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# ABOUT THE COMPANIES

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## INVESTOR PROGRAM



# BELWOOD INVESTMENTS

## WHO IS BELWOOD INVESTMENTS:

The number one "fix and flip" team that started in Northern California, and now nationwide! We take the guessing out of investing. Everything we do is designed to streamline real estate transactions, drive down costs and increase liquidity in the market. We know how to spot opportunities in the marketplace and cost effectively unlock potential value.



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We understand the math that makes property flips profitable. We've learned the art of making the ordinary spectacular. And even better, we manage the entire process from start to finish.

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Belwood Investments creates partnerships and has designed a program that gives each party involved a fair and profitable chance with every property they invest on. We don't believe that "the big dog in charge wins". Everyone involved in a Belwood transaction wins! Every partner is secured to every property that they invest in. This is accomplished with a second deed of trust and a Joint Venture Agreement. The model is very simple. It's so simple that some may question, "what's the catch"?

### *It works like this:*

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The investor brings in 10-20% of the total project cost.

This is the purchase price, plus rehab and carrying costs combined. We then leverage those funds with private hedge funds to cover the difference.

Then, Belwood manages the crews, construction and sale of the property. Once the property is sold and after all of the debts have been paid, the NET profits are split with the investor, 50/50.

It is truly that simple. *So, what's the catch?* There isn't one! Everything that Belwood Investment does, is above board and transparent. There are no hidden fees and in fact, your money never touches the hands of Belwood. All monies move through the title company. At the end of every project, you receive a detailed report of what the budget was, where the money was spent, if we went under/over budget, what fees were included, etc.

**INVESTING. MADE. EASY.**



# WHAT IS BELWOOD UNIVERSITY:

Belwood University was designed to be a part of a movement in the investing world. Looking to supplement your income and have little to no real estate knowledge or experience? Are you a Realtor or Wholesalers wanting to grow in your career? Brand new to real estate investing? Or maybe a seasoned veteran in the investing world but don't want to manage projects anymore and just receive profits? Our programs provide guidance and resources to create, manage and profit from all these avenues while not effecting your current daily routine!

What's great about some of the programs with Belwood University, is that you can do it at any time, from any location, with NO real estate license experience needed.

**Belwood University is REAL PEOPLE... WITH REAL RESULTS.**

*Too good to be true?* Yes, we thought you would say that.

Designed with you mind, Belwood University is the solution to....

paycheck to paycheck living situations, those who want to retire, travel, make more money and less work, etc...

The list goes on and on!

## *How our programs work:*

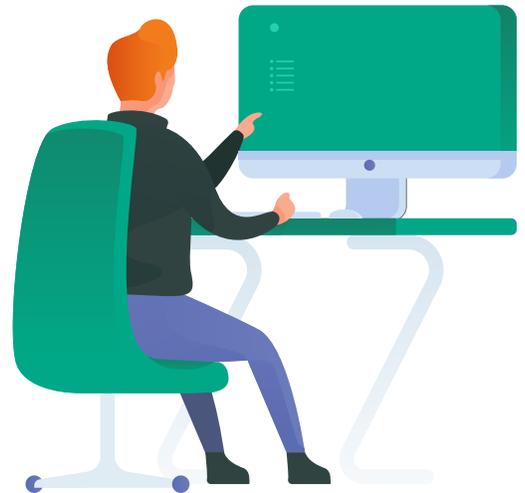
In these programs, you will learn how to find the right investment opportunity. Buying too high, can immediately impede and ruin any potential profits from your investment.

Belwood University takes the guessing out of what to look for, how to price it, budgeting, management, materials, pricing strategy...the list goes on. It teaches you when to make the right call and if a home is a good fixer or not. Most people will question where to find these homes & deals as well.

Our answer? We don't find deals... we CREATE them. Our program teaches you the very basics when it comes to organizing your investment opportunity and how you can be the most successful with your profits. As mentioned before, this program isn't just for those looking to invest and flip houses; it is also for those looking to make that, "side hustle" that we so often see advertised in this day and age.

