



# HIGH YIELD RESIDENTIAL INVESTMENT OPPORTUNITY

Single Family Residential | Fully Rented Income Producing

# The Opportunity

- Invest in income producing properties in carefully selected markets across the U.S.

- Projected annual returns of over 15% utilizing a government backed rental program.

- Opportunity to scale by generating long term passive income through a worry free, turn-key service.

- All homes are exclusive, off-market deals.



# Investment Highlights



## Section 8 Housing

Government backed rental income. 70%+ of tenants monthly rent covered through the program.



## Off Market

All transactions are exclusive, off-market opportunities.



## Turn-key Service

Everything from entity creation through to property management is covered.

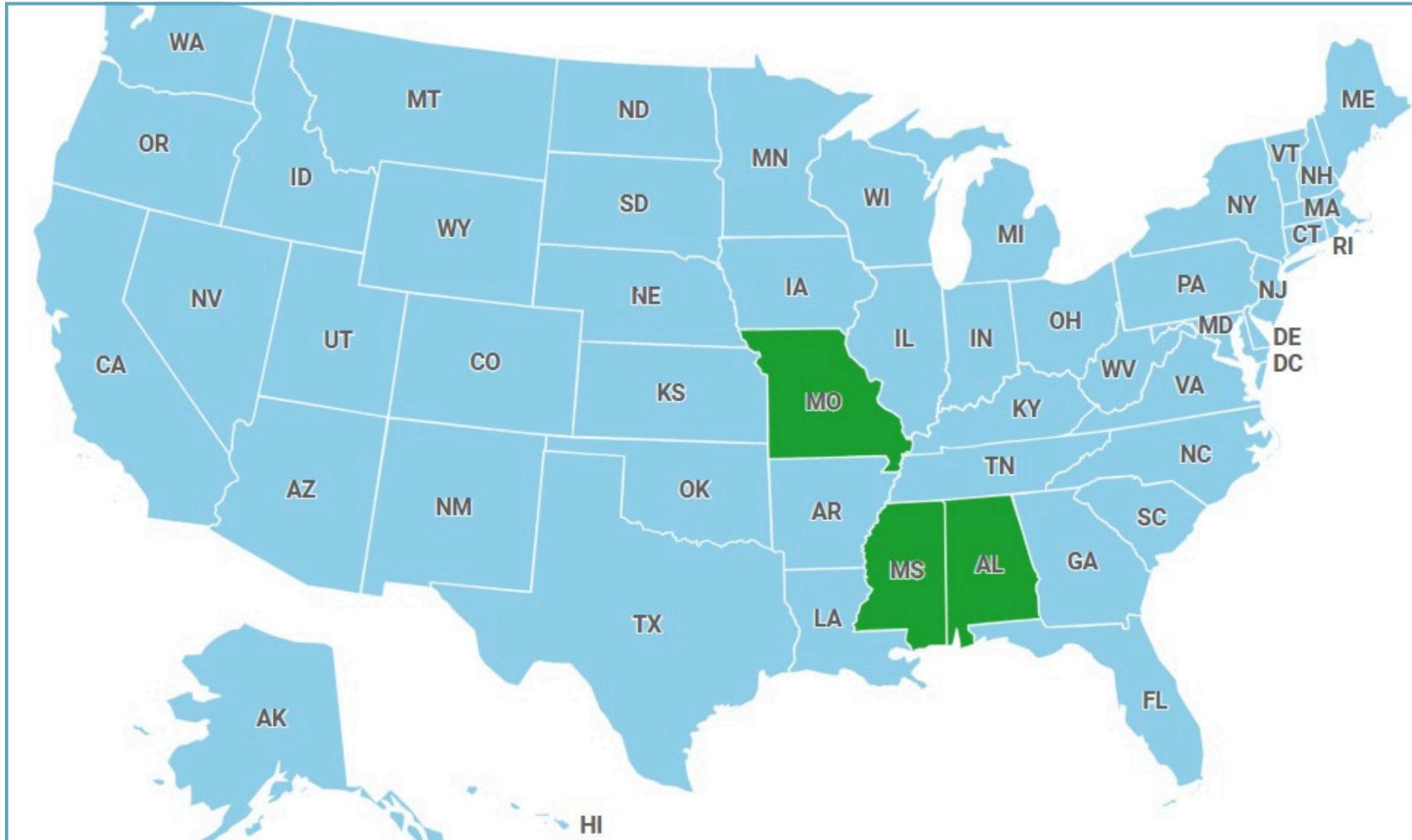


## Returns

Cashflowing properties from day 1, generating annual returns of over 15%, and cumulative cash on cash of over 150%

The investment presents an attractive opportunity to acquire a portfolio of properties generating consistent cash flow, with significant upside through scale.

