INVESTOR DECK

TFS PROPERTIES REAL ESTATE INVESTMENTS



OUR REAL ESTATE CONSULTANTS



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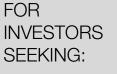
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1031 EXCHANGE ADVISORY

IRA / 401K ROLLOVER

8-12%+ CAP RATES



Over 35- Years of **Real Estate Experience**







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A LICENSED CALIFORNIA REAL ESTATE BROKERAGE | DRE#: 01953354



BROKERAGE SERVICES

Portfolio Analysis & Optimization Commercial & Residential Listings 1031 Exchange Advisory 8-12%+ Cap Rate Real Estate Investments 401K & IRA Rollover Options Off-Market + Out-of-State Opportunities Today's Real Estate Market in California has driven up prices far out-pacing rents and driving down net income (NOI) for investors. When comparing to out-of-state markets, we are consistently finding much higher-yielding cap rates (%) on investment properties.

and real estate experts to source properties in these key markets:

Indianapolis, IN Dallas-Fort Worth, TX Houston, TX Austin, TX Los Angeles, CA + More

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COMMERCIAL REAL ESTATE RETAIL / MEDICAL / INDUSTRIAL / MULTI-FAMILY



MEDIX BUILDING - 12 YEAR NNN | ELKHART, IN CLOSED: \$4,625,000 | CAP: 8.80%



POPEYES - 15 YEAR ABSOLUTE NNN | Houston, TX CLOSED: \$2,144,000 | CAP: 5.00%



IN-N-OUT – 20 YEAR NNN | YUCAIPA, CA CLOSED : \$8.000,000 | CAP: 4.25%



CHANCELLOR ROW | DALLAS, TX CLOSED : \$2,497,500 | CAP: 8.40%



BONNIE AVENUE | PASADENA, CA SOLD: \$1,189,000 | CAP: 2.2%



STRATUM PETROLEUM | GRAPEVINE, TX CLOSED : \$1,700,000 | CAP: 8.00%



CONCERTO LOFTS #712 | DOWNTOWN LA SOLD: \$1,060,000 | CAP: 3.4%



DEKRA – 15 YEAR NNN | PLANO, TX **CLOSED** : \$1,572,000 | **CAP**: 6.25%



20-UNIT MULTI-FAMILY | HOUSTON, TX CLOSED: \$1,550,000 | CAP: 8.80%

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COMMERCIAL REAL ESTATE RETAIL / MEDICAL / INDUSTRIAL / MULTI-FAMILY



POPEYE'S - 15+ YEAR NNN | RIVERSIDE, CA CLOSED : \$2,800,000 | CAP: 5.00%



WENDY'S - 15 YEAR NNN | SWEETWATER, TX CLOSED : \$1,700,000 | CAP: 6.00%



RAISING CANE'S - XX YEAR NNN | UPLAND, CA CLOSED: \$X,XXX,XXX | CAP: X.XX%



DOLLAR GENERAL - 20 YEAR NNN | DALLAS, TX CLOSED: \$X,XXX,XXX | CAP: X.XX%



CLOSED: \$2,802,000 | CAP: 7.00%





DOVE CANYON | RANCHO SANTA MARGARITA SOLD: \$X,XXX,XXX | CAP: X.X%



DOWNTOWN STUDIO | LONG BEACH, CA SOLD : \$315,000 | CAP: X.XX%



PIZZA HUT PORTFOLIO SALE - 20 YEAR NNN CLOSED: \$3,084,150 | CAP: 6.00%



5-UNIT MULTI-FAMILY | PASADENA, CA SOLD: \$X,XXX,XXX | CAP: X.XX%

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HOUSTON MANUFACTURED HOMES (12% CAP) HIGH CASH FLOW INVESTMENT

INVESTMENT OVERVIEW



TFS + TCG MANUFACTURED HOME PARK | HUMBLE, TX (HOUSTON MSA)



MANUFACTURED HOME | PAD SITES



AERIAL | PARK VIEW



INTERIOR | BEDROOM



INTERIOR | LIVING ROOM + KITCHEN

- LOCATION: HOUSTON, TX MSA
- **PRICING**: \$40,000 \$70,000
- FINANCING OPTIONS: NO
- YEAR BUILT: 1990 2019
- SUITABLE FOR: IRA / 1031 / CASH PURCHASE

RENT	AL
SUMN	IARY

PRICE Rent Annual Gross Rent	\$53,500 \$1000 \$12,000
EXPENSES (ANNUAL) Lot Lease Maintenance Warranty Taxes (est.) Insurance (est.) Management (4.5% after Lot Lease) Vacancy (5%)	-\$3900 -\$456 -\$400 -\$360 -\$365 -\$405
NET INCOME (PROJ.)	\$6,114
CAP RATE	11.42%

OVER **225+** HOUSTON MANUFACTURED HOMES SOLD SINCE **2017**

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INDIANAPOLIS SINGLE FAMILY RENTALS (8-10% CAP) FULLY REHABBED, RENTED, & PRODUCING INCOME

INVESTMENT OVERVIEW



SOLD PRICE: \$84,000 | CAP: 9.50%



SOLD PRICE: \$80,000 | CAP: 9.83%



SOLD PRICE: \$72,000 | CAP: 10.07%



SOLD PRICE: \$76,098 | CAP: 9.03%



SOLD PRICE: \$88,300 | CAP: 9.59%



SOLD PRICE: \$72,000 | CAP: 9.67%



SOLD PRICE: \$80,000 | CAP: 10.15%



SOLD PRICE: \$81,129 | **CAP**: 8.14%

- LOCATION: INDIANAPOLIS, IN MSA
- PRICING: \$70,000 \$120,000
- FINANCING OPTIONS: YES
- YEAR BUILT: 1950 2000 (2017+ REHAB)
- SUITABLE FOR: IRA / 1031 / CASH PURCHASE

RENTAL
SUMMARY

PRICE	\$80,000
Rent	\$900
Annual Gross Rent	\$10,800
% Gross Rent	13.6%
EXPENSES (ANNUAL)	-\$450
Maintenance (5%)	-\$850
Taxes (est.)	-\$575
Insurance (est.) Management (9%)	-\$972
Vacancy (5%)	-\$450
NET INCOME (PROJ.)	\$7,953
CAP RATE	9.38%

OVER **175+** INDIANAPOLIS SINGLE FAMILY HOMES SOLD SINCE **2016**

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JOIN US AT OUR NEXT REAL ESTATE SEMINAR RSVP: TFSPROPERTIES.COM/EVENTS



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Have Any Questions on Real Estate? Need Additional Help? Schedule a Complimentary 30-Minute Consultation with TFS:

(626) 551-4326

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