



HOW TO SECURE 10%+ ROI

**Secured By Real Estate
& Managed By
State Licensed Professionals**

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10%+ ROI For Investors? Is It Possible?

If you've been trying to earn a respectable return on your cash in today's economy, you've been sadly disappointed with the traditional approaches. Quite frankly, you'd be lucky to earn even a 4% ROI with your cash in a Money Market Account, Savings Account or Certificates of Deposit. While these are all considered "safe" investments, the returns are nothing short of pitiful. If you have \$300,000 in these types of holdings, it's earning very little each year in profit. Utterly ridiculous.

But Rest Assured, You DON'T Have To Roll Over And Accept This
Wise investors know that they need to secure a solid return on their Nest Egg with little to no risk. They are painfully aware that the antiquated techniques from the old economy won't work in today's real world and they are constantly looking for better places to put their money. The number one goal is always to secure a better ROI while trying to eliminate all risk. Rental properties are extremely desirable because regardless of the economy going up or down. When was the last time you saw rent prices go down? Ever?

You certainly can't invest in stocks or other risky investments with today's volatile market because you could literally lose everything. 2016 started with the worst stock market drop we'd seen in 84 years and many stocks went to zero when the companies filed bankruptcy. And who has time to keep up with that stuff every day trying to become profitable? Investing in things like that means that you are essentially buying yourself another job. You need your investments to work for you in a completely PASSIVE manner where you don't have to keep your eye on it every day. You know, like putting it in a bank account except earning a MUCH higher return and building massive amounts of equity.

Enter New Age Investments With Higher Returns!

Real estate home values make sense for investors because rental prices are extremely high. This has created a truly amazing "perfect storm" for wealthy individuals around the country that have taken advantage of the 10%+ ROI Program in our area here. In turn, it's easy to see why investors all over the nation have been flocking to this special area of the country where investing in real estate can be done as passively as putting your money in a CD at your bank, yet the returns can be much higher.

How Can You Earn A Return of 10%+?

My name is Phil Holliday and I've been a Real Estate Investor for over 13 years in Nevada and Central Florida. My team has worked with investors all over North America to build tremendous sums of wealth with a proprietary system to DRAMATICALLY increase annual returns while lowering the risk and exposure to nearly ZERO. Surprisingly enough, this technique may shock you with how simple and straight forward it is. Our goal when we began using this approach was to create an investment vehicle for our clients that was just as passive as buying a CD or depositing your money into a bank account. The only difference being that it can earn you a return of over 10%+ every year, regardless of how long you keep your investments and there are significant benefits with equity, tax benefits through depreciation as well as continuous cash flow. This is done through purchases on beautiful homes in the Central Florida area which are then rented out to tenants for profit.

Here's An Example For You To Review

Let's look at an example here. Let's use some very low numbers so that you can see how well this real estate investment works. Let's say that you invest \$310,000 for a home in Central Florida and it's handled by a licensed professional each month. No big deal right? The home rents for \$2,500 per month, which is nearly \$30,000 per year. You will have NO mortgage but there will be property taxes and management which is around \$6,000 in this case so take that off of the top, leaving you with \$24,000 every year. In this hypothetical example, you are clearing nearly 6% annually and you will never need to even need to come to town to look at the home because EVERYTHING is handled by your local trusted advisor! Best of all, when you factor in appreciation of real estate over time, the benefits of tax depreciation year after year and much more, you can see that you can get into the double digit returns with all well selected properties.

When you are dealing with a licensed real estate professional that knows how to figure any typical vacancy rates, expenses and more, you can ensure that a property they've vetted out will make sense for you and your portfolio. You don't have to do the work or risk any potential problems with you making decisions on your own. Leave it to your advisors to SHOW you why it's a great opportunity! Of course, the advisor (me) is going to earn a real estate sales commission when you buy the home so it's wise for us to ensure you are buying great properties each and every time

you add one to your portfolio. Imagine what your portfolio, net worth and cash flow can look like 5 years, 10 years and 20 years down the road. Best of all, you haven't acquired a JOB for yourself! You have a Realtor that locates property and creates a profit package for you to consider, then you have a property manager that handles everything each month! The tenant never even knows your name or phone number! Heck, in many cases, the property manager can even auto-deposit the monthly rent check into your account so you never even have to cash the checks!

