

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, modern investors typically don'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 will be to invest 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.



www.northernrange.ca

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!

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THIS INFORMATION PROVIDED ABOVE SHOULD NOT BE CONSTRUED AS AN OFFERING OF SECURITIES FOR SALE.