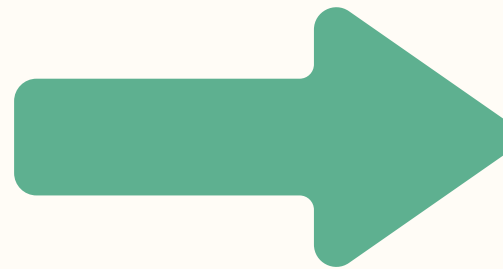
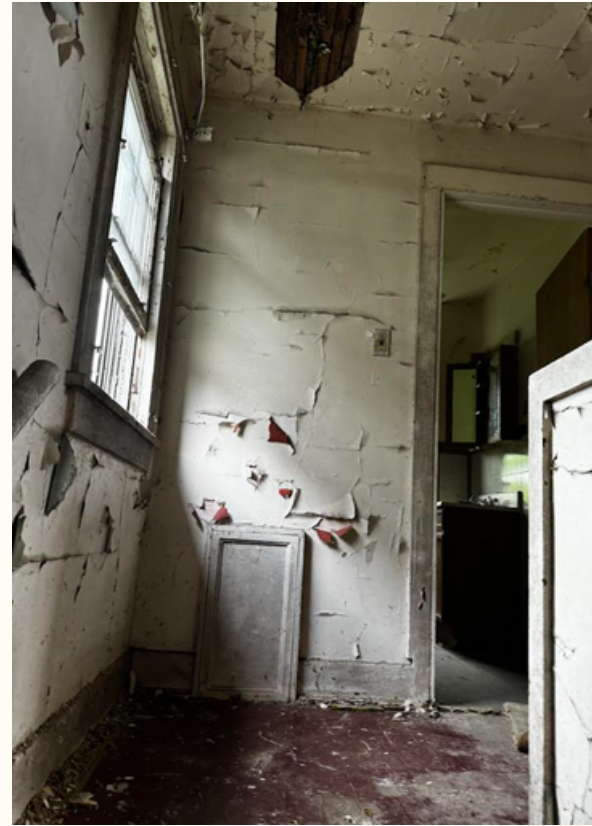


RUST TO RICHES PROGRAM

REVITALIZING HOMES AND
COMMUNITIES IN PITTSBURGH'S
SURROUNDING AREAS





WHAT IS RUST TO RICHES?

- A unique investment program revitalizing communities in Pittsburgh's surrounding areas.
- Focus: Rehabilitating homes to provide quality, affordable living spaces for low-income families.
- Mission: Strengthening neighborhoods and ensuring everyone deserves a place to call home.

- High volume of abandoned properties available via tax sales.
- Public officials eager for revitalization efforts.
- A chance to contribute to community beautification and economic growth.



WHY PITTSBURGH?

THE STEEL CITY OPPORTUNITY

HOW IT WORKS

INVESTMENT PROCESS

- Acquire properties via tax sales (no title insurance initially).
 - - One-year redemption period during which properties are maintained and insured.
 - - Clear title obtained → Properties are flipped or sold for profit.

INVESTMENT TERMS

PARTNERSHIP DETAILS

- Ownership Structure:
- Rust to Riches: 51% (Majority Partner)
- Investor: 49% (Minority Partner)
- Property Requirements:
 - Property 1: Full rehabilitation, higher profit margin.
 - Property 2 : Minimal rehab for curb appeal, smaller profit margin.
- Profits split based on ownership percentages.

FINANCIAL SAFEGUARDS

MITIGATING RISKS

- If the investor opts out after the redemption period, Rust to Riches will:
- Buy out the 49% share.
- Return initial investment + 32.5% profit.
- Same terms apply if a loan cannot be secured.