You can have the homes titled in your own name or you can have an LLC set up to own them under the LLC. We work with lots of different attorneys, accountants and advisors that can help you with any questions you may have there. It's very simple and can be handled in a few minutes.

What Does This Mean For You?

There are some obvious advantages to investing in real estate in other areas of the country, with the biggest advantage being that you won't create another job for yourself! As long as you are using a trusted advisor in that region, you can earn a tremendous profit with investments that are completely passive on your part. One really exciting factor here is that homes can be acquired in the Central Florida area at RIDICULOUSLY low prices compared to more expensive areas of the country and the monthly cash flow is strong!

Imagine for a moment you purchased a home at \$310,000 and it is bringing in a net profit of \$24,000 per year plus you get massive benefits with tax depreciation and asset appreciation over time. Best of all, you don't have to do any work to the house, there's no rehab needed and the management is handled by a local, state licensed professional!

This Is Truly Passive Investing

You won't spend even 30 minutes per week with these investments. Your Trusted Advisor will handle all of that for you, day in and day out to ensure that everything is designed to create the ultimate profitability on a monthly and annual basis. We research the homes, the area values and all of the details needed to make an educated decision on each potential purchase. We will then compile all of this data into a "profit package" for you to review to consider moving some of your assets over to this investment. From that point, your advisor will begin the process of opening escrow, ordering an appraisal, coordinating with the title company, preparing all docs and getting the closing package prepared to send

to you via Fed/Ex or even email for a fast closing. You simply have the forms notarized in your town and send them back! Keep in mind, you'll own 100% of the home, there's no silly partnerships or anything like that and the home is in your name (or your LLC).

After you acquire the home, the team will generally have your first monthly checks in hand, and a tenant in the property within 7-14 days. This is simply because our team has a "Tenant In Waiting" list and we've probably already shown the property to prospective renters before you've even closed on the house. It's customary for most of these tenants to put up a security deposit as well as the first months' rent so you will generally see approx. \$4,000 in income within a week or two of acquiring your first deal. That's better than \$100,000 sitting in your CD's for months or even years!

Depending on how many properties you decide to acquire, it's usually recommended to dedicate at least 30 minutes per month to have a one-on-one profitability update phone call with your Trusted Advisor. Each month, you can have a call with us to discuss what your portfolio looks like now, any monthly updates or changes that need made, as well as future growth potential. This allows you to keep your eye on the ball, without spending a lot of time on your real estate investments. It's highly advisable to always make time for these calls once every month.

Unfortunately, You May Not Qualify

We will only accept a certain type of individual.

First and foremost, the investor must have a net worth of over \$400,000 and be willing to make smart investments in real estate to secure great returns. Secondly, they must be coachable. You won't be surprised to hear that there are a lot of fake wanna-be investors out there that are really good at wasting a lot of time for a lot of people but they never get anywhere with their investments. Most of them are truly not investing anything anyway. They use "theories" and they think that they should be able to buy homes for 60 cents on the dollar while having no money and no credit.

It's really simple, if you need a mortgage on a house, you can't turn these kinds of profits. This program will only work and you will only earn a great return if you follow this program exactly as we show you. Someone that wants to put their own "spin" on this will negate their possibilities of earning these types of profits and they won't qualify for the program. If you have a minimum of \$400,000 in liquid funds and you are willing to follow a proven

model, you can earn the same returns being earned by other wealthy individuals all over the USA.

Keep in mind that we CAN help you if you'd like to utilize a mortgage and we work with some outstanding lenders that specialize in great financing for investors, but you will lose a small percentage of your profit if you are servicing a loan. Of course there is still a GREAT wealth model that can be centered around that and we can discuss that approach with you on a phone call or zoom meeting as well.

How Do I Get More Information?

Your first step is to get a basic package of information which will tell you more about investing in single-family homes here in the Central Florida area. You'll also learn how you can speak with me on the phone or via zoom or even meet me in person to see the area, learn more about investment properties and do your own due diligence in deciding if you'd be interested in investing in a couple of income producing properties. You can Phil Holliday at 702-525-7655 or email us at Doc@PhilHolliday-realtor.com. We can send you a sample Profit Package and we can later discuss the possibility of accepting you in as a client. While we may never be able to do business together, we are always willing to spend a little time on the phone with someone that is interested in acquiring more information to make themselves more profitable every year. That's why we are always willing to speak over the phone with absolutely no fee or commitment whatsoever. Let's talk. Contact us now and we can get you a free package of information.