



# TEAM PROPERTY & INVESTMENT, LLC

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# About TPI

- TPI is a real estate investment and development firm based in Kansas City, Missouri
- The company owns hundreds of residential units, single homes and apartment complexes
- The company was founded in 2009 and has been expanding and growing ever since



# Main activity area- Kansas City



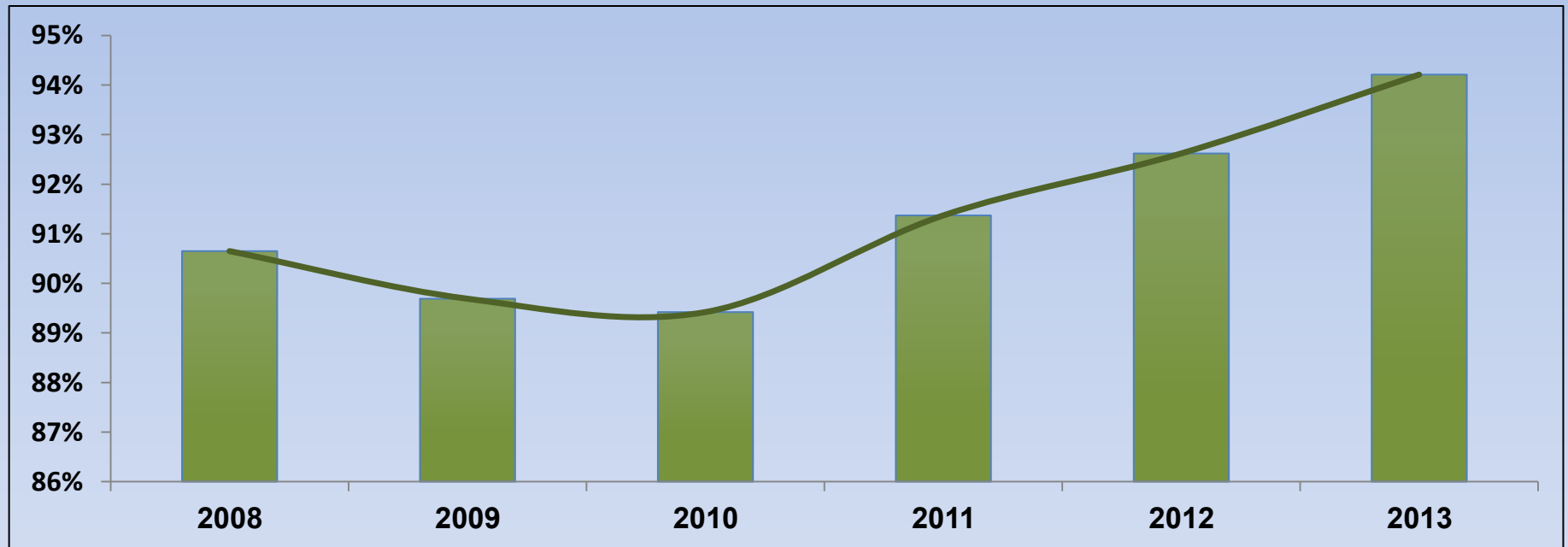


- Kansas City is located on the border of Missouri and Kansas
- The economy is well diverse and includes hi-tech firms, transportation companies and large service sectors
- The city is business friendly, real-estate in particular
- Google has chosen Kansas City as the first city to launch the [Google Fiber](#) project





# Occupancy rate in KC area





# Company Structure



- Nati Skolnick : Founder and Owner

Age 39, married + 3

15 years of experience in real-estate and construction as an entrepreneur and a contractor



- Tomer Badash : CEO

Age 40, married +3

20 years of experience in project management in the field of real-estate and construction

- Accounting department
- Property manager for each project
- Maintenance and construction crews





