



Your **NY** Property.com

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# Helping NY Real Estate Investors Win Together

A guide by Your NY Property

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# How can I invest in real estate if I don't have the experience, credit or enough cash?



## Tip

Join our real estate group of family-friends and let our experienced team manage the process for you.

# Buying real estate as a group can offer several advantages.

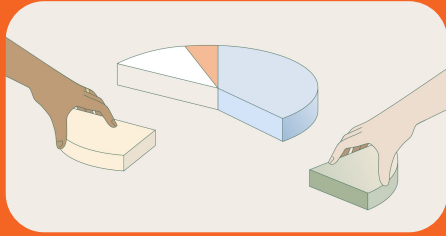
1. Lower Cost
2. Shared Risk
3. Greater Buying Power
4. Easier Management
5. Diversification



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# 1. Lower Cost

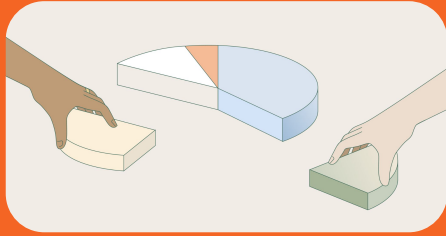


- When you buy a property as a group, you can split the cost of the purchase among the members, which can make it more affordable for each individual.
- This allows you to pool your resources and invest in a property that may be out of reach if you were buying it individually.





## 2. Shared Risk

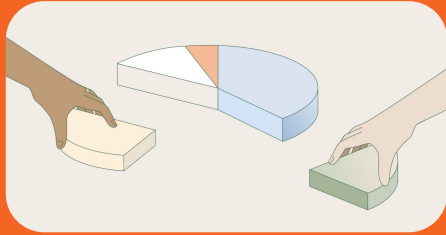


- Investing in real estate is not without risks. By buying as a group, you can spread out the risk among the members.
- This means that if the property's value decreases or runs into unforeseen cost, the loss is shared among the group, making it less financially damaging for each individual.





### 3. Greater Buying Power



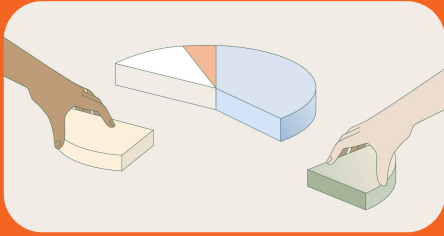
- Buying real estate as a group may give you greater negotiating power with sellers, as you can make a more competitive offer.
- Buying as a group may give you access to properties that are only available to institutional buyers
- Our cash buying groups make the members the bank - no need for a mortgage and no interest expenses!





## 4. Easier Management

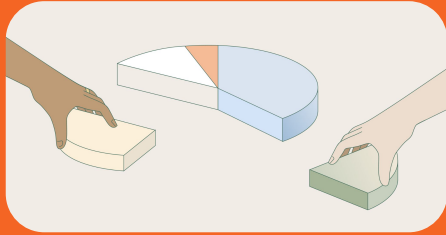
- Managing a property can be time-consuming and costly. By buying as a group, you can share the responsibility of managing the property, reducing the burden on each individual.
- This can include tasks such as maintenance, repairs, and finding tenants.





## 4. Diversification

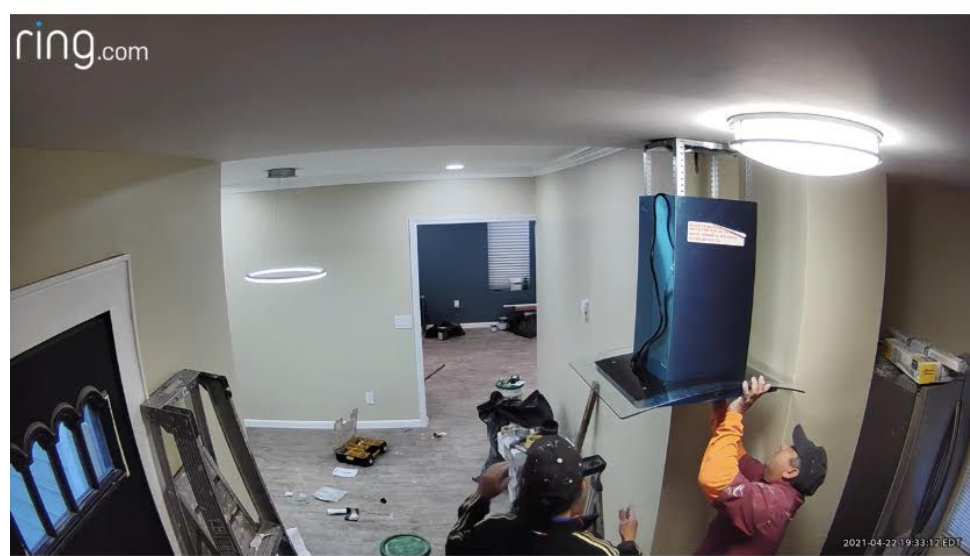
- By investing in real estate as a group, you can diversify your portfolio and spread out your investments across multiple properties.
- This can help minimize risk and increase the potential for long-term returns.





