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How To Invest In Positive Cash Flow Apartments With No Management Headaches

Hello...

My name is Gary Kent. I've been a full-time Realtor® and real estate investor in San Diego since 1984. For years as an investor, I've "fixed and flipped" properties and I've also held long-term, always making money.

Then in 2004 I decided to do something radical...

Unhappy with our cash returns from our San Diego rentals, my wife Marianne and I sold all our rental property and traded into *ninety-seven* apartments in four complexes in sunny Phoenix, Arizona, the fastest growing city in the United States.

Now, as I write to you 18 months later, our cash equity is up over 50%. In fact, we just sold one of the complexes, an 11-unit building, for a 56% profit on the money we invested.

But before we sold it, knowing *where* to reinvest the money was critical. We planned to buy more apartments, using a 1031 tax-free exchange. We wanted something safe, with easy management and a sure and steady cashflow. Isn't that what we all want as investors?

Where My Wife And I Decided To Invest Our Money

Fortunately, I met a fascinating gentleman from Phoenix...

Ed's been a full-time investor there for over 40 years and owns all or part of *over three thousand* Phoenix apartments. Three thousand! And you'd never guess this humble, quiet, conservative guy was so wildly successful investing in apartments.

With his holdings, Ed has built a well-oiled operation that includes his own property management firm, construction company, plumbers, painters, landscapers—everyone you need to run apartments. In fact, one employee's sole job is just to personally walk every single building each month to make sure it's in top condition and running smoothly and cost-effectively.

Ed runs a tight ship. He buys everything by the truckload to save money, from flooring to fertilizer, range hoods to refrigerators. He checks to make sure there are no plumbing drips leaking away money. He scrutinizes every penny. And all those savings go straight to his bottom line, making him quite profitable.

One more key bit of information:

With Ed's vast connections he's built over 40 years and an intimate knowledge of the marketplace, he's able to consistently buy buildings under-market, often before anyone else ever hears about them. I've never seen anything like it.

Now, you may recall I said he owns all or *part of* over 3,000 apartments...

The "part of" refers to partnerships Ed's been forming for 20 years to buy apartments, investing his own money along with several partners. He does all the heavy lifting of finding the property, negotiating an attractive below-market price, and tightly managing it for a nice positive cashflow.

It's no exaggeration that all Ed's partners really have to do is cash their monthly checks.

And that's exactly what seven of my clients who invested with him are doing right now. That's it. No tenants calling at midnight with clogged toilets. No bounced rent checks to deal with. None of that. Ed's property managers deal with all the headaches.

For me, I'm busy working 60 hours a week serving my real estate clients and love the idea of enjoying a passive income, so my wife and I are investing our own money in Ed's next partnership. We're putting in all the money we cleared from our 11-unit building.

Why I'm Writing You This Letter

If you're like my clients who own San Diego rental property, you're making 3% or less (or even losing money) on a pile of "dead equity" in your property doing little for you. And if you don't own rental property here but are looking to invest, you still want to get the highest possible cashflow.

What would you do with a healthy, passive cashflow? Retire early? Send your kids or grandkids to better schools? Take that dream vacation? Live better? Be free from money worries? ...Those are all the reasons I'm investing.

To find out more, **call me at (858)457-5368**. My partner Tony and I are happy to talk with you and answer all your questions. We can talk over the phone or sit down and have a good conversation. Either is fine. If you decide to come in, we have two short ten-minute DVDs you can watch. They give you a really good sense of Ed, his operation, and his next partnership opportunity.

By the way, this isn't for everyone. Maybe it's not for you. But shouldn't you at least find out more and judge and decide for yourself?

When you call us, there's no obligation and no expectations. I know you're just gathering information at this point. I look forward to hearing from you and answering all your questions...

Sincerely,

Gary

Gary Kent

P.S. Be aware that Ed's partnerships do fill up—he typically has room for 3-7 investors per project. That's not to say he won't have other projects come up, but you may have to get on a waiting list. If you're interested, **call me at (858)457-5368**.