**Private Investment Opportunities**

*Discover better returns, truly passive income, and wealth building, through real estate.*

Overview

[your name/ company name] offers individuals the opportunity to participate in successful private investments and exclusive real estate investment opportunities, for superior returns, building wealth, and passive income.

We have a proven business model, exclusive pipeline of off market real estate deals, and a team with a twenty year track record of success.

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Private Investments

There are several ways to participate in, and benefit from our experience and results.

**Turnkey Rental Properties**

Investors with capital or their own credit lines can simply acquire high return rental property directly through us. These are fully turnkey income properties, which are typically priced well below rebuild cost, are rehabbed on your behalf to be rent ready, are leased, and come with ongoing professional property management.

**Private Lending**

Those who would simply like to become the bank and earn strong yields, with all the benefits of real estate investment, without having to deal with ownership, may qualify to become one of our private lending partners. As a private investor you would provide the capital, while we handle everything else, and you earn steady yields, with brick and mortar collateral.

**Private Partnerships**

If you’d like to partner to benefit from both cash flow and equity building, while being able to spread your capital across more properties, scale faster, and have a strong partner sharing your risk at every step; we love to discuss partnering up.

What We Do

We provide like-minded individual investors the opportunity to profit from proven real estate investment strategies, models, and systems, and exclusive access to off-market opportunities unavailable elsewhere.

Our current focus in on:

* Sourcing distressed real estate assets
* Adding value through rehabbing
* Placing solid new tenants
* Generating cash and building wealth through managing these assets well
* Opening up exclusive opportunities for private individuals to invest alongside us

**Sourcing Assets**

Thanks to our established sources providing a reliable stream of distressed properties, at solid discounts, we able able to secure many cash flowing income properties in great and growing neighborhoods. Proven systems and experienced partners enable us to thoroughly vet these for the least risky and most profitable options, and maintain great performance.

**Adding Value**

Following in-depth due diligence, our local contracting teams get to it, on a tight scope of work, which combines the most conscientious spend, and items which really add value and deliver the best ROI.

**Exit Strategies**

These investments can be held for ongoing cash flow, refinanced to scale and expand portfolios, or cashed in on, and exchanged for others down the road.

Where We Invest

We only invest in select US real estate markets, which have been thoroughly researched, have solid fundamentals, and great growth potential.

This currently has us focusing on Cleveland, OH, which is one of the top rental property investment destinations this year, according to Forbes magazine.

Why Now?

* Availability of well-priced assets
* High demand for housing
* Ability to generate far above average returns
* Growth trajectory

Why Invest With Us?

* Best asset prices
* Proven results
* Superior returns
* Reputable and reliable
* Low risk, high reward
* Exclusive opportunities, not available anywhere else

Our team has been investing nationwide for over 20 years, and continues to be regarded as the most reputable in the industry. This is comprised of local real estate experts, analysts, licensed contractors, property managers, and in-demand consultants.

Participation Options

**Private Lending Opportunity**

* Average of [how much you want to offer] % returns
* 18 to 24 month commitment
* Secured by note and mortgage
* Monthly interest payments
* $[your desired amount] minimum investment

**Partnership & Turnkey Rental Properties**

* Average of 9% plus returns
* Title and deed on US real estate
* Monthly rental income
* $[your desired amount] minimum investment
* [split if you will partner and give them a share of profits on sale] profit sharing options

**How it Works**

1. Free consultation
2. Deposit and registration
3. Presentation and approval of investments
4. Closing conducted by licensed attorney or title agency
5. Acquisition, renovation, and exit process begins
6. Investor receives returns
7. Repeat and grow

**The Benefits**

* Above average returns
* Overcollateralized investments
* Truly passive income
* Potential tax benefits
* Control over your financial future
* Turnkey solution for investing in real estate, with everything done for you

**Ways to Fund Your Investment**

* Cash on hand
* Existing credit lines
* IRAs & 401ks
* Inheritance
* 1031 exchanges
* Trusts or corporate investments

Next Step Steps

*Contact us today to get your questions answered, find better investment options, and gain better control over your financial future.*

Phone: [number]

Email: [email]