



HIGH YIELD RESIDENTIAL INVESTMENT OPPORTUNITY

Single Family Residential | Fully Rented Income Producing

The Opportunity

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

Projected annual returns of over 15%
utilizing a government backed rental pr og r am.

- 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.

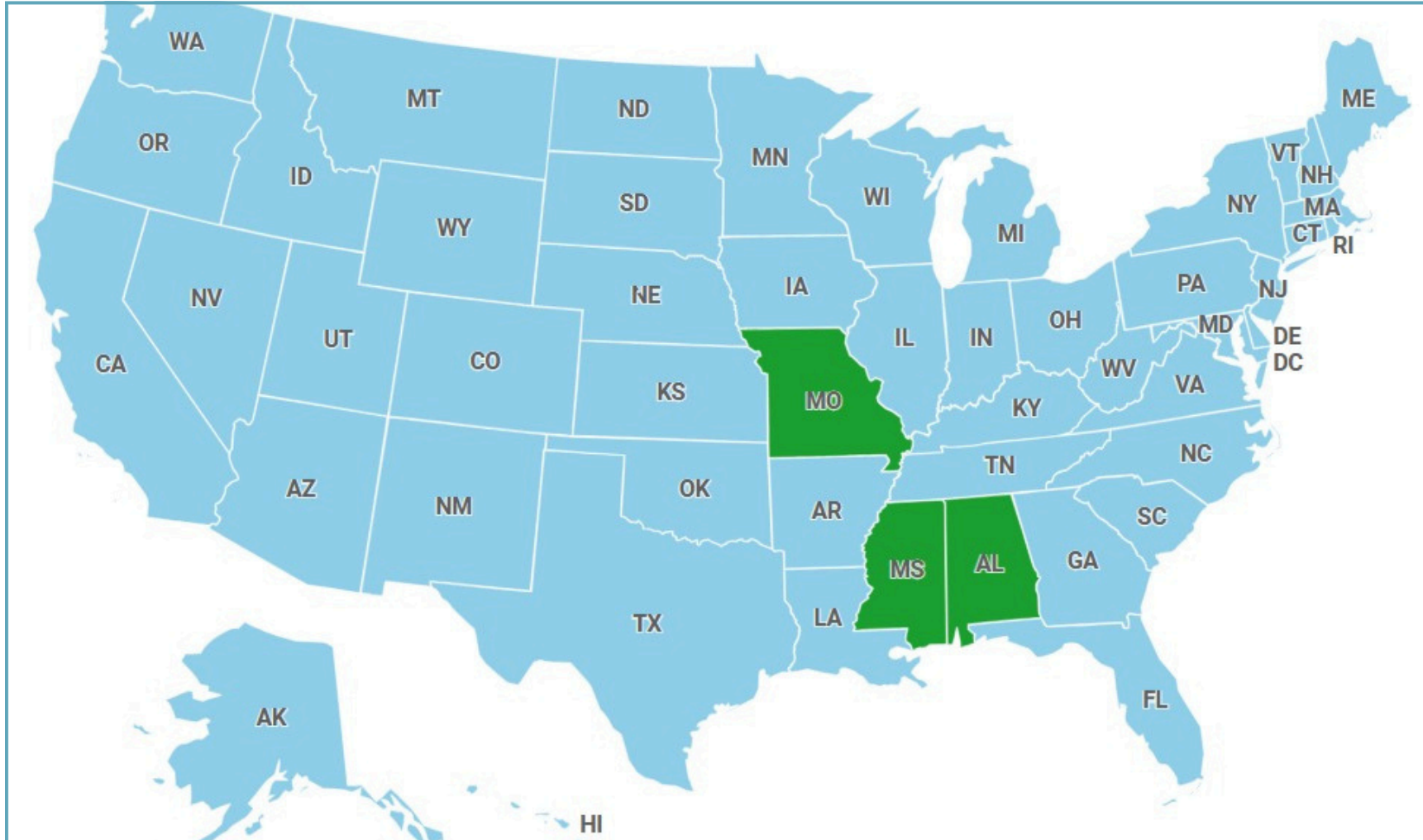


Returns

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

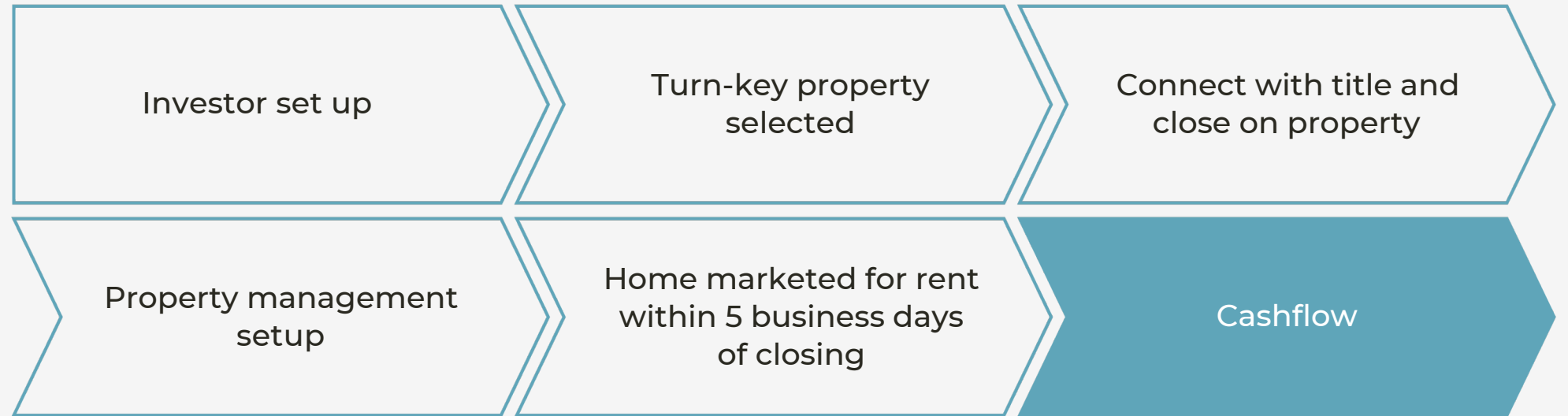
The investment presents an attractive opportunity to acquire a portfolio of properties generating consistent cash flow, with significant upside through scale.

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			Operating Income	Monthly	Annually		
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						
Total	\$118,700						
Cashflow	Monthly		1st year	2nd year	3rd year	4th year	5th year
Before debt payment	\$1,170		\$14,040	\$28,080	\$42,120	\$56,160	\$70,200
After debt payment	\$1,170		\$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			Operating Income	Monthly	Annually		
Down Payment %	25%		Rent	\$1,550	\$18,600		
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						
Total	\$34,500						
Cashflow	Monthly		1st year	2nd year	3rd year	4th year	5th year
Before debt payment	\$1,170		\$14,040	\$28,080	\$42,120	\$56,160	\$70,200
After debt payment	\$587		\$7,044	\$14,088	\$21,132	\$28,176	\$35,220