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INVESTMENT OPPORTUNITY

Renovate and Resell Project – Madison St, Newton, NJ

Presented by: DiGiorgio Contracting LLC

Overview:

I am currently purchasing a fix-and-flip property on Madison St in Newton. I have already invested \$75,000 of my own money, and I am seeking to raise an additional \$60,000 to complete the deal. I am closing on April 7th, so the deadline for investing is April 3rd, 2025.

The Offer:

- **Investment:** \$15,000
- **Return:** \$1,500 (10%)
- **Total Repayment:** \$16,500
- **Term:** Due within 14 days after the sale of the property, or within 12 months, whichever comes first
- **Repayment Type:** One-time balloon repayment—no monthly payments
- **Security:** Promissory Note

Why Invest?

- 10% return on a short-term real estate project
- Your investment helps fund a local, tangible project
- You will receive project updates throughout the process
- Professionally managed by a licensed, bonded, and insured general contractor

Timeline:

- **Close on Property:** April 7th, 2025
- **Renovation Start:** April 7th, 2025

- **Projected Sale:** August 2025

Questions? Interested in Investing? Just want to talk about it before you invest?

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The F.A.Q.

Q: What is this investment for?

A: The funds are being used to complete the purchase and renovation of a residential property in Sussex County, NJ, for a remodel and resell project.

Q: How much are you asking to borrow?

A: \$15,000 per investor, for a total of \$60,000.

Q: What do I get in return?

A: You will receive a total repayment of \$16,500, which includes a 10% return on your \$15,000 loan. Payment is made when the house sells (target: within 6–12 months).

Q: Are there monthly payments?

A: No. You will receive one balloon payment at the end of the project.

Q: Is my investment secured?

A: This is an unsecured promissory note. However, I am personally invested with \$75,000 of my own capital, and repayment is a top priority.

Q: What happens if the house takes longer to sell?

A: The note includes a 12-month maturity clause. If we do not sell by then, I will either refinance or begin structured repayments.

Q: Can I invest more or less than \$15,000?

A: Absolutely! I am targeting four investors at \$15,000 each, but I'm open to discussing other amounts if it helps you get involved.

Q: Will I get updates?

A: Yes! I will send project updates, including renovation progress and milestones.

Thank you,



Paul DiGiorgio