Unlike other companies, Belwood University actually works and makes sense for those individuals that are limited with time and money. In affiliation with Belwood Investments, Belwood University partners you, with the right resources, the right systems, and the right people to be successful.

Many people using a program with Belwood University are spending an average of 10 hours per week or less, while making hundreds to thousands each month!



# HOW IT WORKS

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## INVESTOR PROGRAM



Total Project Cost  
Example:

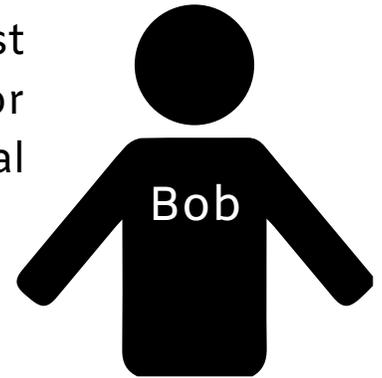


\$250K: Purchase price  
\$40K: Renovation cost  
\$10K: Carrying cost

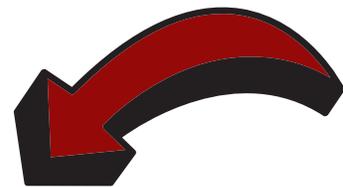
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\$300K: Total investment

Investor Bob invests 20%  
of the total project cost  
(see to the left for  
explanation of total  
project cost).



Bob's money goes  
directly to the title  
company and is  
secured by a 2nd  
deed of trust. his  
profits are secured  
by a JV agreement.



Once the property has been acquired, fully renovated and placed  
back on the market, Belwood Investments and the investor split all  
net profits 50/50.



**BELWOOD**  
INVESTMENTS

**EXAMPLE**

### Joint Venture Agreement

This is a contractual agreement between Belwood Investments LLC and [INVESTOR], on the [DATE]. Both parties agree to purchase [ADDRESS].

Belwood Investments agrees to add [INVESTOR] to title as a 2<sup>nd</sup> Deed of Trust.

[INVESTOR] agrees to invest [INVESTMENT AMOUNT]. Investment amount provided is an estimate, final amount to be provided 24 hours before banking wires takes place. If any balance is paid by Belwood that will be reimbursed upon sale of the home, and proceeds that remain will be split in two equal halves.

[INVESTOR], along with Belwood Investments, agree to \$[CONSTRUCTION BUDGET] of construction costs to [ADDRESS]. Should construction costs exceed the amount estimated by Belwood Investments, Belwood would then cover the extra costs and wait to be reimbursed from the sale of the home.

All debts are to be paid before any proceeds are paid to any party. [INVESTOR] shall receive their initial investment back, along with Belwood (if any), and the remainder is split in two equal portions. The funds may be wired to a designated account or distributed a check. [INVESTOR] will have the opportunity to instruct Title and Escrow how they would like their funds disbursed.

All parties agree to discuss and consider cosmetic finishes with the home. The home will always have its traditional Red Door. All parties agree, input is a recommendation, not mandatory. Belwood Investments has a proven method and will default to traditional cosmetic finishes if an agreement is not made. However, efforts will be made to accommodate recommendations from all partners.

All parties agree to the above:

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Belwood Investments LLC,

Steven Belmont (Owner)

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[INVESTOR]

