

Single Family Housing

CWJ Investments Group

Walt and Cai

- Our personal goal has always been to use a buy and hold strategy when purchasing Single Family Homes.
- We were using the Rental Business to create positive cashflow.
- Capture Capital Appreciation over time.
- Utilize sweat equity to manage costs until business volume can sustain.
- Learn and take every tax advantage possible.



Define you market and niche

- Define what you want to invest in. (What of home)
- How many Sq. Ft.? (What size are you going for)(How many rooms)
- How old is the property?
- Where? (What City, What State)
- Are you buying NEW or PREOWNED properties?
- What are your price points? How much down? Interest Rate?
- What is your payment? What will it rent for?
- Will it be competitive in the rental market? SFUs, Apartments

Samples of Acquisition

Property: Adirondack



1,400+ Sq.Ft. (3/2 Config)

Capital Investment

Purchase Price - \$125K

Estimated Value Today - \$350K

Rents for \$1500 per Month

CASHFLOWS \$\$

Scaling (Wash, Rinse, Repeat)

Property: Arlington



1,400+ Sq.Ft. (3/2 Config)

Capital Investment

Purchase Price - \$100K

Estimated Value Today - \$350K

Rents for \$1200 per Month

CASHFLOWS \$\$

Scaling (Wash, Rinse, Repeat)

Property: Cedarbrook



1,400+ Sq.Ft. (3/2 Config)

Capital Investment

Purchase Price - \$159K

Estimated Value Today - \$350K

Rents for \$1450 per Month

CASHFLOWS \$\$

Scaling (Wash, Rinse, Repeat)

Property: Copper River



1,400+ Sq.Ft. (3/2 Config)

Capital Investment

Purchase Price - \$81K

Estimated Value Today - \$350K

Rents for \$1300 per Month

CASHFLOWS \$\$

Scaling (Wash, Rinse, Repeat)

Property: Glacier



1,400+ Sq.Ft. (3/2 w/Bonus room)

Capital Investment

Purchase Price - \$146K

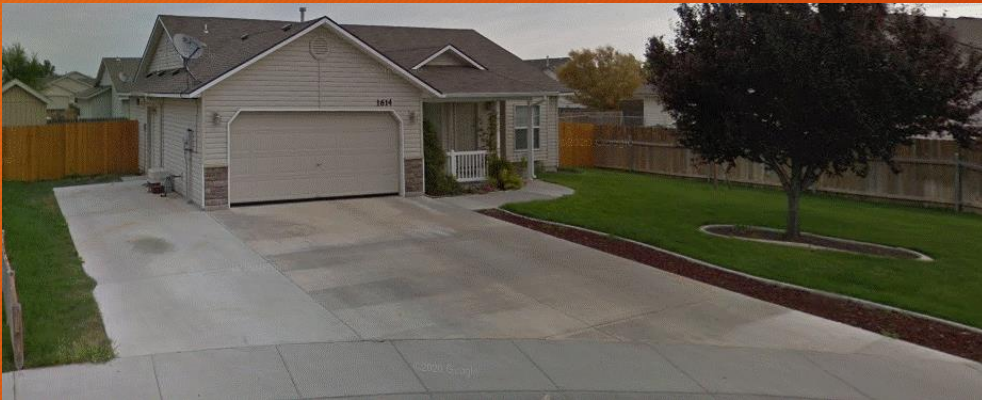
Estimated Value Today - \$350K

Rents for \$1450 per Month

CASHFLOWS \$\$

Scaling (Wash, Rinse, Repeat)

Property: Roston



1,400+ Sq.Ft. (3/2 Config)

Capital Investment

Purchase Price - \$115K

Estimated Value Today - \$350K

Rents for \$1200 per Month

CASHFLOWS \$\$

Scaling (Wash, Rinse, Repeat)

Property: Willow Point



1,400+ Sq.Ft. (3/2 Config)

Capital Investment

Purchase Price - \$123K

Estimated Value Today - \$350K

Rents for \$1200 per Month

CASHFLOWS \$\$

Scaling (Wash, Rinse, Repeat)

Property: Huckle Berry



1,400+ Sq.Ft. (3/2 Config)

Capital Investment

Purchase Price - \$103K

Estimated Value Today - \$350K

Rents for \$1200 per Month

CASHFLOWS \$\$

Scaling (Wash, Rinse, Repeat)

Property: Kettering



1,400+ Sq.Ft. (3/2+ Bonus Room)

Capital Investment

Purchase Price - \$189K

Estimated Value Today - \$350K

Rents for \$1450 per Month

CASHFLOWS \$\$

Rules to live by

- Avoid the nay sayers!
- Get a vision and Get Busy!
- Know your Market (Property Availability, Rents, Occupancy)
- The 1% rule of real estate investing measures the price of the investment property against the gross income it will generate. For a potential investment to pass the 1% rule, its monthly rent must be equal to or no less than 1% of the purchase price.
- Keep a pulse of the market!
- Use good debt and build wealth.

Goals

*We share our
experiences to help
your dreams come
true.*

