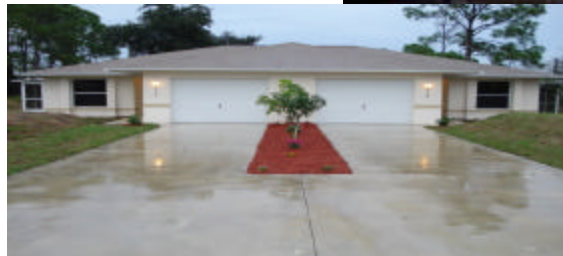




# INVESTING IN U.S. REAL ESTATE



**Positive Cash Flow and Potential for  
Appreciation**

# BUY U.S. REAL ESTATE FOR AS LITTLE AS \$10,000 WITH POSITIVE CASH FLOW OF \$300 - \$900 PER MONTH

If you didn't know it yet, the entire United States is on sale!. Here are some US Foreclosure statistics for you...

- 1 in 351 homes throughout the US are in foreclosure.
- There are 2.1 million homes in foreclosure as of March 2010 and 8 million homes about to go into foreclosure.
- Foreclosure activity is rising and is expected to rise for the next 2 years.
- The highest availability of homes are in the \$100,000 to \$200,000 price range.
- The average sales price of all homes is \$63,000.

If you have been waiting for the right time to buy real estate ... This is it!

## LET ME GIVE YOU AN IDEA OF WHAT WE'RE TALKING ABOUT...

In the last several months we have bought 7 properties ranging in price from as little as \$10,000 to \$25,000, and guess what? Those were not the down-payments!! That was for the entire house!!

We bought this all brick 8 bedroom duplex for: \$12,000 and rehabbed and rented it for \$1,800/mth

We spent about \$35,000 to renovate it and now, the After-Repaired-Value (ARV) of the property is \$70,000.

And that is \$70,000 after having adjusted for current market conditions.

What's more? Even though U.S. housing prices have plummeted, the rental rates have not



## HERE'S ANOTHER EXAMPLE

We bought this vinyl sided 4 bedroom single family home for: \$10,000 and renovated and rented it for \$950/mth

We spent about \$16,000 to renovate it and now, the After-Repaired-Value (ARV) of the property is \$40,000.



## DO YOU KNOW WHAT THIS MEANS?!

It means that after all the expenses (management fee, property taxes, maintenance, vacancy etc.), you are getting POSITIVE CASHFLOW for these properties!

Imagine what you could do with that extra money each and every month!

What would that do for you and your family?

You could drive a new car, pay for family vacations, put money into your retirement savings, pay for your child's university education and a lot more.

But wait! There's more!

Let's say you buy just one property, on average that's an extra \$400 per month of PASSIVE income that will come in for the rest of your life.

## LET'S LOOK AT THE NUMBERS!

### CASHFLOW ANALYSIS EXAMPLE

Purchase price	\$ 25,000	Market Value	\$59,000
Repairs	<u>\$ 15,000</u>	<b>Instant Equity</b>	<b>\$19,000</b>
Cash Investment:	\$ 40,000		
Gross annual Income:	<b>\$ 9,600</b>	Cash on Cash Gross Return	24%
Ordinary Expenses:	\$ 4,320 45%	Cash on Cash Net Return	13.2%
<b>Positive Cash Flow:</b>	<b>\$ 5,280 yr. or \$440 month</b>		

## AN OPPORTUNITY OF A LIFETIME!

We focus on finding and packaging real estate investments for our investor partners. We create a win-win system of joint venture partnerships for all types of properties comprising of single family homes, duplexes and small apartment buildings. Our goal is to work with like-minded individuals to assist them in owning wealth building real estate investment properties.

What more can you ask for?

- The properties are 35 - 75% below current market value.
- They generate positive cashflow, so you're making money no matter whether the market goes up or down.
- They are in good areas and need some repair to make them into in good condition.
- You know exactly what repairs/upgrades can be done to increase the property's value.
- You are buying QUALITY property for a bargain price
- You are getting in near the bottom of the growth curve and with the Canadian dollar at or close to par it's a easy decision to make.