# NUMBERS AND RESULTS

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## INVESTOR PROGRAM

# LET'S TALK NUMBERS

## AVERAGE PURCHASE

● PRICE IN 2020:  
\$275,115

## AVERAGE ARV

● IN 2020:  
\$412,654

## AVERAGE ACTUAL CONTRACT

● PRICE IN 2020:  
\$411,802

## AVERAGE INVESTMENT

● AMOUNT IN 2020:  
\$54,144

## LIGHT REMODEL

● AVERAGE TURN  
TIME IN 2020: 91 DAYS

## LIGHT REMODEL

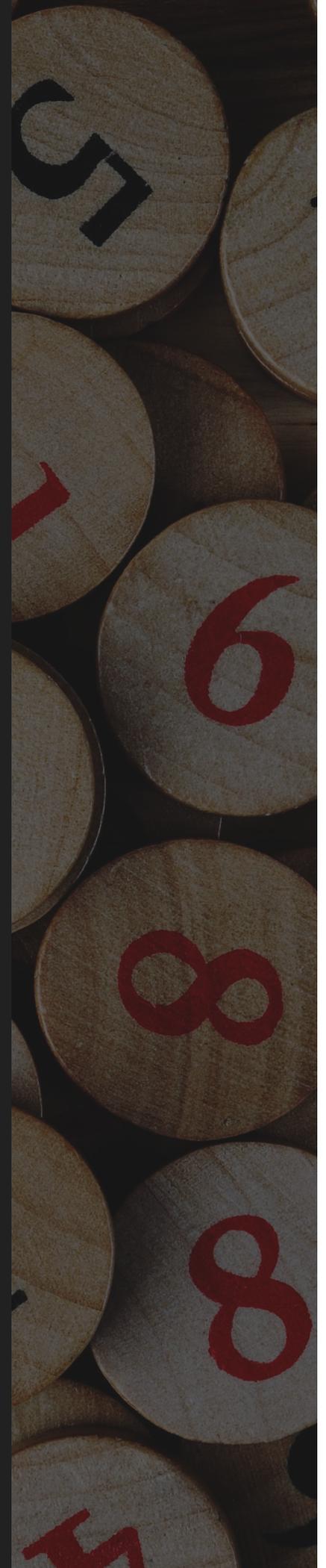
● AVERAGE ROI  
IN 2020: 29%

## MEDIUM REMODEL

● AVERAGE TURN  
TIME IN 2020: 175 DAYS

## MEDIUM REMODEL

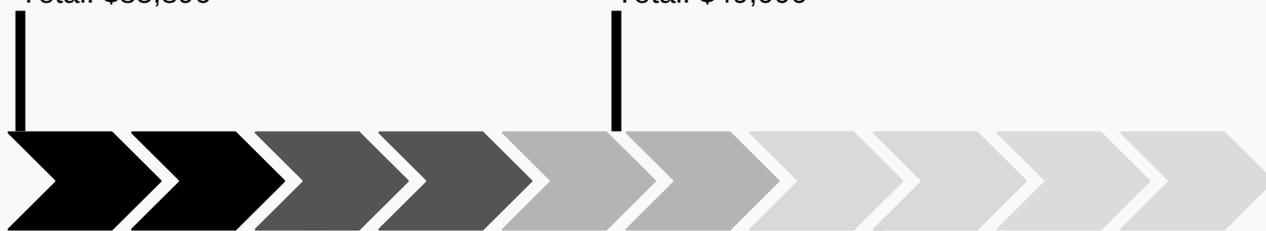
● AVERAGE ROI  
IN 2020: 20%



# HOW TO MAKE A 156% ROI IN LESS THAN ONE YEAR WITH BELWOOD INVESTMENTS.

8736 Great Oak Way  
Fair Oaks CA 95628  
Purchased: 5/20/19  
Sold: 8/23/19  
Turn Time: 95 Days  
Investment: \$55,000  
ROI: \$30,896 or 56%  
Total: \$85,896

6055 35th Ave  
Sacramento CA 95824  
Purchased: 11/1/19  
Sold: 1/29/20  
Turn Time: 90 Days  
Investment: \$34,040  
ROI: \$14,966 or 44%  
Total: \$49,006



6001 Verner Ave  
Sacramento CA 95841  
Purchased: 8/19/19  
Sold: 11/4/19  
Turn Time: 77 Days  
Investment: \$41,059  
ROI: \$17,560 or 41%  
Total: \$58,619

3415 Brunner Drive  
Sacramento CA 95826  
Purchased: 1/24/20  
Sold: 4/8/20  
Turn Time: 76 Days  
Investment: \$53,560  
ROI: \$7,850 or 15%  
Total: \$61,410

Profit earned in less than one  
year: **\$71,272**

# ABOUT THE PROPERTY



## **Purchase Information:**

8736 Great Oak Way Fair Oaks CA 95628

Property was found off market.

