

Executive Summary

Introduction

JS2 Homes LLC is a Massachusetts-based real estate investment company that was formed in January 2012. The company is operated out of its home-office in Methuen, MA, and is fully owned and controlled by Justin Silverio and John L. Silverio, full-time residents of Massachusetts.

Initially, the company intends to purchase distressed single-family residential properties in low to middle income areas within the Merrimack Valley for the purpose of rehabbing and reselling for profit. After gaining a deep understanding of the single-family market, the company will expand to purchase two and three unit properties in the same market for the purpose of rehabbing and leasing for cash flow accumulation. Target properties will include REO foreclosures, pre-foreclosures, potential short sales, estate sales and other situated properties selling for well-below market value.

Management and Team

Justin Silverio and John L. Silverio will actively manage the day-to-day operations of the company, with additional full-time staffing to be considered once the company has consistent and adequate cash flow, or when additional outside investment is available. Justin Silverio has 1 year of real estate investing experience and is a CPA with 7 years of accounting experience. John L. Silverio has over 15 years of real estate investing experience and has owned and operated a successful general contracting business for over 35 years. The unique skill set and experiences that each business owner possesses will contribute to the long-term success of JS2 Homes LLC.

The company will handle all aspects of property acquisition, property renovation, and property disposition. Additionally, the company will assemble a strong team of investment advisors, industry professionals and licensed contractors to ensure its investment plan is well defined and successfully executed.

Business Structure

The company has retained the services of both an experienced real-estate attorney and a qualified tax accountant, and based on their recommendations JS2 Homes LLC will be formally structured as a limited liability company (LLC), and taxed as an S-Corporation. Additionally, it is expected that the company will hold one to three of its investment properties as a separate limited liability corporate entity (LLC).

- 1) Provide asset protection and shield individual assets from any liability created by other assets;
- 2) Provide sound and strategic tax benefits to the company and its owners/investors.