

You have \$100,000 to invest.

What should you do?

Put the money into the stock market? At 7% rate of return, your money will double to \$200,000 in 10 years. Based on the principle of compound interest (Rule of 72). 72 divided by Interest Rate= # of years for an asset to double in value). Enough to retire on? Not quite!

Buy real estate with the \$100,000? What about buying REO foreclosures in California today?

The current REO environment in California and elsewhere is such that there are multiple offers on the foreclosed REO properties, especially those in the \$100k-\$200K range. As such, buyers stand a better chance if they make an all-cash offer.

So given the above scenario, let's say an investor purchases an REO property in California for \$100K cash.

At the 10 year retirement mark, this one purchase is projected to produce \$1,000.00 monthly rental income. Assumptions based on \$1,300.00 Monthly rent minus Taxes, Insurance and Property Management fees (No mortgage payments of course). Also at 7% long term appreciation, the house will

increase to \$200K in value. Again, based on the rule of 72. Is it enough to retire on in 10 years? Again, not quite.

Third Option: Use the \$100K to buy Ten (10) VA Foreclosures and retire in 10 years with \$10,000 in monthly net rental income, with all mortgages paid off using early mortgage payoff strategy and resulting in 2 million dollars in real estate net equity!

The retirement formula is:

10/10/10K/2 Million

10 properties, retire in 10 years with \$10K monthly income reaching millionaire status (Actually 2 million)

Want to find out more?

To qualify, here are the lending guidelines:

- **Make at least \$40K in annual documented W-2 Salary in the past 2 years+**
- **FICO Score of 640 or higher. No recent mortgage lates, foreclosures or bankruptcy**
- **Less than 50% Debt to Income Ratio (DTI)**
- **Money to invest**

VA Foreclosures Buying

Strategy:

- Purchase Price: Approx. \$100,000
- Current VA Loan Rate: \$4.5%
- Market Rent: \$1,100 Monthly
- 5% down =\$5,000
- Est. \$5,000 Fix up Costs
- Total out of Pocket: \$10,000 Per property
- Est. Monthly Positive Cash Flow: \$150.00

Use monthly Cash Flow from each property to pay down the principal, on a monthly basis.

As you increase your rent and personal budget

cash flow over time, put extras into the principal pay down.

Results: Become mortgage debt free in about 10 years!

A the end of ten years, rental Income of \$1,300.00 Minus Rental Expenses (Taxes, Insurance, PM Fees)=\$1,000.00 per month (No Mortgage Payments of course)

Also: Use 7% historic Real Estate Appreciation rate. Therefore, \$100K homes will appreciate to \$200K after 10 years.

**10 Homes x \$1,000 Monthly Net Rental
Income per home=\$10,000 per month in Real
Estate Passive Income**

**\$200K Property Value x 10 Homes (No liability)
=\$2,000,000.00**

**\$10Kx12 months=\$120,000 in Annual Net
Rental Passive Income**

**\$120K x10 Yrs of retirement=\$1,200,000.00
Passive Income**

\$120K x 20 Yrs of retirement=\$2,400,000.00

Passive Income

Purchase Today: 10 homes x

\$100K=\$1,000,000.00 Market Value Less:

\$950,000 in Mortgages=\$50,000 Net Equity

In 10 years at 7% Appreciation

rate=\$2,000,000.00 Net Equity (No Mortgages)

In 20 years at 7%=\$4,000,000.00

In 30 years at 7%=\$8,000,000.00

By the way, this VA Real Estate Investment Strategy may only last 1-2 years!

Are there any other investments that can achieve these results? I don't think so

I rest my case!

**For more information please contact me,
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