



# Solution to Falling Real Estate Values Offered to Investors by New Consulting Firm

Acquisition Affiliates, LLC, February 02, 2008

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*Real estate investors are afraid to buy and are unable to secure funds due to the foreclosure crisis and falling property values. A new program, including private financing, promises an answer.*

PR9.NET February 02, 2008 - Brighton, Michigan &#65293; Acquisition Affiliates, LLC (A2LLC) a real estate consulting company, opened for business in November, 2007 to answer the many needs of the real estate market. With so many supposed bargains, there is very little buying going on. Acquisition Affiliates, LLC proposes a solution for investors.

Bonnie Steele, President of A2LLC, leads a team of real estate investment and business management professionals. Their purpose is to bring together all the elements of a successful investment opportunity into a turnkey real estate investment package.

According to Steele, an experienced real estate investor and licensed real estate professional, there are three major stumbling blocks for would be investors today. The first is getting funding and the second is getting access to quality properties at the right price. The third stumbling block, and probably the worst, is the prospect of losing equity with the continuing slump in the market.

Steele recommends the tried and true "buy and hold" rental income property strategy. The rental market is hot right now. "The people who normally would buy are renting instead because they can't get a mortgage in the current environment." The program offered by Acquisition Affiliates, LLC removes the three stumbling blocks for investors.

By providing renovated properties to investors at 70% of after repair value or less, investors have a relatively safe cushion in equity should they choose to sell. The program consultants also work with the investor to acquire property that will be able to produce a positive cash flow given the prevailing rental market.

The key to making the investment program work is a unique private lending system called the ILOC Program. Investors are approved for a hard money loan and a refinance mortgage at the same time allowing for seamless purchase, repair and refinance. Because the initial loan is from a private lender, investors can take cash back at the time of refinance up to 70-80% of the property value. The properties are set up with a property management company so the acquisition can be considered a "turn-key" business.

Steele and her team of consultants coach the investor and facilitate all the various aspects of the acquisition, bringing all the important players to the table and overseeing the results. The fee for consultation services is rolled into the price of the property. Acquisition Affiliates, LLC will soon be set up to work with investors in any state.

In addition to Bonnie Steele, the A2LLC leadership team includes Sheldon Smith, licensed builder and entrepreneur, and Jayne Burch, business coach and marketing expert. To learn more about Acquisition Affiliates, LLC readers should go to <http://www.acquisitionaffiliates.com>.

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## About Acquisition Affiliates, LLC

Acquisition Affiliates, LLC is a real estate consulting company helping real estate investors buy income generating properties in any state. We make the acquisition turn-key by finding deeply discounted properties, hard money financing with cash out refinance, overseeing rehab and finding tenants.

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