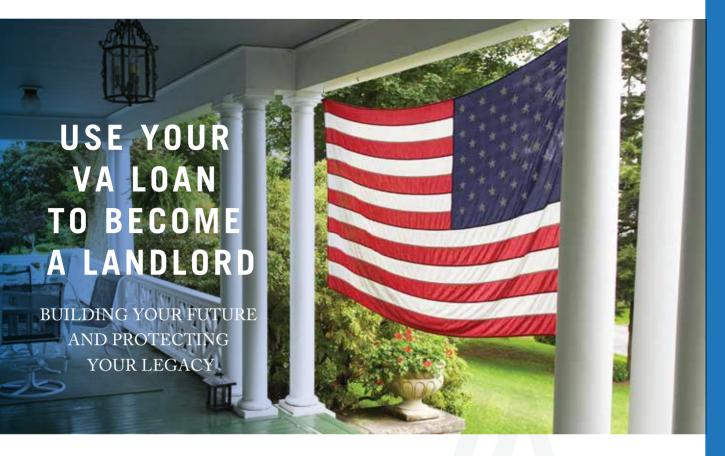
Other than via the VA Loan Guaranty, which is administered by authorized VA Lenders, and other than through our heads up giving discussions with the VA, DOD, and the US Government, we are in NO WAY associated with or endorsed by the VA, DOD or the US Government.



# YOUR OPPORTUNITY TO LIVE AND OWN THE AMERICAN DREAM

www.HeroHomes.com

•These numbers are based on national averages, actual amounts will vary by location, and in certain cases one of the units may be a commercial unit for you to run a business in or rent out.



#### THE MATH IS SIMPLE

Let's use a three unit property as an example.\*

Two of the three units rent	
for a total of	\$3,000
Mortgage, taxes,	
interest, maintenance	-\$2,700
	\$300

This \$300 is essentially what you might get paid to live in the third unit. If the property goes up in value, that increased value is yours!

## WE HELP PAVE THE WAY

Our team will work with an experienced 2+ unit properties lender or mortgage broker to help pre-qualify you for a VA mortgage. We then work with you to find the property and mortgage that will help you reach your financial goals.

Every opportunity is different depending on your financial situation and the area of the country, state, county, or town where you would like to live.

Visit us at www.HeroHomes.com or call us at 1-866-594-5209



# YOU MAY BE ELIGIBLE FOR A VA HOME LOAN IF YOU MEET ONE OR MORE OF THE FOLLOWING CRITERIA

You have served 90 consecutive days of active service during wartime

or

You have served 181 days of active service during peacetime

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You have more than 6 years of quaifying service in the National Guard or Reserves

or

You are the spouse of a service member who has died in the line of duty or as a result of a service-related disability.

and

Are able to provide a certificate of eligibility that we can help you acquire.

You have a Credit Score of 620 or above.

Can verify 2 years of qualifying income.

IF ELIGIBLE, YOU MAY BE WELL ON YOUR WAY TO A MORE SECURE FINANCIAL FUTURE FOR YOU AND YOUR FAMILY.

Even if you don't qualify, contact us anyway. You might be eligible for our VA or FHA rent to own program.

<sup>\*</sup>These numbers are based on national averages, and actual amounts will vary by location.