

Disclaimer

The documents and tools provided by One Nation Capital LLC are designed to serve as helpful resources and general guidance for real estate investors. These materials are intended for informational and educational purposes only and are not intended to replace professional advice or services. Users are solely responsible for how they utilize these documents and for ensuring their suitability for specific situations or purposes.

One Nation Capital LLC assumes no responsibility for errors, omissions, or any outcomes resulting from the use of these documents. Users should exercise due diligence, verify the accuracy of the content, and consult with appropriate professionals when necessary.

By purchasing and using these documents, you agree that One Nation Capital LLC is not liable for any losses, damages, or other consequences arising from their use. While we strive to create high-quality resources, One Nation Capital LLC cannot guarantee that these documents will meet every need, produce specific results, or be free from errors. It is the user's responsibility to carefully review the materials and, if necessary, consult with legal, financial, or other qualified professionals to ensure proper application.

All documents and tools provided by One Nation Capital LLC are the exclusive property of One Nation Capital LLC and are protected by copyright laws. These materials are intended solely for the personal use of the purchaser. Any reproduction, distribution, or sharing of these documents, in whole or in part, without prior written consent from One Nation Capital LLC, is strictly prohibited and may result in legal action. By purchasing these materials, you agree not to share, resell, or otherwise distribute them to any third party without authorization. For permissions, additional licenses, or general questions about these materials, please contact us at:

Office@OneNation-Capital.com





ONE NATION — CAPITAL —

Thank you for purchasing from One Nation Capital!
We hope this product is helpful to you on your real estate investing journey.

What We Do

One Nation Capital is a private lender and commercial loan broker that can help you buy your first or 100th rental, specializing in Fix & Flip and long-term rental loans (DSCR). Additionally, we offer products, tools, and learning materials that help investors make smart investing decisions.

Loan Products

- Fix & Flip
- Bridge
- Short Term Rental
- Long Term Rental (DSCR)
- Portfolio



Who We Are

We are real estate investors ourselves and manage our own real estate investment portfolio: 40+ rental units, storage rentals, parking leases, advertising spaces, and a car wash. Our goal is to offer our knowledge and share our experiences to help you reach your next step in securing and improving your financial future through real estate investing.

Learn More



Mission Video



SUBSCRIBE

Weekly Newsletter



Investing Tools

EDUCATIONAL COURSE

How to Evaluate and Offer on Real Estate Deals

FILES

Deal Analysis Package
Real Estate Calculations Package
ARV Calculator
Fix & Flip Project Analysis
Loan Amortization Calculator
Rental Management Package
Managing Contractors Package



LEASING DOCUMENTS

Leasing Documents Package



E-BOOKS

Real Estate Terms, Concepts & Calculations
How to Buy Your First Investment Property
The BRRRR Method Explained, Simply
Investing in Single-family vs Multifamily Real Estate
The Debate: Short-term vs Long-term Rental Investing

Contact Us

www.OneNation-Capital.com



Office@OneNation-Capital.com



Gettysburg, PA 17325



Financing designed for the real estate investor