# The Business Model

Investor purchases a remodeled and occupied property owned by TPI

The property title transfers under investor's name

TPI manages and maintains the property

Monthly income flow to investor from day one

Option to sell the property



# TPI Partnerships - Investors

- This investment plan creates partnerships between TPI and its investors. TPI continues to manage the property after title is transferred to the investor
- TPI gives warranty to the property for the 1<sup>st</sup> year on the remodeling and doesn't charge maintenance during that time
- TPI insures the investor with 7% ROI
- In this business model, it's TPI's interest to keep the property occupied with minimum expenses

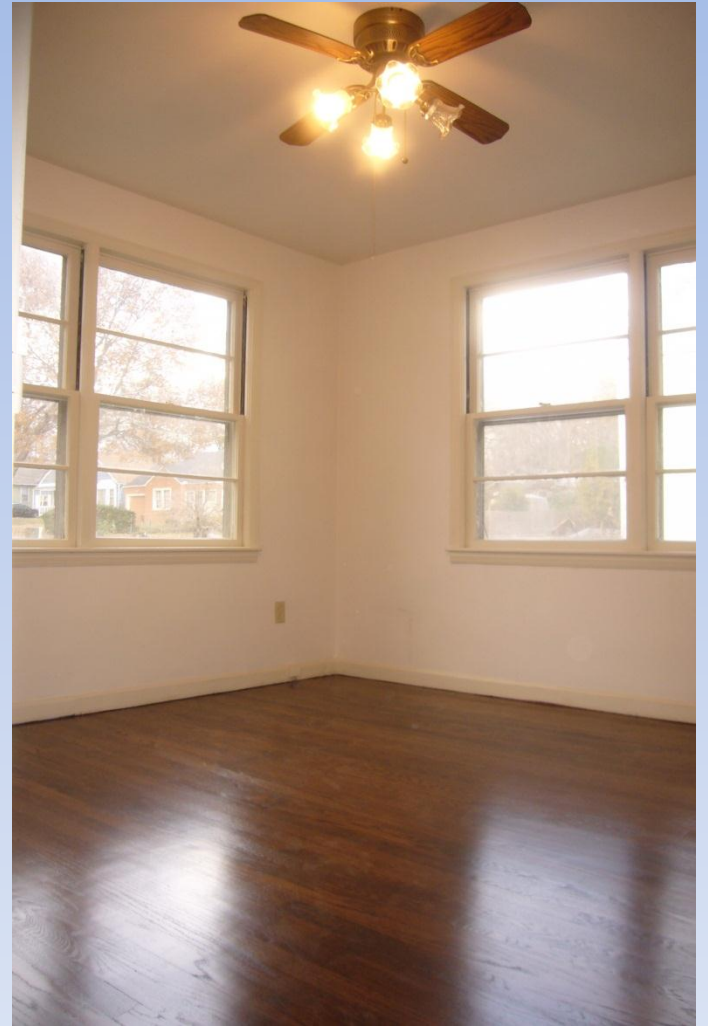


# Example Projects - 19<sup>th</sup> St.

- 3 beds, 1 bath
- 1,500 sqft
- Lot : 10,700 sqft



# Example Projects - 19<sup>th</sup> St.





# Example Projects - 19<sup>th</sup> St.



# Project Summary

- Total investment  
\$43,930
- ROI 12.6%



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## Forecasted Cash Flow

Capital cost		עלויות השקעה
Property Acquisition	\$ 43,000	מחיר הנכס
Real Estate fees	\$ 500	הוצאות עסקה
Property Improvements	\$ -	שיפוץ בנכס
TPI fee	\$ 430	עמלת TPI
<b>Total investment</b>	<b>\$ 43,930</b>	<b>סה"כ השקעה</b>
Income		הכנסות
Miscellaneous income	\$ 650	הכנסה חודשית
<b>Total Operating income</b>	<b>\$ 7,800</b>	<b>סה"כ הכנסה שנתית</b>
Operating expenses		הוצאות תפעול
Real Estate tax	\$ 450	ארמונה
Insurance	\$ 400	ביטוח נכס
Repairs and maintenance	\$ 700	תחזוקה ותיקונים
Utilities	\$ 100	חשבונות (מים, חשמל וחימום)
Trash removal	\$ -	פינוי אשפה
