



The Stack Company

+45 2425 4973

stackjd@gmail.com

114 Berry Mountain Road Cramerton, NC 28032

Hello!

We are Joshua and Roxana Stack and we are real estate investors focusing on the greater Charlotte area, specifically the corridor between Belmont and King's Mountain. We are career professionals who have extensive experience in international business specifically in general management, operations and procurement.

As real estate investors, we are buy-and-hold investors with a high focus on cash flowing properties in safe areas that attract high quality tenants.

We are building out our portfolio in the Belmont, Cramerton, Gastonia, Lowell, Dallas, Bessemer City, Kings Mountain area and have a target investment volume of 10 properties annually beginning in 2018. We also invest in multifamily and small apartment complexes.

While we don't live in the area, we know the local market having visited the area extensively for the last 10+ years and already own one property in Cramerton, along with a second elsewhere in NC.

We have the ability to move quickly on properties that meet our criteria by paying cash but are also interested in alternate forms of financing with a specific interest in seller financed properties.

We are serious buyers and focused on value oriented investments prioritizing cashflow. Our ideal properties have the following attributes:

- Single family homes of quality construction
- Also interested in duplexes / multifamily and small apartment buildings
- Rent ready or nearly rent ready
- Intend to attract high quality tenants

Our investment criteria is:

- Total investment 50k-90k per property
- Minimum rent 600+ USD/month, ideally 700+ USD/month
- Target ROI 12+ percent
- Preferably ~10k equity at closing
- Limited rehab needed initially (1k or less)
- Smaller lot sizes (high structure footprint to lot size ratio)
- Safe C or better rated neighborhood; within good school districts; close to transport, amenities and shopping

Our ultimate aim is to acquire and hold quality properties that can be comfortable homes for our residents. Our ideal tenants are responsible, hardworking and stable blue collar people that pay rent on time and enjoy living in a quality home with quality management.

If you have access to properties that meet our criteria or have contacts that do, please be in touch.

We look forward to doing business together with you.

Sincerely,


Josh & Roxana