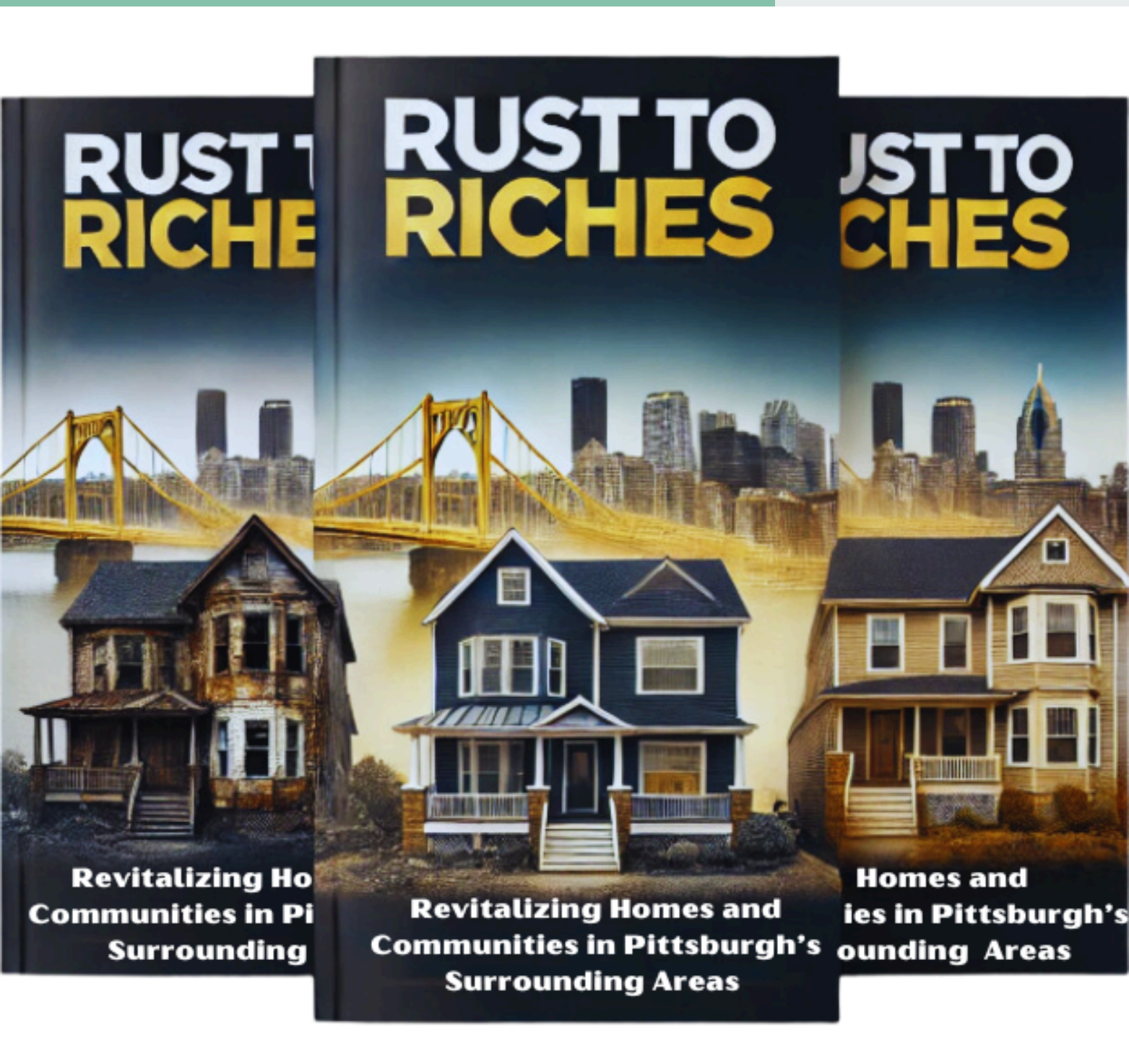
IMPACT ON COMMUNITIES

REVITALIZING HOMES AND COMMUNITIES IN PITTSBURGH'S SURROUNDING AREAS

Addressing vacant homes to improve neighborhoods.

Ensuring properties meet community standards even if not fully rehabbed.

Supporting economic development in underprivileged areas.



NEXT STEPS

Join the Program

- Initial investment amount required.
- Contact information for Rust to Riches.
- Timeline for property acquisition and rehabilitation.

THANK YOU

Questions?



Dion Cashaw



862-295-7447



dioncashaw@gmail.com



<https://dioncashaw.com/>