Asking Price:

\$350,000

Purchase Price:

\$350,000

## **Statistics:**

Investment Amount:

\$55,000

Construction Cost:

\$58,000

Turn Time:

95 Days

(Purchased 5/20/19 and sold 8/23/19)

## **Resale:**

Estimated ARV:

\$550,000

Actually Sold for after rehab:

\$560,000

ROI:

\$30,896

56%

During renovation and resale, we discovered some issues with the pool, electrical panel and some other minor repairs. After handling the unexpected, we were still able to get the investor a 56% ROI in 95 days.

# ABOUT THE PROPERTY



## **Purchase Information:**

6001 Verner Ave Sacramento CA 95841

Asking Price:  
\$275,000

Purchase Price:  
\$230,000

## **Statistics:**

Investment Amount:  
\$41,059

Construction Cost:  
\$30,000

Turn Time:

77 Days

(Purchased 8/19/19 and sold 11/4/19)

## **Resale:**

Estimated ARV:  
\$350,000

Actually Sold for after rehab:  
\$345,000

ROI:

\$17,560

41%

Even though we did not hit target price, and we faced a busy street on this remodel, the ROI still made sense to move forward. Resulting in a 41% ROI for our investor.

# ABOUT THE PROPERTY



## **Purchase Information:**

6055 35th Ave Sacramento CA 95824

Asking Price:  
\$209,000

Purchase Price:  
\$180,000

## **Statistics:**

Investment Amount:  
\$34,040

Construction Cost:  
\$20,000

Turn Time:

95 Days

(Purchased 11/01/19 and sold 1/29/20)

## **Resale:**

Estimated ARV:  
\$255,000

Actually Sold for after rehab:  
\$268,000

ROI:

\$14,966

44%

# ABOUT THE PROPERTY



## **Purchase Information:**

3415 Brunner Drive Sacramento CA 95826

On Market Prior To Purchase:

1 Day

List Price:

\$284,000

Purchase Price:

\$285,000

## **Statistics:**

Investment:

\$53,560

Construction Cost:

\$20,000

Turn Time:

76 Days

(Purchased 1/24/20 and sold 4/8/20)

## **Resale:**

Estimated ARV:

\$360,000

Actually Sold for after rehab:

\$360,000

ROI:

\$7,850

15% return

# EXPECTATIONS

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## INVESTOR PROGRAM

# COMMUNICATION EXPECTATIONS

DURING CONSTRUCTION, ON MARKET, AND IN ESCROW.

**EVERY 2  
WEEKS**

## **Bi weekly updates**

when your investment is in construction. On your private Facebook page, you can expect to receive photos or videos and some brief dialogue pertaining to the progress of your investment.

**EVERY  
WEEK**

## **Weekly update**

when on the market. Each week you will receive stats and reports pertaining to targeted marketing we did as well as feedback from any/all showings and open houses done.

**MILESTONES**

## **When in escrow**

you can expect to receive milestone updates when the following things occur:  
Offer was accepted, appraisal and inspections completed, 3 days out from closing.

**BUDGET**

## **Budget updates**

will be provided at your request and at COE.



## *Key things to remember:*

- DIFFERENT TIMES OF THE YEAR WARRANT FASTER/SLOWER TURN TIMES DURING CONSTRUCTION AND IN ESCROW.
- DIFFERENT TIMES OF THE YEAR WARRANT LONGER/SHORTER DAYS ON MARKET.
- BUDGETS CAN'T BE FINALIZED TILL DAY OF CLOSING ESCROW. REASON BEING, IS WE HAVE CREWS DOING WORK/REPAIRS SOMETIMES UP TO THE FINAL DAY OF CLOSING.

