



## THE OPPORTUNITY

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You are most likely aware of the VA mortgage benefit that allows you to buy a home for yourself and your family with up to \$417,000 to \$721,000 with \$0 down.\*

But did you know that same benefit can be used to purchase and be a resident landlord in a two, three, four or five unit property?

In some cases the rental payments may subsidize some to all of your living costs and mortgage payments. This possibly creates an operating profit, as well as possibly creating wealth through property value appreciation.

*\*These numbers are based on national averages, actual amounts will vary by location, and in certain cases one of the units may be a commercial unit for you to run a business in or rent out.*

WE HELP BUILD  
A STRONG FINANCIAL FUTURE  
FOR YOU AND YOUR FAMILY

Our Mission Statement:

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To empower Veterans and Active Duty Military Personnel to achieve greater financial freedom and independence, for themselves and their families, through multifamily property investments using their VA mortgage benefits.



**HEROHOMES**  
THE GREAT AMERICAN RENEWAL

[www.HeroHomes.com](http://www.HeroHomes.com)  
1-866-594-5209

Other than via the VA Loan Guaranty, which is administered by authorized VA Lenders, and other than through our heads up giving discussions with the VA, DOD, and the US Government, we are in NO WAY associated with or endorsed by, the VA, DOD or the US Government.



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THE GREAT AMERICAN RENEWAL

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**YOUR OPPORTUNITY  
TO LIVE AND OWN  
THE AMERICAN DREAM**

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# USE YOUR VA LOAN TO BECOME A LANDLORD

BUILDING YOUR FUTURE AND PROTECTING YOUR LEGACY

## THE MATH IS SIMPLE

Let's use a three unit property as an example.\*

Two of the three units rent for a total of.....	\$3,000
Mortgage, taxes, interest, maintenance .....	-\$2,700
	<u>\$300</u>

This \$300 is essentially what you might get paid to live in the third unit. If the property goes up in value, that increased value is yours!

## WE HELP PAVE THE WAY

Our team will work with an experienced 3+ unit properties lender or mortgage broker to help pre-qualify you for a VA mortgage. We then work with you to find the property and mortgage that will help you reach your financial goals.

Every opportunity is different depending on your financial situation and the area of the country, state, county, or town where you would like to live.

Visit us at [www.HeroHomes.com](http://www.HeroHomes.com) or call us at 1-866-594-5209

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## YOU MAY BE ELIGIBLE FOR A VA HOME LOAN IF YOU MEET ONE OR MORE OF THE FOLLOWING CRITERIA

You have served 90 consecutive days of active service during wartime

or

You have served 181 days of active service during peacetime

or

You have more than 6 years of qualifying service in the National Guard or Reserves

or

You are the spouse of a service member who has died in the line of duty or as a result of a service-related disability.

and

Are able to provide a certificate of eligibility that we can help you acquire.

You have a Credit Score of 620 or above.

Can verify 2 years of qualifying income.

## IF ELIGIBLE, YOU MAY BE WELL ON YOUR WAY TO A MORE SECURE FINANCIAL FUTURE FOR YOU AND YOUR FAMILY.

Even if you don't qualify, contact us anyway.

You might be eligible for our VA or FHA rent to own program.