Oh yeah, I almost forgot... You get more profits as the US dollar goes back up!

Whether you are a beginning investor or a seasoned pro you probably realize the most important factor that will determine your success as a real estate investor is your ability to find DEALS. The second most important factor is to understand how and why the deal makes sense. We work to educate our partners and to provide turn-key real estate investment opportunities that are low-risk / high reward, and profitable.

We arrange everything - from finding the property, to screening the tenants, to collecting the rents, to paying all the bills, to property maintenance. It is completely hassle-free because we will take care of everything.

**This is a no-brainer!**

# REAL ESTATE JOINT VENTURES

## Profitable, High Cash Flow Real Estate Investments

The dream of easy wealth building through real estate can become a nightmare if you don't have the resources. Plus, the average investor typically doesn't have the time to find, close, renovate, rent, manage, and sell multiple investment projects at the same time.

Northern Range Capital works to provide turn key investment opportunities that are low-risk / high reward, and profitable to everyone involved.

### HOW YOU MAKE MONEY

You make money in two ways:

1. Positive Cash flow from rental income
2. Capital Gains from the eventual sale of the property.

All of our properties generate positive cash flow which allows us to pay out the net income to our investor partners on a quarterly basis.

### PROPERTY ACQUISITION

Our focus is in investing in properties in (WNY) Western New York (Rochester, Niagara Falls and Buffalo) and South Western USA (Florida, North Carolina, Texas, Tennessee). The Western New York area is rated as one of the highest regions for cash flow properties in North America.

We acquire properties for cash, make any necessary repairs, and then hold them for cash flow. **The most critical factor to our success is buying properties at the right price. Our goal is to always buy properties at below market value with at least 30% built in equity.**

### Our Promise To You...

#### **True Partnership**

We are committed to long-term, mutually beneficial relationships with our partners. We will only ask you to invest in real estate properties that we are willing to invest in ourselves.

#### **Ethical Dealings & Open Communications**

We believe in transparency in all aspects of our due diligence research, partnership development, property management, sales and marketing, and investment status.

#### **Loyalty is earned**

We strive to earn our partners loyalty by providing good advice and by being professional, available, discreet, attentive and creatively responsive to their needs.

If you would like to partner with us to own high cash flow real estate please contact us and we will send you a detailed information package.

## WHY PARTNER WITH US

**Cashflow** - We only invest in properties that have positive cashflow. If the property does not generate positive cash flow we won't buy it.

**Potential for instant equity** - We buy and upgrade below market value properties. Once they are fixed up, instant equity is created... sometimes in as little as 1 month! In other words you make your profit when we buy.

**Small Investment required** - A Partnership is made up of a number of membership units, starting at \$10,000.

**We arrange everything** - from finding the property, to financing, to screening tenants, to collecting the rents, to paying all the bills, to the final sale.

**Vested interest** - We are your partner, we take no upfront fees or commissions and we only make money when you do. Unlike some other companies who walk away once they've sold you something, we have a vested interest in the property because we manage it and own part of it.

**Diversification** - You will have the opportunity to own a share in a number of properties thus spreading your risk.

**Investment strategy up front** - We provide you with the property investment strategy up front, whether it is for cash flow, capital gains or lease to own.

### **Additional reasons to partner with us:**

**Low down payment requirements** - We try to buy with as little down as possible, while preserving cashflow.

**You will have your investment looked after** - by a team of property management professionals.

**Leverage the knowledge** - of a Real Estate team while still reaping the benefits of an individual investor.

**Enjoy the safety and superior returns that Real Estate provides.**

**We make it all easy and hassle free!**

## DON'T DELAY CALL US TODAY!

**Email:**

**[bruce@northernrange.ca](mailto:bruce@northernrange.ca)**

**Tel. 905-901-3063**

**[www.northernrange.ca](http://www.northernrange.ca)**