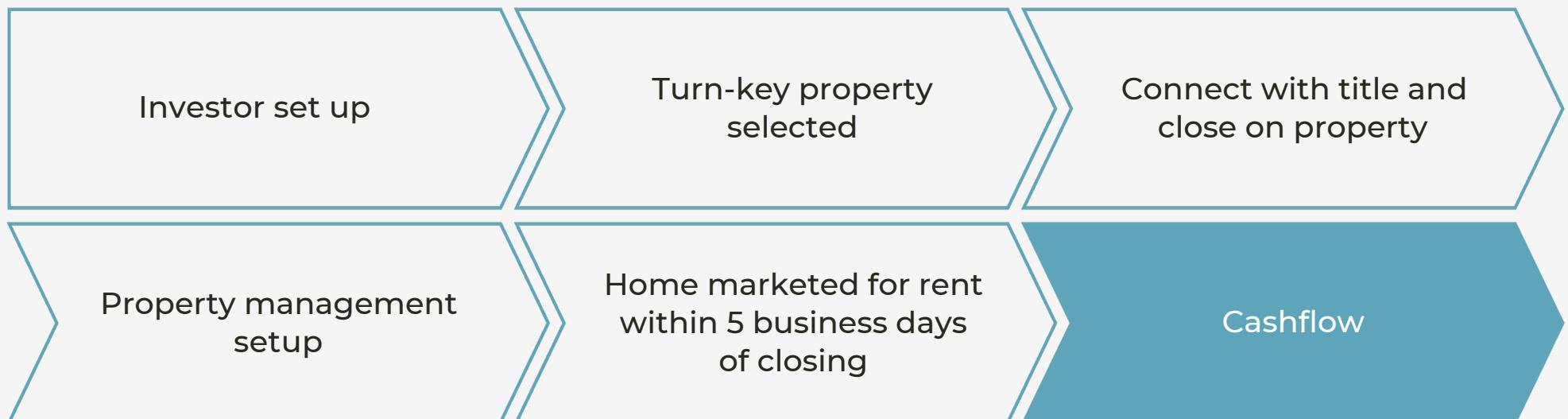
# Target Markets



1. Mississippi
2. Missouri
3. Alabama



# The Process



# Case Studies



**4 Bed | 2 Bath**

- Purchase Price: \$110,000
- Appraised Value: \$145,000
- Rent: \$1300/month
- Property Management: \$130

**Net Cashflow: \$1170/month**



**4 Bed | 2 Bath**

- Purchase Price: \$122,000
- Appraised Value: \$154,000
- Rent: \$1450/month
- Property Management: \$145/month

**Net Cashflow: \$1305/month**



**4 Bed | 2 Bath**

- Purchase Price: \$130,000
- Appraised Value: \$180,000
- Rent: \$1,550/month
- Property Management: \$155/month

**Net Cashflow: \$1395**

# Cashflow Projections - All Cash

Asset Information						
Home Size	4 Bed   2 Bath					
Price	\$118,000					
Financial Breakdown						
Down Payment %	100%	Rent		\$1,550	\$18,600	
Down Payment \$	\$118,000					
Mortgage Amount	\$0	Operating Expenses				
Amortization	25	Insurance		\$100.00	\$1,200.00	
Interest Rate	0%	Property Taxes		\$125	\$1,500	
Mortgage Payment	\$0.00	Property Management		\$155	\$1,860	
		Gross Op Expenses		\$380.00	\$4,560.00	
		Net Income		\$1,170	\$14,040	
Investment Funds						
Down Payment	\$118,000					
Legal Costs	\$700					
<b>Total</b>	<b>\$118,700</b>					
Cashflow		Monthly	1st year	2nd year	3rd year	4th year
Before debt payment		\$1,170		\$14,040	\$28,080	\$42,120
After debt payment		<b>\$1,170</b>		\$14,040	\$28,080	\$42,120
						\$56,160
						\$70,200

# Cashflow Projections - Financed

Asset Information						
Home Size	4 Bed   2 Bath					
Price	\$118,000					
Financial Breakdown						
Down Payment %	25%	Rent		Monthly	Annually	
Down Payment \$	\$29,500					
Mortgage Amount	\$88,500	Operating Expenses				
Amortization	30	Insurance		\$100.00	\$1,200.00	
Interest Rate	7%	Property Taxes		\$125	\$1,500	
Mortgage Payment	\$582.86	Property Management		\$155	\$1,860	
		Gross Op Expenses		\$380.00	\$4,560.00	
		Net Income		\$1,170	\$14,040	
Investment Funds						
Down Payment	\$29,500					
Legal Costs	\$5,000					
<b>Total</b>	\$34,500					
Cashflow						
Monthly		1st year		2nd year	3rd year	4th year
Before debt payment	\$1,170		\$14,040	\$28,080	\$42,120	\$56,160
After debt payment	<b>\$587</b>		\$7,044	\$14,088	\$21,132	\$28,176
						\$35,220