Our team will use advanced technology tools such as Ring.com to monitor job sites and Tribevest to manage your real estate investments.

We pride ourselves on  
**Transparency**



## Your Next Property 1

### MISSION STATEMENT

*Real Estate group buying project.*

### DETAILS

 Founded by Yvesmarie Vilain

 12 members (target)

 Multi-member LLC

### FOUNDER INFO

 Yvesmarie Vilain  
 yvilain@yournyproperty.com  
 917-924-0371

### INITIAL CONTRIBUTION RANGE

Min	Max	Due
\$10,000	\$100,000	



## Group Investments We Manage

By the end of this section, your audience should be able to visualize:

→ **Fix and Flip**

Provides short term gains with 6-12 month window (perfect for those that want a lump sum or don't want to lock in their principal for extended periods of time)

→ **Fix, Rent and Sell**

Perfect long term solution, for investors who want to receive monthly rental income from their principal and gain equity overtime



# Meet 568 Mill Road, Coram, NY.

This property was purchased as a group investment fix and flip.

- Purchase amount: \$174K
- Rehab cost: \$70K
- Sold price: \$325K
- Profit: \$81K

## Tip

See the [zillow listing](#) history for more info on this property

### Price history

Date	Event	Price
6/1/2020	Sold	\$325,000
<small>Source: OneKey OneKey® MLS #3171631 Report</small>		
4/14/2020	Pending sale	\$325,000
<small>Source: EXIT REALTY PREMIER #3171631 Report</small>		
12/1/2019	Price change	\$325,000 -3%
<small>Source: EXIT Realty Premier #3171631 Report</small>		
10/10/2019	Listed for sale	\$335,000 +92.5%
<small>Source: EXIT Realty Premier #3171631 Report</small>		
5/1/2019	Sold	\$174,009 +5.5%
<small>Source: EXIT Realty solds #1602590287392336019 Report</small>		



# Meet 72 W 2nd Street, Deer Park, NY

This property was purchased as a group investment fix and flip.

- Purchase amount: \$324K
- Rehab cost: \$120K
- Sold price: \$639K
- Profit: \$195K

