



AUTHENTIC REAL ESTATE INVESTING

Purchase Criteria

Typical Acquisition Size:

Residential Redevelopment (Buy, Fix & Flip): Max \$400,000.00

Asset Type:

Single Family Residential

- 3 Bedrooms (Minimum)
- No Flood Zones (Not including the New Jersey shore markets)
- Middle-class to high-end markets. (No "War Zones")
- Financially or physically distressed.
- No single-family rentals

Commercial/ Rental: (Buy and Hold)

- 5+ Units
- Financially or physically distressed
- A & B Markets
- Minimum of two (2) bedrooms per apartment
- Creative Financing preferred
- 30+ units open to all A & B markets throughout the United States.

Market Place:

Bergen County:

- North Arlington
- Lyndhurst
- East Rutherford
- Rutherford
- Glen Rock
- Westwood
- Oradell

Essex County:

- Bloomfield
- Caldwell
- Cedar Grove
- Essex Feels
- Glen Ridge
- Livingston
- Maplewood
- Milburn
- Montclair
- North Caldwell
- Nutley
- Roseland
- South Orange
- Verona
- West Caldwell
- West Orange

Morris County:

- Boonton
- Boonton Township
- Butler
- Chatham
- Chester
- Denville

Koda Homes

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- Dover
- East Hanover
- Florham Park
- Hanover
- Harding
- Kinnelon
- Madison
- Morristown*
- Morris Township
- Morris Plains
- Mendham
- Parsippany
- Rockaway*
- Roxbury

Passaic County:

- Clifton
- Haledon
- Little Falls
- Hawthorne
- Pompton Plains
- Ringwood
- Totowa
- Wanaque
- Wayne
- Woodland Park

Somerset County:

- Bedminster
- Bernards Township
- Bernardsville
- Branchburg
- Bridgewater
- Franklin
- Warren
- Watchung

Union County:

- Fanwood
- Garwood
- Kenilworth
- Mountainside
- Summit
- Westfield
- Berkeley Heights
- Clark
- Cranford
- Scotch Plains
- Springfield
- Union Township
- New Providence

Eastern Pennsylvania

- Easton
- Allentown
- Bethlehem
- Philadelphia

Targeted Deal Types:

- Physically Distressed Residential, Mixed-use and Commercial
- Corporate Owned/ Bank Owned/ REO
- Pre-foreclosures/ Short Sales/ Foreclosures
- Probate / Estate Sales
- Equity Buy Outs
- Distressed Developments/ Conversions
- Distressed Residential Commercial (Multi-dwelling units)
- Joint Ventures
- Contaminated Land (Residential Only)

Terms:

- Cash Offers
- Purchase AS-IS
- 14-21 day close
- Oil tank, Pest, and Home Inspections to be complete

3 Ways of Submitting Properties to Koda Homes!

- 1) E-mail us at properties@kudahomes.com
- 2) Call us at 973-826-4998
- 3) Visit our website at www.kudahomes.com/realtors