Legal fees	\$ -	ח"ח ועו"ד שנתי
Management	\$ 624	עמלת ניהול 8%
<b>Total expenses</b>	<b>\$ 2,274</b>	<b>סה"כ הוצאות שנתיות</b>
summary		סיכום
Net operating income	\$ 5,526	הכנסה נטו
capitalization rate	12.58%	תשואה על ההשקעה
Cash in	\$ 43,930	הון עצמי
Mortgage	\$ -	עלות מימון
Net cash flow	\$ 5,526	הכנסה נטו לאחר מימון
<b>ROI-Return on investment</b>	<b>12.58%</b>	<b>תשואה על ההון</b>

# Example Projects – Spruce Ave.



Total investment  
43,000\$





# Example Projects – Spruce Ave.

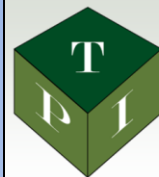


- 3 beds, 1 bath
- 1,130 sqft, Lot: 4,300 sqft



# Project Summary

- ROI 13%



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## Forecasted Cash Flow

Capital cost		עלויות השקעה
Property Acquisition	\$ 42,000	מחיר הנכס
Real Estate fees	\$ 500	הוצאות עסקה
Property Improvements	\$ -	שיפוצים בנכס
TPI fee	\$ 500	עמלת TPI
<b>Total investment</b>	<b>\$ 43,000</b>	<b>סה"כ השקעה</b>
Income		הכנסות
Miscellaneous income	\$ 675	הכנסה חודשית
<b>Total Operating income</b>	<b>\$ 8,100</b>	<b>סה"כ הכנסה שנתית</b>
Operating expenses		הוצאות תפעול
Real Estate tax	\$ 600	ארמנה
Insurance	\$ 400	ביטוח נכס
Repairs and maintenance	\$ 700	תחזוקה ותיקונים
Utilities	\$ 100	חשבונות (מים, חשמל וחימום)
Trash removal	\$ -	פינוי אשפה
Legal fees	\$ -	ח"ח ועו"ד שנתי
Management	\$ 648	עמלת ניהול 8%
<b>Total expenses</b>	<b>\$ 2,448</b>	<b>סה"כ הוצאות שנתיות</b>
summary		סיכום
Net operating income	\$ 5,652	הכנסה נטו
capitalization rate	13.14%	תשואה על ההשקעה
Cash in	\$ 43,000	הון עצמי
Mortgage	\$ -	עלות מימון
Net cash flow	\$ 5,652	הכנסה נטו לאחר מימון
<b>ROI-Return on investment</b>	<b>13.14%</b>	<b>תשואה על ההון</b>



