



KR Enterprises LLC
Integrity and Honesty in REAL ESTATE

**Another OUTSTANDING Investor Opportunity
Secured By Real Estate ***

***Investing in Real Estate has created more millionaires
than any other typical investment program!**

**Would you like to be one of them?
Here is your chance:**

**Real Estate Note available for 180K at @ 7% Interest Secured
By Another Great Single Family Home.**

“We had our own rental and absolutely hated dealing with renters so we sold the property. Since then we had put our money into low paying CD’s because we really did not want to gamble on the stock market. When Rob and Kristi approached us with their Private Investor program, we loved the fact that we got great rates of returns on our money with Real Estate, but don’t have to mess with any of the renters, or the repair hassles that go with a rental! Now we know our money is growing, regardless of what the crazy market and economy are going to do! That helps us both sleep a lot better at night! Dean & Laura, Private Money Investors





Property Summary & Investment Strategy

1985 NE 45th St Hillsboro Oregon 97123

This cute 3 bedroom 2-bath single level Ranch style house is located in a desirable neighborhood in the growing City of Hillsboro Oregon. It is your **TEXTBOOK** investment house and is surrounded by houses that are in great shape and have well manicured landscaping.

The potential on this house is **AMAZING**, and with some minor landscaping and updating (mostly paint, flooring, and landscaping) it will really shine and become highly desirable since it fits the first time homebuyers needs.

Property Details

- Excellent layout with 1374 Sq Ft
- 3 bedrooms 2 bathrooms
- Solid construction and built in 1970
- 2 Car Garage
- Central Forced Air Heating
- Large lot with 9147 Sq Ft, (almost a quarter of an acre that has a park like setting) Our plans are to build a classy wood fence around the backside and this will be a HUGE pull for buyers!
- Quiet, Clean, Safe Neighborhood with very friendly neighbors (Another HUGE pull for Buyers)

Loan Details

- Loan amount needed: \$180,000. This amount includes purchase price and all repair/update costs to get the house in great shape and ready to sell. This house will easily sell for between \$230,000-\$239,900 on our Lease Option Rent To own program.
- 7% straight rate of return with compounding interest.
- Lender receives a promissory note secured by the house pictured (you are the bank, and being the bank is where the money is at!) in first position.
- Lender is added as mortgage on hazard insurance policy
- As an added level of service, we keep you in the loop and give you updates on your investment. You can also do a DRIVE-BY on the property. Or you can simple go to our informative website (www.krwebsite) and check-up on your investment. Try that with the Stock Market!

Exit Strategy

We have a team of industry experts ready to update and remodel this house to really make it shine and then we will launch our MASSIVE and AGGRESSIVE Marketing systems to attract a great buyer!

Even in today's market we are selling our houses in 30 days or less on Lease Option contracts and finding the absolute best buyers who take ownership of the properties, and even update and increase the value of the houses.

How To Get In On This Great Deal ASAP*

***Since our deals are so clean they always go fast, so don't wait!**

We make it very easy for our investors to make money with us so you have 4 simple options:

#1 You can go to our investor page on our website and fill in some information on what type of investment program you are looking for, and we can then contact you in a "low pressure" manner to find out what works best for you.

Here is the direct link to our investor page: <http://krwebsite.com/investor.htm> and scroll down to the bottom of the page and fill in the forms.

#2 You can e-mail me directly at rob@krwebsite with any questions you may have. I can even e-mail you back our Private money brochure that goes into much more detail on how our Private money loan program works.

#3 You can pick up the phone and call me directly at #503-804-3191 and I would be happy to have a low-key conversation with you.

#4 Or you can do absolutely nothing, and hope that the Stock Market, or whatever other means you are trying to grown your hard earned money with, pulls through for you!

Whatever you decide to do, I wish you the best of luck.

Sincerely,

Rob and Kristi Russell
KR Enterprises "Honesty & Integrity In Real Estate"

PS: Lets make you a happy investor making money like our current investors listed below:

"I have been a Private Money investor now with Rob and Kristi for over 10 years. In that time they have kept their promises to me, and have made their payments on time just like clockwork! I know that when I give them my hard earned money, they are going to put it to good use with a safe and secure investment, and do whatever it takes to make sure that we both come out winners!"

Jim Long-Term Private Money Investor

"One thing I have learned about doing business with Rob and Kristi is that they always deliver on their promises, and work in a very fair manner. Something that is extremely rare in today's business world. In fact, I have so much trust built up with KR Enterprises, that just recently, we negotiated a Real Estate transaction that is valued at \$186,597.00 over dinner and a handshake!"

Rick and Ladonna, Business owners, and Private Money Investors