



Gary Kent

21-Yr San Diego Broker
& Real Estate Investor

— FREE SEMINAR —

"Discover Exactly Where I'm Investing MY Money In Real Estate In 2006"

The Real Estate Investors DREAM: Positive Cash Flow Apartments With Appreciation & ZERO Management

Thursday, Feb. 16th, 6-8pm @ UTC mall in University City

In 2004 I decided to do something radical... Unhappy with the cashflow from our apartments here, my wife and I sold them all and did a 1031 tax-deferred exchange into 97 apartments in sunny Phoenix, AZ.

Now our equity is up 50%+. We just sold an 11-unit for a 56% profit to exchange into more apartments. Like you, we wanted a safe investment that would appreciate, with easy management and steady cashflow.

Fortunately, I Met A Fascinating Gentleman From Phoenix

He's been a full-time investor there 40 years and owns all or part of over 3,000 Phoenix apartments. Three thousand! You'd never guess this humble, conservative guy was so wildly successful and profitable.

His well-oiled operation includes his own property management and construction firms, plumbers, painters, etc. He runs a tight ship and buys everything by the truckload to save money, from doorbells to dishwashers. He even checks so no plumbing drips are leaking away money. And all those savings go straight to the bottom line.

With connections built over 40 years, an intimate knowledge of the marketplace, and a reputation for dependability, he's able to buy buildings UNDER-MARKET before anyone else ever hears about them.

What I Meant By "He owns all or PART OF over 3,000 apartments..."

"Part of" refers to partnerships he's been forming for 25 years, investing his own money with partners. He does the heavy lifting of finding the property, negotiating a below-market price, and tightly managing it for positive cashflow.

All his partners do is cash their monthly checks. No kidding. And that's exactly what several of my clients are doing right now. No tenants calling at midnight. No bounced rent checks. None of that. So my wife and I are investing the proceeds from our 11 units into his partnership.

Come Hear Him Tell His Story & Decide If It Makes Sense To YOU

We invited him to San Diego on February 16th to speak to our clients as a group. So if you're a serious investor with \$100K to \$5M to invest in 2006, you're invited to come and "get it straight from the source". If you choose to invest, you may of course use available cash, an equity line, or use funds from selling a property via 1031 exchange.

Stating The Obvious... I realize this may sound almost too good to be true. So be careful and do "due diligence" before you invest in this or any investment. Ask pointed questions. Look closely. Get a feel for if you're comfortable. *This seminar is a great chance for you to do so.*

- ✓ Positive Cash Flow
- ✓ Zero Management
- ✓ 25-Year Track Record
- ✓ Buy Below-Market
- ✓ Appreciation
- ✓ 1031 Exchange OK

NOTE: This seminar is not for the merely curious and is NOT a "How To Invest" Workshop. It's a presentation of a specific investment opportunity — one that I believe in enough to invest my own funds.

Tell a Friend! Bring a Friend!

- TO REGISTER -
GaryKentSeminars.com
Or Call (858)457-KENT

Over Wells Fargo Bank, north of Nordstroms. Free Parking.