# FEES TO EXPECT

THROUGHOUT THE ENTIRE PROCESS

BELWOOD



## ONE TIME ENROLLMENT FEE OF \$199 DUE AT SIGN UP

THE BELOW FEES ARE INCLUDED IN YOUR INVESTMENT CASH TO CLOSE AMOUNT. THESE ARE NOT "IN ADDITION TO" FEES OR EXTRA UPFRONT COSTS:

- ✓ \$20/DAY CONSTRUCTION MANAGEMENT FEE (M-F)
- ✓ \$5/DAY FILE AND TECH MAINTENCE FEE (M-F)
- ✓ \$750/SALE PROPERTY ADMIN FEE

# NEXT STEPS

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## INVESTOR PROGRAM

# NEXT STEPS TO INVEST...

WHAT, "I AM READY TO INVEST" ACTUALLY LOOKS LIKE...

## **YOUR FUNDS NEED TO BE LIQUID WHEN ENROLLMENT FEE IS PAID.**

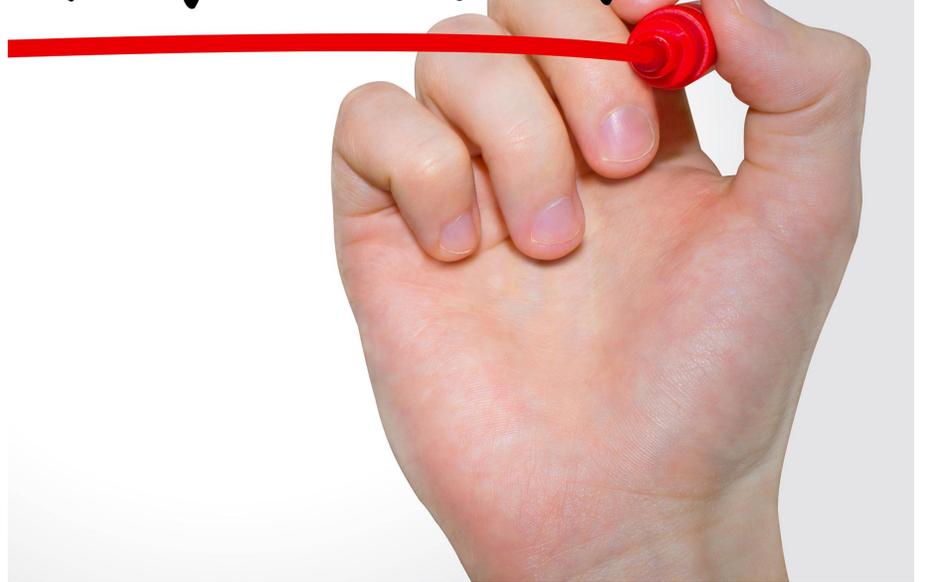
- YOUR MONEY IS READY TO BE MOVED AND CAN BE PLACED INTO THE ESCROW ACCOUNT WITHIN 3 DAYS (OR SOONER) OF YOU RESERVING A PROPERTY.
- YOU ARE READY TO PUT THE DEPOSIT DOWN AS QUICKLY AS 24 HOURS (OR SOONER) OF BEING NOTIFIED. DEPOSITS USUALLY RUN AS LITTLE AS 1% OF THE PURCHASE PRICE BUT SOMETIMES CAN BE UP TO \$10,000. IT DEPENDS ON THE HOME AND THE SELLER. SOMETIMES, SELLERS WANT MORE SECURITY FROM US, SO THEY'LL ASK FOR MORE. THIS IS RARE, BUT DOES HAPPEN OCCASIONALLY. KEEP IN MIND, YOUR DEPOSIT GOES TOWARDS THE TOTAL CASH TO CLOSE THAT WE QUOTE TO YOU.
- IN THE BACK OF THIS BOOK, THERE IS A CONTRACT FOR YOU TO REVIEW & SIGN. YOU WILL SEND IT BACK TO US ONCE COMPLETED. ONCE YOU HAVE EXECUTED THAT CONTRACT, YOUR START UP FEE OF \$199.00 WILL BE DUE, AND YOU OFFICIALLY GET INPUTTED INTO OUR SYSTEM. YOU WILL BE NOTIFIED IMMEDIATELY OF ALL AVAILABLE PROPERTIES, EVEN THOSE WE DON'T DIRECTLY PAIR YOU WITH.



