



888 US Real Estate

Buying High Yield US Homes for Australian Investors

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Buy Quality US Properties from \$15,000

888 US Real Estate has enlisted a trusted network of US buyers agents who are placing hundreds of offers to buy bank foreclosed properties at fraction of normal cost and well below current market levels. Our buyers inspect and buy the best US real estate from US banks, organise renovation if necessary and arrange management, Insurance and legals on behalf of Australian investors.

Property prices in the US have plummeted to 1980 levels, but rent and rental demand are still high. We are buying properties that were built and sold for \$350,000 in 2006 for \$45,000, collecting \$15,600 p.a. in rent. As the US economy recovers, prices will increase dramatically. Now is the time to replace your income with a collection of US properties netting 15-25% after all expenses.

Property prices have never been this affordable. Now is the time to act with the Aussie dollar at higher exchange rates enabling you to earn rent in US Dollars for the rest of your life.

Please read on and find out:

- ✦ **Why** the USA is a great place to invest in real estate.
- ✦ **How** the current economic climate has created this EXCITING opportunity.
- ✦ **When** you should do something about it!

Rent Returns

15-25%

after expenses!

Facts about US Property and why now is the perfect time to invest

The US housing market has been at the absolute bottom of the worst cycle EVER!

The US property market and the rising value of the Australian dollar have culminated in creating the Perfect market for Australian investors.



Taking over America one house at a time...



Excellent Returns

Buying now while the Australian dollar is high represents great purchasing power.

Receiving on going US\$ rental income makes sense for your FUTURE!



This is a once in a lifetime opportunity!



Cash in on the Exchange Rate!



Example:

US\$10,000 per year rental income provides an Australian rental income of \$10,869 (AUD) at an exchange rate of 0.92.

When the rate returns to its average rate of approx 0.65 this rental will be \$15,384 Australian!

We can turn back time!

- The property clock HAS BEEN TURNED BACK!
- You are buying US properties for 1980 prices!!
- With 2009 rental returns!
- Properties that will see huge capital growth as the US economy recovers!

This is a once in a lifetime opportunity!

A Global Economy Gives You More Choices!



Purchasing an investment property used to mean buying a house down the street. Then people started realising that returns and profits were the most important thing. Now we can purchase property wherever returns were highest even if this meant in another state or even country. Thanks to a network of property professionals in Australia and the USA, 888 Wealth Creation now gives you the opportunity to take advantage of a GLOBAL opportunity!

Find out how you can:

- ✦ Invest in an incredible market – the US!
- ✦ Buy properties for the lowest possible \$\$
- ✦ Take advantage of huge Capital Growth
- ✦ Generate a solid US\$ income
- ✦ Take advantage of our expert knowledge as we source the best properties you can obtain from \$15,000 to \$50,000 with rental returns of 15-25% after expenses.

Rental Demand is High

Due to the huge number of people who have lost their homes in the US economic crisis this has placed a high demand for rental properties.

As a result, people are competing for good rental properties and rents remain high when compared to property prices.



You Need Friends in the USA to Help You ...

Our agents take care of all the necessary steps to ensure you are getting the best quality investment. They appoint the best property management company staffed by locals who know the areas and are experts in this field.

They ensure the property is inspected and a building report submitted by a qualified building inspector. If work needs to be done they will coordinate repairs and refurbishment including installing new carpet, paint and appliances. They take care of all the little details that make investing overseas a sensible and worry free investment.

Making Quality Choices

There are millions of properties available in the US at unbelievable prices. With so many choices it is important to ensure properties meet strict investment criteria. Our property buyers ensure that all homes meet the following criteria:

- ✓ They Must be in good condition
- ✓ They Must be in a good rental area
- ✓ They Must be a bank owned property
- ✓ They Must pass our quality inspections

Our Buying Teams give you the edge over other investors with careful selection and best market prices.

There are unbelievable opportunities throughout the US. We are concentrating on high rental returns from discounted residential properties in areas where recovery will soak up existing home stocks and cause rapid capital growth. By ensuring your property is easily tenanted and returning 15-25% net you can relax and wait for the property to escalate in value without worry. We are buying properties direct from banks at huge cash discounts in markets where similar properties are selling for tens of thousands more.

Where are the best areas to Invest?

The US has hundreds of cities with bargain properties for sale. Good investment requires foresight and attention to fundamental factors, like rental demand, rental return and value for money. Where will the economy turn around quicker? Which cities have steady demand for rentals?

