



If you are able to qualify as an "Accredited Investor", I would like to extend a personal invitation to join our small selective group of investors in our newest limited venture. For more than 30 years, I have been both an investor and manager of numerous partnerships, actively directing investments in undervalued real property. This opportunity is perfect for the passive investor seeking a more diversified investment with limited risk. It is suitable for professionals with limited time and experience who wish to have a professionally managed passive investment asset in their portfolio.

*Richard C Maier, Executive Manager-Member*



**Find Fix Flip**

A passive 'Turnkey' limited venture participating in the acquisition, renovation and sale of residential single family homes with limited liability. Based on 30 years of experience in "flipping" properties, we have a very limited number of shares available for purchase by "accredited Investors"



## Residential Income Properties LLC



Open to "Accredited Investors" Only

Federal securities Law requires that securities issued by private companies to their investors must either be registered with the Securities and Exchange Commission (SEC) or qualify for an exemption. Residential Income Properties, LLC is qualified for exemption from registration under Rule 506, Accredited Investor Exemption - Section 4(6), by offering subscriptions only to Accredited Investors in this private offering.

The SEC defines "Accredited Investor" as meeting at least one of the following conditions:

- 1) An individual who earns individual income of \$200,000 per year, or has joint income of \$300,000, in each of the last two years and expects to reasonably maintain the same level of income.
- 2) A person who has an individual net worth, or joint net worth with that person's spouse, that exceeds \$1 million at the time of purchase, excluding the value of the primary residence of such person.

• 28 Shares Only @ \$25,000 to fund \$700,000 •  
You may purchase more than one, subject to availability

If you are interested in participating and wish to see if you are qualified as an Accredited Investor please click on the link below to download our Confidential Accredited Investor Questionnaire.

Once we have received your information back and approved you, we will be happy to talk to you about signing up and discuss the program in detail. We will then send you a copies to review of the: • Business Plan (BP) • Operating Agreement • Subscription Agreement • Certificate of Organization and Private Placement Memorandum.



## CROWD FUNDING

A much needed change which had previously banned general solicitation has been lifted for Accredited Investors by the SEC. With the passage under Title III of the JOBS Act, on September 23, 2013. Rule changes enacted by the Securities and Exchange Commission now allows for the general solicitation of "Accredited Investors" by private companies seeking to raise equity capital. Residential Income Properties, LLC will take all reasonable steps to verify that prospective buyers are in fact accredited. SEC regulation changes to relax qualifications for investors are expected to be finalized by the end of 2014.

## MANAGERS



Richard C. Maier, Executive Manager and Member

Richard is licensed by the California Department of Real Estate as a Broker # 999467 and is a HUD approved broker. He brings his expertise and experience to the company. He has been active in flipping properties for the last 30 years.



Richard A. Braham, Asset Manager and Member

Rich is an experienced real estate investor and has years of experience in back of him. He will be managing the assets of the company and serve an active role in guiding the company's acquisitions and direction. He is currently the Managing Editor at ABC News in New York and the recipient of the George Foster Peabody, Alfred I. DuPont and Emmy Awards.

#### WHY INVEST WITH US?

Perhaps the single most important question to ask of any company you are considering investing with is: "What are your statistics?"

#### EXECUTIVE MANAGER'S LEADERSHIP:

Richard Maier has a long and successful track record in selecting profitable properties spanning more than 28 years. He has consummated millions of dollars in real estate transactions. His expertise and general knowledge of real estate markets has given him special insight into distressed or undervalued properties. He will be responsible for directing the purchases of the right properties, at the right price, to achieve maximum net returns to the shareholders of the company. Selections will come from various sources such as: Internal Revenue Service, US Marshalls, INS, Homeland Security, County Tax Deed Auctions, Bankruptcies, REO's and Motivated Private Sellers.



Our proven model was developed, tested and refined over many years by Richard. It is based on the principle that real profits are obtained at the point of purchase. This requires conducting a thorough "due diligence." It is time tested and has proven to produce excellent yields. It will assure the company will be able to obtain the kind of results he has routinely achieved as in the next exhibit.



Address	Seller	*Bought	Sold	Held For	Profit	%
4300 Waialae Avenue Honolulu, HI 96810	Builder	80,000	98,000	24 hours	18,000	30%
416 Portlock Road Honolulu, HI 96825	Private	95,000	167,000	11 months	72,000	76%
205 Lewers Street Waikiki, HI 96815	Builder	57,250	84,600	12 months	27,350	48%
1600 Ala Moana Blvd Waikiki, HI 96815	Builder	90,000	125,000	14 months	35,000	39%
17552 Cottonwood St. Irvine, CA 92612	Builder	70,000	93,000	3 months	23,000	33%
10 Teakwood Street Irvine, CA 92612	Builder	73,500	93,000	6 months	19,500	26%
4962 Persimmon Street Irvine, CA 92612	Builder	60,000	88,000	8 months	28,000	47%
6480 Jamison Road Santa Rosa, CA 95404	Private	325,000	550,000	13 months	225,000	69%
2435 English Road Chino Hills, CA 91710	REO	335,000	2,100,000	6 years	1,765,000	527%
577 Daisy Avenue 29 Palms, CA 92277	Tax Sale	22,500	60,000	3 months	27,500	84%
25373 Elder Avenue Moreno Valley, CA 92557	Tax Sale	70,560	110,900	4 months	40,340	57%
4523 Via De Los Ventos Temecula, CA 92590	Tax Sale	55,000	110,000	48 hours	55,000	100%
7 <sup>th</sup> & Fairmont Streets Riverside, CA 92501	Tax Sale	52,000	119,000	2 years	67,000	129%
200 Millcreek Road Mentone, CA 92359	Private	51,000	300,000	12 months	249,000	488%
28466 AL Hwy 7 Higdon, AL 35979	US Marshall	55,800	67,000	3 months	11,200	22%
27 Minnesota Drive Xenia, OH 45385	US Marshall	57,200	79,000	45 days	21,800	33%
14615 Fawn Path Ave Chino Hills, CA 91709	IRS	356,000	462,000	6 months	84,000	22%



Residential Income Properties , is managed by Maier Realty & Trust who is licensed by the State of California BRE # 00999467 and has an A+ rating with the Better Business Bureau.