# Example Projects - Wabash Ave.



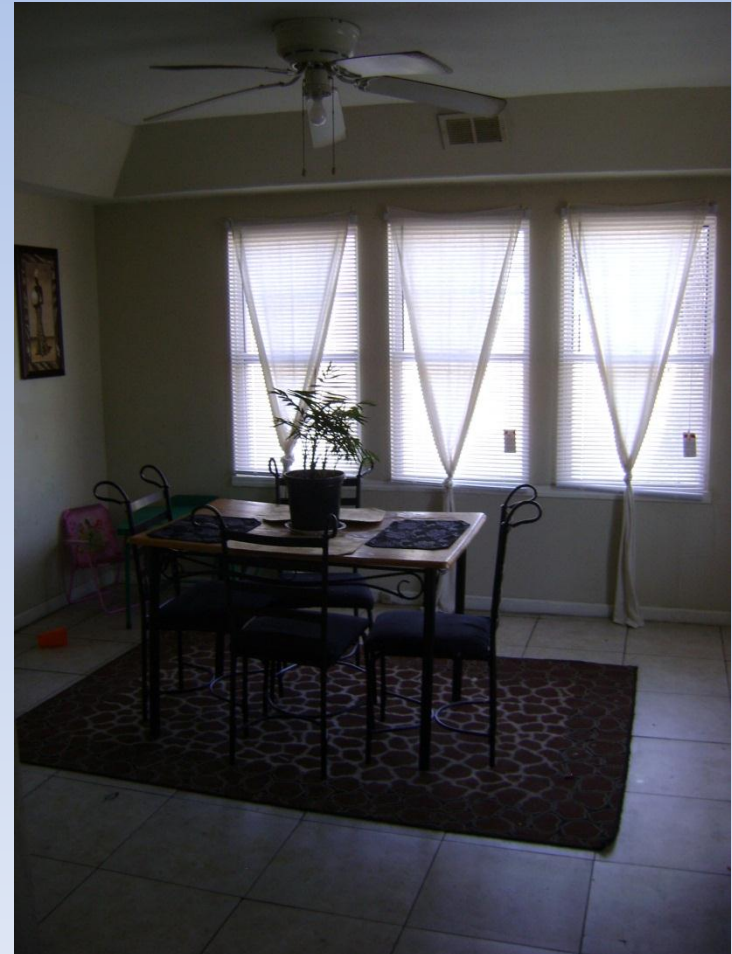
Total investment  
40,950\$





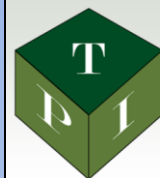
# Example Projects - Wabash Ave.

- 4 beds, 2 bath
- 1,600 sqft, Lot: 4,600 sqft



# Project Summary

- Total investment  
40,950 \$
- ROI 14.0%



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## Forecasted Cash Flow

Capital cost		עלויות השקעה
Property Acquisition	\$ 40,000	מחיר הנכס
Real Estate fees	\$ 500	הוצאות עסקה
Property Improvements	\$ -	שיפוצים בנכס
TPI fee	\$ 450	עמלת TPI
<b>Total investment</b>	<b>\$ 40,950</b>	<b>סה"כ השקעה</b>
Income		הכנסות
Miscellaneous income	\$ 675	הכנסה חודשית
<b>Total Operating income</b>	<b>\$ 8,100</b>	<b>סה"כ הכנסה שנתית</b>
Operating expenses		הוצאות תפעול
Real Estate tax	\$ 400	ארמונה
Insurance	\$ 550	ביטוח נכס
Repairs and maintenance	\$ 700	תחזוקה ותיקונים
Utilities	\$ 50	חשבונות (מים, חשמל וחימום)
Trash removal	\$ -	פינוי אשפה
Legal fees	\$ -	ח"ח ועו"ד שנתי
Management	\$ 648	עמלת ניהול 8%
<b>Total expenses</b>	<b>\$ 2,348</b>	<b>סה"כ הוצאות שנתיות</b>
summary		סיכום
Net operating income	\$ 5,752	הכנסה נטו
capitalization rate	14.05%	תשואה על ההשקעה
Cash in	\$ 40,950	הון עצמי
Mortgage	\$ -	עלות מימון
Net cash flow	\$ 5,752	הכנסה נטו לאחר מימון
<b>ROI-Return on investment</b>	<b>14.05%</b>	<b>תשואה על ההון</b>



# Why invest with TPI?

- Business model - TPI has developed a unique business model which has proven itself along the years
- Experience - Company managers have extensive experience in real-estate and construction
- Funding - TPI has funding sources which increase the value of investments
- Partnership - TPI is in full partnership with its investors throughout all project stages
- Transparency - property reports are available to investor quarterly
- Customer service - TPI believes every investor is not only a partner but also a customer who should be treated as one
- TPI staff is available to investor at any time ...



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