

Investment Opportunity Overview

Opportunity: Your Money, our Expertise.

Together we invest in residential rentals in the San Francisco Bay area, hold them for income then sell them for appreciation gain after the market recovers.

Return on Investment: 16% ROI

8% per annum from rents, plus 8% per annum matching payment from appreciation gain at time property is sold.

Investment Structure: Note secured by Deed of Trust on Residential Property. Debt service coverage for the note is at least 1.5%.

Partner/Management Team: CJ & Dean Holmes, 30 years experience.

Dean & CJ personally own and manage 19 rentals. CJ is a licensed real estate broker and has done hundreds of transactions. For years, the focus of Holmes' real estate efforts has been investing to generate returns. Now you can capitalize on this expertise for great returns for yourself and your family.

Investment Per Property: \$70,000—\$100,000

Management Activity: Management will locate, purchase, oversee repairs, manage rentals, and decide when to sell each property to maximize returns.

Use of Funds: Purchase, clean-up and repairs to be paid from investment funds. Property management and maintenance to be paid from rental income. Costs of sale to be paid from sale proceeds. Management overhead and operating expenses to be paid from rental proceeds after Note payment to Investor.

Reporting: Financial reports will be delivered at least quarterly. Interest payments can be made monthly or as desired.

Example: Recently Purchased Property

Location: Santa Rosa, Sonoma County

Acquisition: August 2010

Initial Cash Purchase: \$128,000

Current Rental Income: \$1800/m

Investor Note & DOT: \$122,000 at 8% interest only payment

Monthly Loan Payment to Investor: \$813

5 years Investor interest income: \$48,800

Resale Value of SFR in 5 Years: \$220,000 (estimated)

Net Appreciation Gain on Sale: \$84,000

Investor Appreciation Share: \$48,800, doubling ROI to 16% for all 5 years

Market: There are dozens of properties that will meet the above performance criteria and can be purchased within 30 days.

For more information, please contact us at (707) 578-5727 or cjholmes@cjholmes.com at your convenience.