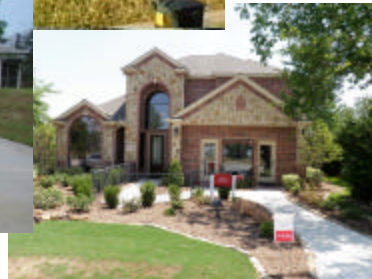
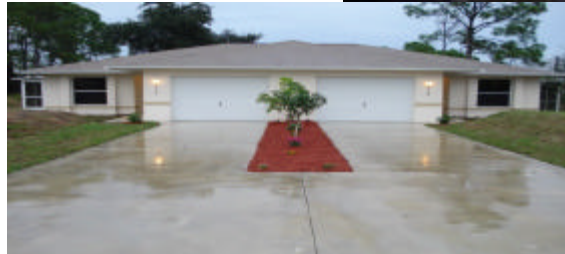




# U.S. REAL ESTATE JOINT VENTURES



**Let us take the risk out of your Real Estate  
Investments**

# Own Real Estate Without Being a Landlord

## Joint Venture Cash Flow Properties



- Positive cash flow
- Built in equity
- Fixed price renovation work
- In-house property manager
- Turn key investment at your fingertips

## Private Lender Program



- Receive a check every quarter
- NO HEADACHES
- Investment secured by a 1st lien on property recorded in your name

## Our Mission

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

## How we do what we do

We specialize in purchasing investment properties that provide positive cash flow after all expenses are paid, including the mortgage payment, property taxes, insurance, vacancy, repairs and management fees. Our partners get the benefits of a turn-key cash flow investment, which means properties that:

- Have a positive cash flow
- Have been fully renovated
- Have built in equity
- Have a tenant in place
- Are being managed by our in-house property manager



Investing with us will provide you with a much higher return on investment than mutual funds, GIC's or the stock market. Take advantage of the best real estate market for buying properties is U.S. history before it's gone. Start adding \$200 - \$800 of passive monthly cash flow to your income now!



Purchase price \$28,000  
Rehab \$11,000  
Investment \$39,000  
After Repaired Value: \$ 45,000  
Rental Income \$950 month  
Cash on Cash Return 29%

We specialize in positive cash flow U.S. real estate properties

Properties range in price from \$35,000 to \$100,000 with monthly rental income from \$700 - \$1,900

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

## Partner with us to own Profitable Cash Flow Investment Properties

Real estate is the most powerful way to build wealth, and more people have become millionaires through real estate than by any other means. With 10% down, you double your money every time real estate appreciates by 10% (do the math). The fear of making the purchase is the biggest reason that people do not purchase real estate and pass on an opportunity that has changed the lives of millions for the better. 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 GOOD 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.

### Here is an example of a recently purchased Rochester NY Cash Flow Property



Square ft	2,092
Bed / Bath	5 / 2
Zip code	14613
Payback period	7.4 years

If you were a risk averse investor, how much money would you need to invest in order to earn \$4,620 per year in interest income, not accounting for taxes. Assuming the current 5 year GIC rate of 3.25%, you would have to invest \$142,153. Based on the example above, you could buy 4 houses with that money and have an income of over \$18,000 a year.

<b>Purchase Price</b>	<b>\$22,000</b>
Rehab & Closing costs	\$12,500
<b>Total Investment</b>	<b>\$34,500</b>
After Repaired Value	\$45,000
Equity	\$10,500
Gross Monthly Rent	\$950
Property Management	-\$95
Property Tax	-\$180
Insurance	-\$60
Misc/Maintenance	-\$200
Water	-\$30
<b>Net Monthly Income</b>	<b>\$385 mth / \$4,620 yr</b>
Cash Flow to Investor*	\$270 month
ROI	9.3%

Cash on Cash Return	33%
Cap Rate	14%
Equity	23%
Gross Income Multiplier	1.9
Operating Expense Ratio	57%
* 70% / 30% cash flow split in favor of the investor	

**Positive  
Cash Flow**

**Call us to Schedule a Consultation Today!**

**Tel.** 905-901-3063

**Email:** invest@northernrange.ca

**Web:** www.northernrange.ca

# U.S. 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.

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

## 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.**

**DON'T DELAY CALL US TODAY!**

**Email:**

**invest@northernrange.ca**

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



**www.northernrange.ca**