



Real Estate Investments  
Focusing on Fundamental Valuation and Income

# An income driven approach

## *Focusing On Income And Value*

While many investors focus on major metropolitan areas like Miami, Orlando, Chicago, Los Angeles, and other high-value markets, they often overlook some of the largest metropolitan areas in the country - areas that provide a higher potential for income and appreciation than the ordinary targets.

Consider Indianapolis, IN - the 4th largest city in the United States and ranked 2nd by Forbes Magazine for “Most Affordable Housing Markets”. In the same publication, Indianapolis was ranked 8th in the “Fastest Growing Cities in the United States”. Most overseas investors neglect Indianapolis and other blue-collar cities like it because it isn’t as emotionally attractive as Los Angeles or Chicago.

Consider capitalization rates of 17-30% if you know where to buy and investors find themselves wondering why they don’t have these properties in their portfolio.

**Our Indianapolis properties boast returns of 17-30% at prices of \$35,000 to \$50,000 per property, fully rehabbed with a 60-day leaseback guarantee and managed turn-key.**



*Rather than focusing on luxury categories, savvy investors focus on current income and future values*



# Representative Example

Of current and past inventory



<b>Sale Price:</b>	\$47,000		
<b>Fair Market Value</b>	\$78,500	<b>Beds:</b>	4
<b>Unit 1 Rent:</b>	\$450	<b>Baths:</b>	2
<b>Unit 2 Rent:</b>	\$450	<b>Sq. Ft.</b>	1,240
<b>Taxes:</b>	\$755	<b>Yr. Built:</b>	1910
<b>Insurance:</b>	\$420		
<b>Management:</b>	\$90	<b>Rate of</b>	<b>18.18%</b>
<b>Net Income:</b>	\$712	<b>Return</b>	



<b>Sale Price:</b>	\$79,900		
<b>Fair Market Value</b>	\$78,500	<b>Beds:</b>	8
<b>Unit Rent:</b>	\$500	<b>Baths:</b>	4
<b>Number Units</b>	4	<b>Sq. Ft.</b>	4590
<b>Taxes:</b>	\$3917	<b>Yr. Built:</b>	1945
<b>Insurance:</b>	\$420		
<b>Management:</b>	\$150	<b>Rate of</b>	<b>22.36%</b>
<b>Net Income:</b>	\$1,489	<b>Return</b>	