Our agents have been watching the trends and analysing the economic and social data to find areas where a balance between risk and reward is possible, where prices have fallen steeply, yet rental demand and prices are strong. Sound local knowledge allows our agents to distinguish the best suburbs, streets and houses in cities where a few blocks in distance can make a huge difference to your level of investment risk. When we find the right team that is consistently delivering quality properties that meet all our criteria, we want to keep buying there. The following cities are ripe for quality, low risk investment and our professional teams are ready to help you make your fortune in the USA.

Atlanta Georgia: Atlanta was hit hard by the sub-prime mortgage crisis with large numbers of foreclosures, causing prices to plummet. We are focussed on buying newer homes with net rental returns of 15-20%, already tenanted and renovated where possible. Atlanta is the largest city and capital in Georgia with a population 5,729,304 people and is considered a top business city and transportation hub.

Phoenix Arizona: Phoenix is the 5th largest city in the US and a vibrant hub with a strong rental market. We are buying mainly townhouses and apartments with high net yields. Our team in Phoenix is well placed to provide excellent service and ensure that properties are high performance with rapid tenant placement.

We also have teams in Orlando Florida, Kansas City Missouri and other cities where price, value and rental return converge to give you a slice of investor heaven!



Atlanta Georgia

**Built 2005, 3 bed, 2 bath traditional Style home.
Bought for \$45,000**

Located in the popular Summerhill precinct, 1.5 miles from Atlanta CBD, this property sold in 2006 for \$350,000. Within walking distance of Turner Field, Atlanta's premier baseball arena, this property will be easily tenanted for \$1,300+ per month. With 3 bedrooms, 2 baths and spacious living, dining and kitchen, this is one of the best finds yet, netting a possible 21.5%.

Phoenix Arizona

Phoenix now offers a great range of townhouses and apartments like this recently renovated 2 bed 1 bath apartment close to University and golf course, easily tenanted and netting 18.1%. We are also buying wholesale houses in great areas which can be renovated and sold for profit. We can also arrange a 80% loan to buy them! Make \$25,000 with \$50,000 down in 3 months!



Professional Management

We recommend specialist property managers who ensure your property is tenanted without concern or worry. They check references carefully, collect bond and cleaning bonds and do regular inspections and condition reports.

By offering fully renovated properties at better than market rents, vacancies are minimised and properties get tenanted fast. We are also available to back you up with support on an ongoing basis.

Let the Government Pay Your Rent

The US Government is helping its people move back into foreclosed homes by providing landlords with a rental guarantee. This "Section 8" program provides great market rentals paid direct to your property manager every month. Don't let the worry of the US economy keep you awake at nights. Just relax with the certainty of a tenant backed by Uncle Sam.

Let Our Free US Tax Specialist Help You

Every client who signs up with us receives a free half hour consultation with our joint US and Australian tax accountant who will study your personal position and help you set up the most tax effective way to structure your investment.

He is based in Sydney and will advise on company and trust structures and help you save thousands of dollars in tax every year. He will also advise on banking, Australian tax implications and explain how to manage your US affairs.

We also have legal support in the US to arrange setting up and managing US companies and a Super Fund specialist to advise on investing with your Self Managed Super fund.



The opportunity is NOW!

Recent changes in US financial policy and reforms will ensure a faster than expected recovery of the US economy.

We only have a small window of opportunity - the time to act is now...

TIMING IS EVERYTHING...

Finance your purchase

- ★ Release equity from your Australian property to buy in the USA.
- ★ 888 Wealth Creation can assist you
- ★ You can make an appointment to discuss finance options by calling our lending manager at:

 **888 US Real Estate**
Mortgage Broker Buyers Agent
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Future US market growth



Right now the US economy is in Crisis. The housing market has been driven down. The US economy WILL NOT stay in crisis. President Obama is making strong economic decisions that will ensure the US economy will recover over the next few years.

As the US economy recovers and mortgage finance becomes available, property values will once again rise!

Remember you are purchasing US properties for less than 15% of the price they sold for 3 years ago!

Phoenix Arizona



**2 Bed, 1.5 Bath Townhouse 1016 sq ft
Sold in 2007 for \$125,000
20% Net Return**

Now... Only US \$14,000

There is only one way this can go...



As the US economy recovers, property prices will rise and the Australian dollar will once again fall against the green back.

This means higher returns and greater capital growth for investors who act **NOW!**