

Free Real Estate Seminar:



Buying a Duplex/Triplex/Fourplex as a Home or Investment

I'm personally buying "2-4 unit" properties right now. Find out why + exactly what I'm doing to find & get my offer accepted on the very best investments!

Saturday, October 6, 2010 *10am-Noon • University City UTC Mall

So far this year, I've bought two fourplexes and am in escrow on two others. Now you can discover step-by-step exactly what I'm doing right now to find the ideal properties, beat other offers, and get the best price and cashflow. You'll be amazed how simple it is.

***9:45 am Sign-In**

Whether you're looking for a home with rental income or a cashflow investment, buying "2-4 units" may be a smart move for you. I'll share my experience as a 26-year real estate investor and broker. Lender Robert Geiler of Rancho Financial and a property manager will speak on loans & property management.

When you attend, you'll discover:

- Why I'm buying right now...and why 2-4 units and not houses, condos, or apartment buildings
- *Why this may be the very best cash flow opportunity we've seen in decades in San Diego County*
- Your simple step-by-step plan to buying your dream duplex, triplex, or fourplex in the next 90 days
- *My 1st home was a Clairemont duplex. It was great having rental income to help pay the mortgage*
- Which neighborhoods have 2/3/4plexes and which don't? Why waste time looking in the wrong areas?
- *Learn the inside scoop & all you need to know about getting a loan for your duplex/triplex/fourplex*
- Learn the absurdly easy, quick & dirty way I screen properties...
- *Which neighborhoods you'll get a positive vs. negative cashflow*
- 7 ways to make your offer more attractive & beat other offers
- *Foreclosures are HOT. How to get the bank to accept YOUR offer*
- Which short sales to offer on...& which to avoid like the plague
- *Why 2-4 units are overlooked and underserved by Realtors*
- How much down payment you'll need—you may be surprised!
- *Smart tips on managing, whether you do it yourself or hire a pro*
- Learn basics of "gross multiplier", "cap rate", "cash/cash return"
- *10 traps people fall into when getting a loan on a 2/3/4plex*



GARY KENT
ALL-TIME #1
FOR RE/MAX IN
SAN DIEGO COUNTY

- 5 ways real estate investing makes you \$\$\$
- *Avoid misleading info from the seller's agent*
- Key questions to find a seller's bottom line
- *Avoid these 5 wrong ways to figure value*
- **Stay for the 1031 Exchange Seminar following from 1-3pm**

www.234Investor.com
www.GaryKentTeam.com

Practicing real estate agents attending must pay a \$750 fee!

**Complimentary Snacks & Drinks
*FREE DRAWING Dinner for Two***

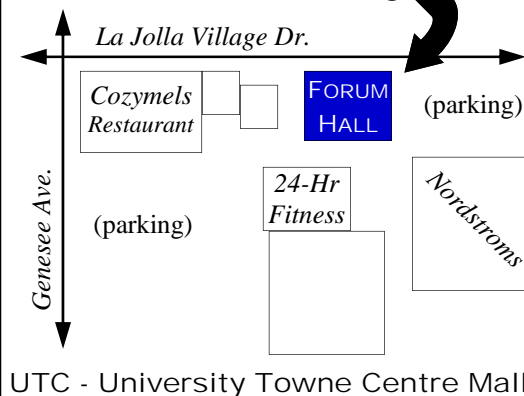
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GaryKentSeminars.com

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Over Wells Fargo, near Nordstroms & 24-Hour Fitness. Free Parking!



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