



invest

quality investments positive solutions

Our mission is to be the premier real estate investment company. We work together with our clients as a team to create proactive investment strategies that create high point performance. We are a full service real estate investment company specializing in: *Investment Advice, Investment Properties, and No Money Down Deals.*

When done properly, this can be a very lucrative business. Our focus is to provide quality rehab properties to homeowners and investors, wholesale equity position properties to investors and to provide a professional consulting program service for our clients.

Consultants at Innovative Investments, Inc. and Urban Renewal Enterprises, Inc. are not Realtors.



for more information please call
Cory Parham 773.851.7612
Raquel Dailey-Parham 773.851.8735
or e-mail us at
wealthconsultant123@gmail.com



real estate



your premier real estate investment company

our speciality: maximizing

real estate investments in
the Chicagoland area

Innovative Investments, Inc. Real Estate Investment Consulting

We specialize in servicing first time buyers and sellers in maximizing investments in real estate within the Chicagoland area and surrounding suburbs.

Our goal is to provide impeccable service to clients interested in real estate investments. Our foremost priority is to create and manage the performance of your real estate portfolio. We will also assist you in the building of a comprehensive real estate plan to increase overall returns.

5 IMPORTANT THINGS TO KNOW BEFORE PURCHASING AN INVESTMENT PROPERTY

1. A good credit score is important for a real estate investor!
2. Earnest deposits can range from \$500 - \$1,000.
3. Appraisal costs can range from \$300 - \$500.
4. Closings on purchases may take up to 30 days or more.
5. Documents required for loan consideration:

W2's from last two years, if employed
1099 Statements, if self-employed
Bank statements from last 6 months
Employer contact information
Valid Drivers License or State ID



focused solutions produce big returns



Innovative Investments, Inc. & Urban Renewal Enterprises, Inc.

are real estate investment companies that specialize in buying, selling, managing, and leasing a diversified portfolio of income producing investment properties. Built into our real estate investment consulting package are the following benefits.

Access

Gain access to:

- Investment Properties
- Credit Builders
- Property Managers
- Appraisers
- Insurance Agents
- Contractors
- Lawyers

Communication

Receive bi-weekly e-mail listings of exclusive investment properties.

Knowledge

Join us at our community events to continue your education on investing in real estate.

Documentation

We will oversee addendums and contracts for credits at closings. We will create a lease for your new tenants.

Growth

From beginning to end, novice to expert, we will help you to create and build your real estate investment portfolio. We offer years of expertise and invaluable service.

Support

We help new investors and seasoned investors build their real estate portfolios.

Often times, many people have asked us "How do you get into Real Estate Investing?" or "How can I get into Real Estate investing if I don't have the money right now?"

To address these concerns we have taken our experience and knowledge of real estate to create a wealth building vehicle.

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Innovative Investments, Inc. will charge a one time consultation fee, which can be paid by money order/cashiers check, for the above services. In addition, Innovative Investments, Inc. will receive a fee at the closing of each business transaction that is derived from our company. The fee varies based on equity of each deal. Client is responsible for earnest money deposits and appraisals.