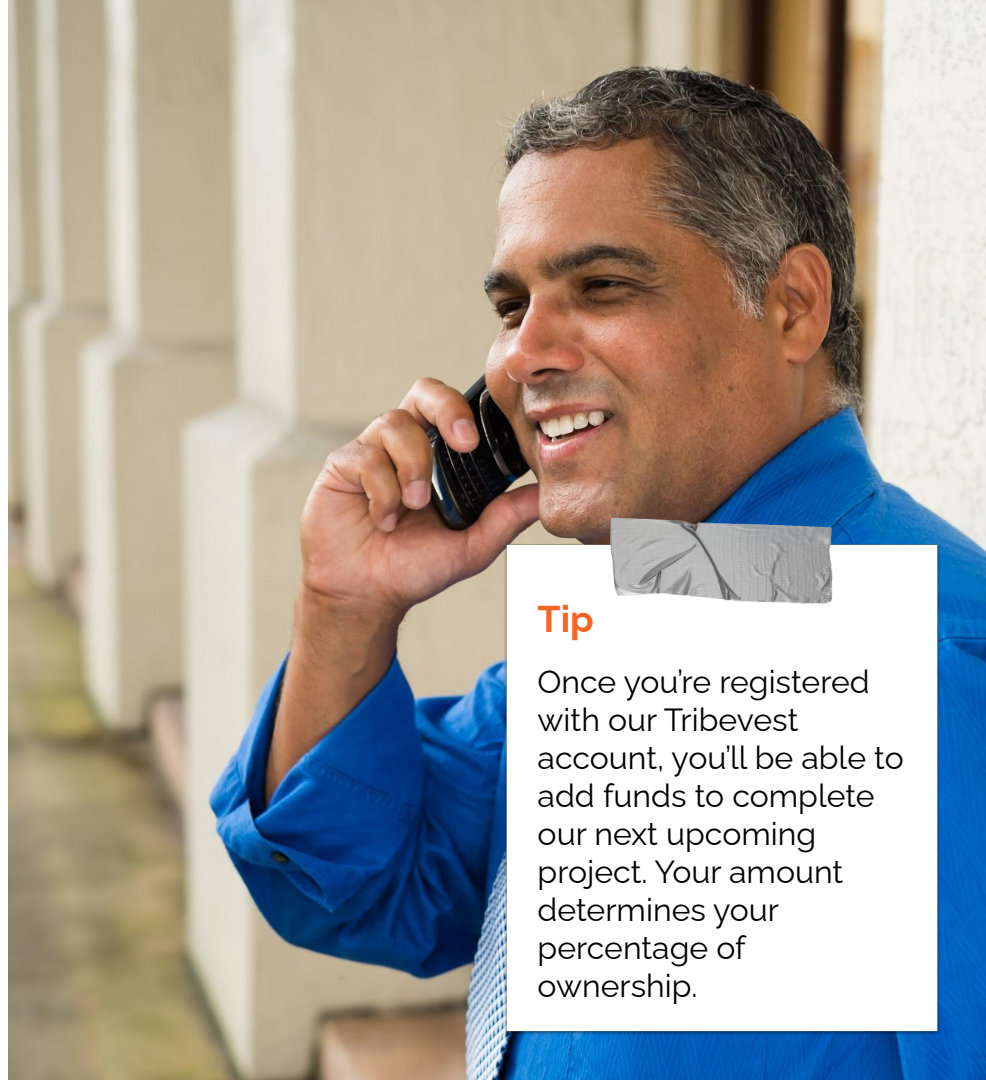
## Price history

Date	Event	Price
8/5/2022	Sold	\$639,000 +2.2%
<small>Source: OneKey OneKey® MLS #3393026 Report</small>		
6/16/2022	Pending sale	\$625,000
<small>Source: OneKey OneKey® MLS #3393026 Report</small>		
4/24/2022	Listed for sale	\$625,000 +69.4%
<small>Source: OneKey OneKey® MLS #3393026 Report</small>		
11/8/2021	Sold	\$369,000 +13.5%
<small>Source: OneKey OneKey® MLS #3339518 Report</small>		
9/26/2021	Contingent	\$324,990
<small>Source: NYState® MLS NY State MLS #11020012 Report</small>		
9/25/2021	Pending sale	\$324,990
<small>Source: OneKey OneKey® MLS #3339518 Report</small>		
9/25/2021	Listed for sale	\$324,990
<small>Source: OneKey OneKey® MLS #3339518 Report</small>		

# How do I get started?

We started a real estate based  
Tribevest account to help all users  
track their projects

[Please click here to start investing](#)



## Tip

Once you're registered with our Tribevest account, you'll be able to add funds to complete our next upcoming project. Your amount determines your percentage of ownership.



### Tip

Typical property expenses for every investment include: Taxes, Insurance, electric bill, heating, construction materials, labor cost, appliances and real estate listing and legal fees

## FAQs

- **How much is the minimum investment?** \$10K
- **Do I need a lawyer?** Not needed, as all investments are inclusive of all fees. However, if you would like to hire an independent attorney you are more than welcome.
- **How do I track expenses and profit?** We will keep users updated weekly via our Tribevest account and email updates.
- **How long will it take for me to receive my return on investment?** Depends on the real estate market and demand, but typically houses take 3-4 months to rehab and another 3-4 months to sell. This process can be shorter or longer depending on a variety of market factors.
- **Can I visit the property?** Yes, we encourage all investors to stop by from time to time to check on their investment. No actions will need to be taken, the investment property will be managed by Your NY Property managers
- **How is my investment protected?** Each property will have its own designated LLC and each investor will become a member of that LLC
- **How will I be paid?** At the end of each sale, each member will receive a check and 1099 at the end of the year.

# Our Team



Paris Robinson  
Real Estate Broker and Attorney



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## Tip

Our team extends beyond our property managers. We also employ contractors, plumbers, electricians, lawyers and a variety of specialists to complete each project.

# What people are saying

**Quotes from  
investors here**

Wendy Writer, CA

**Quotes from  
investors here**

Ronny Reader, NYC

**Quotes from  
investors here**

Abby Author, NYC

*Quotes for illustration purposes only*