## WHAT IF I AM NOT READY RIGHT NOW?

TOTALLY FINE! COMMUNICATION WILL REMAIN BETWEEN US AND YOU WILL ALWAYS BE ABLE TO SEE A LIST OF PROPERTIES WE HAVE AVAILABLE. WHEN THE TIME IS RIGHT, LET US KNOW, AND WE CAN GET THE PROCESS STARTED FOR YOU.

# I PAID MY Enrollment



## NOW WHAT HAPPENS?

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**Properties are sent out after our offer has had acceptance AND the hedge fund has issued approval.**

**We will never send you a home that has not been evaluated and approved by the hedge fund.**

**Homes come available on a daily/weekly basis. Inventory is all dependent on our acceptance rate AND most importantly, our hedge fund approval.**

**Reserving your investment is a first come, first served basis. An example of an investment opportunity email is on the following page. When you receive this email, and are interested in being the investor on it, make sure to reply back to the email IMMEDIATELY.**

# INVESTMENT OPPORTUNITY EXAMPLE

18624 DEER HILL RD, HIDDEN VALLEY LAKE

BELWOOD

## PROJECTED NUMBERS

Close of Escrow for Purchase:

Nov 25

Purchase Price:

165,000

Loan Payoff:

184,500

Estimated Construction Budget:

40,000

Investment Amount:

35,389

After Remodel Value:

265,000

Deposit Amount: \$2,500

Deposit Due: ASAP

**ESTIMATED SPLIT  
BETWEEN BELWOOD AND  
THE INVESTOR:**

**\$25k - \$29K**

CLICK BELOW TO SEE THE PROPERTY



Please contact me ASAP if Interested

# SUCCESS STORIES

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## INVESTOR PROGRAM



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# SUCCESS STORIES

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# 6055 35TH AVE, SACRAMENTO, CA 95824



***2 beds 1 bath 1,137 sq ft***

Purchase Price- \$180,000

Sold Price- \$268,000

Investment amount- \$34,040

Turn time- 90 Days

Return on Investment- \$14,966

# 806 PLEASANT STREET, ROSEVILLE, CA 95678



***3 beds 2 baths 1,114 sq ft***

Purchase Price- \$225,000

Sold Price- \$407,000

Investment amount- \$37,152

Turn time- 164 Days

Return on Investment- \$14,233

# 9363 OTTOMON WAY, ORANGEVALE, CA 95662



***3 beds 1 bath 1,392 sq ft***

Purchase Price- \$265,000

Sold Price- \$380,000

Investment amount- \$47,315

Turn time- 121 Days

Return on Investment- \$16,826

# 6524 PINEBURR CT, ORANGEVALE, CA 95662



***3 beds 2 baths 1,580 sq ft***

Purchase Price- \$330,000

Sold Price- \$451,000

Investment amount- \$57,500

Turn time- 99 Days

Return on Investment- \$19,282

Percent- 34%

# 8736 GREAT OAK WAY, FAIR OAKS, CA 95628



***4 beds 3 baths 2018 sq ft***

Purchase price- \$350,000

Sold for- \$560,000

Investment amount- \$55,000

Turn time- 97 Days

ROI- \$30,896

Percent- 56%

# REFERRAL SYSTEM

FOR INVESTORS

## Learn & Earn!

Earn a referral fee when you refer someone to partner with Belwood Investments regarding a fix & flip. This is not limited to the amount of people you refer to Belwood Investments, either!



Every investment (up to the first 5 investments) this referring partner does with Belwood Investments, you will be compensated a 2% referral fee on the money invested.



Investors do not need to be local to their investments to invest, either. We have investors from all over.

*Please note: Information is subject to change.*



# 15 WAYS TO FIND INVESTOR REFERRALS

**01** Family

**06** Business Colleagues

**11** Networking Events

**02** Friends

**07** CPA

**12** Neighbor

**03** Club/Committee

**08** Attorney

**13** Banker

**04** Social Media

**09** Realtor

**14** Kid's Events

**05** Doctor/Dentist

**10** Happy Hour

**15** Parties/Events

Start looking for opportunities everywhere you go. You never know who you know...