

# *CONSTANT CASHFLOW*



Mike and Mike Real Estate Solutions  
MMRE.

# THE MISSION

*To Establish A System  
Without “Holes” That  
Provides Our Investors  
With Turn-key  
Investment Solutions  
With Predictable  
Returns For Passive  
Income*



# THE PROBLEM

Too Many Real Estate  
Investment Companies Do The  
Bare Minimum For Their  
Investors And Their Assets



# THE SOLUTION

At M&M Real Estate Solutions, We Work With Our Investors To Identify What's The Best Pathway To Wealth Accumulation While Reducing Risk For Each And Every Client



# THE OPPORTUNITY

Acquire, Remodel and Rent  
Properties To Be Managed By M&M  
Real Estate Solutions

Our Experts Will Stabilize The  
Investment Over A Two-Year  
Period and Offer 10% Interest Plus  
An Equity Split!



# THE PROCESS

## *Phase 1*

- Analyze strong buy and hold neighborhoods
- Locate properties that can be acquired
- Inspect property and prepare renovation analysis
- ROI and cash flow analysis
- Fast closing to obtain turn-key property

## *Phase 2*

- M&M Real Estate Solutions handles all aspects of property management for the life of the investment
- Individualized access to our Online Investor-Only Portal to monitor asset performance

## *Phase 3*

- Investors will receive a quarterly investor report that will detail asset performance
- An opportunity to meet with our investor relations team to ensure your investment needs are being fulfilled

## *Phase 4*

- The M&M Real Estate Solutions Team has completed necessary property improvements and stabilized the asset
- Our investment team assists you in the sale of the property for an even larger ROI



# CONSTANT COMMUNICATION

Monthly emails  
on how your  
investments are  
performing, with  
current updates  
on Macon.



Quarterly Reports To  
Detail Exactly How  
Your Asset Is  
Performing



Access To Our  
Investor Relations  
Team To Ensure  
M&M Real Estate  
Solutions  
Is Taking Care Of  
Every Investment  
Need



# WHY MACON?



3.7% Population  
Growth



Job Growth  
Expected to  
Exceed 35% In  
the Next Decade



48% of  
Population Are  
Renters



Average Monthly  
Rent Is \$744



## Sources:

1. Macon Economic Development Commission. <http://www.maconworks.com/macon-demographics.cms>
2. Sperling's Best Places. <https://www.bestplaces.net/economy/city/georgia/macon>
3. Town Charts. <http://www.towncharts.com/Georgia/Housing/Macon-Bibb-County-GA-Housing-data.html>



# Investments We Have Made



# Property Report: 2522 Medford Pl

RENTAL

## Executive Summary

2522 Medford Pl, Macon, GA 31206

Singlefamily: 4 bedrooms , 1.5 bathrooms

Year built: 1962, Size: 1125 SF

Investment strategy: Rental Property



Purchase Price  
\$ 35,000



Rent  
\$ 750/mo



Monthly Cash Flow  
\$ 537



Cash on Cash Return  
17.90 %



# Property Report: 288 Lilly ave RENTAL

## Executive Summary

288 Lilly Ave, Macon, GA 31204

Singlefamily: 2 bedrooms , 1 bathroom

Year built: 1953, Size: 974 SF

Investment strategy: Rental Property

This is a section 8 property



Purchase Price  
\$ 30,000



Rent  
\$ 550/mo



Monthly Cash Flow  
\$ 396



Cash on Cash Return  
15.10 %



# Property Report: 555 Crisp street

RENTAL

## Executive Summary

555 Crisp St, Macon, GA 31206

Singlefamily: 3 bedrooms , 1 bathroom

Year built: 1950, Size: 1264 SF

Investment strategy: Rental Property



Purchase Price  
\$ 30,000



Rent  
\$ 650/mo



Monthly Cash Flow  
\$ 513



Cash on Cash Return  
19.85 %



*CONTACT US TODAY  
ABOUT YOUR FUTURE!*

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