An application follows to be filled out and sent in to us. We hope you will consider joining our select group of professionals. Only a limited number of shares are available.

A handwritten signature in black ink, appearing to read "Richard C. Maier", with a long horizontal flourish extending to the right.

My Best Personal Regards,  
*Richard C Maier*, Executive Manager-Member

## RESIDENTIAL INCOME PROPERTIES, LLC

*A limited offering for participation and ownership in Residential Income Properties LLC., to "Find-Fix & Flip" houses.*

**Business Summary:** Executive Manager of the firm, Richard C Maier, is a licensed real estate broker in California who has had an extensive 42 year background in business and finance with 29 of those years in real estate specializing in undervalued real estate. He has directed investments in numerous properties consummating millions of dollars in transactions over as many years. Mr. Maier is highly skilled and experienced in this field.

**Product/Services:** A limited Private Placement Memorandum is delivered in connection with the offering by RESIDENTIAL INCOME PROPERTIES, LLC, a Wyoming limited liability company, (the "Company"), of non-voting ownership interests ("Interests" or "Securities") totaling just 28 of the 35 total interests of profit participation and ownership of the Company. The purchase price of twenty-five thousand five hundred dollars (\$25,000). The company intends to turnover 2-4 properties per year. Crowdfunding will be one source of placing shares with "Accredited Investors."

**Customer Concerns:** We are licensed, experienced and honest in our dealings. We are accredited by the Better Business Bureau with an A+ rating, managed by Maier Realty & Trust, and licensed by the California Bureau of Real Estate # 00999467. We offer a time tested successful investment program with complete accountability and transparency.

**Target Market:** Primary emphasis will be primarily in the California market which is in strong recovery from the mortgage debacle and decline of 2008. This market is large and ongoing, particularly from tax deed and federal auction properties. These opportunities will always be ongoing making houses available through the unfortunate events caused as a result of divorce, death, illness and financial strife.

**Management:** 30 years of practical experience by the Executive Manager as well as an established vast network of real estate professionals in all phases of real estate including appraisals, home inspections, escrows, title companies, property management, construction and building and safety code compliance.

**Availability:** This is open to "Accredited Investors" who are looking for a better "turnkey" investment, competently run, lower cost, lower risk program, based on proven results from experienced management over many years; Investors who expect to see a reasonable rate of return from their investment.

**Sales/Marketing strategy:** We have developed a network of sellers of undervalued real property. These include County Auctions for Tax Deeds, I.R.S and US, Treasury INS, Homeland Security, U.S. Marshalls Service auctions and Private Sales. We are on the contact list of several and routinely notified of upcoming opportunities. We have the added expertise of knowing how to obtain marketable "clear title" to anything we purchase. This allows us to be able to resell immediately.

**Business model:** The purchase, renovation and reselling undervalued single family homes to return acceptable profits to our investors. A property selected based upon a set of proven criteria and undergoes stringent scrutiny. It must meet Residential Income Properties strict standards before it is approved for purchase. It is this phase of due diligence which is the most vital. It is the discovery process and knowledge of the market which minimizes the risk.

**Competitive advantage:** Expertise, experience in buying, refurbishing and quickly reselling single family homes over the last 28 years. We combine years of broad general experience in all phases of real estate transactions with a successful track record having facilitated hundreds of transactions. We know the market and the localities which are stable and trending up. We know how to buy, where to buy, how to rehab and when to sell. We have the statistics to prove it.

**Documentation:** We will provide the following information upon request: • Confidential Accredited Investor Questionnaire • Private Placement Memorandum • Operating Agreement • Subscription Agreement • Business Plan.



### Company Profile:

**Industry:** Real Estate

**Employees:** 6

**Founded:** 2013-02-27

**Contact:** Richard C Maier, Manager

Phone: (707) 430-5025

Email: [maiertrust@gmail.com](mailto:maiertrust@gmail.com)

Website:

<http://maierrealty.net/links/residentialincomepropertiesllc.html>

**Company Stage:** Full Product Ready

**Capital Seeking:** \$700,000

### Management:

Richard Maier, Executive Manager

Richard Braham, Asset Manager

### Advisors:

**Lawyer:** Methven & Associates- The California Securities Attorneys

**Accountant:** Skeen & Company, CPA's

### Investors:

Proprietary Information

### Location:

California Offices: 238 West 7<sup>th</sup> Street  
Crescent City, CA, 95531-3618

# Residential Investment Properties, LLC

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## Confidential Investor Questionnaire for an Accredited Investor

ALL INFORMATION PROVIDED WILL BE KEPT STRICTLY CONFIDENTIAL. NO INFORMATION WILL BE DISCLOSED EXCEPT TO THE EXTENT THAT SUCH DISCLOSURE IS REQUIRED BY LAW OR REGULATION, OTHERWISE DEMANDED BY PROPER LEGAL PROCESS OR IN LITIGATION INVOLVING RESIDENTIAL INCOME PROPERTIES LLC, AND ITS CONTROLLING PERSONS. UPON RECEIPT OF THE COMPLETED QUESTIONNAIRE, A REPRESENTATIVE WILL CONTACT YOU.

THE PURPOSE OF THIS QUESTIONNAIRE IS TO DETERMINE WHETHER YOU MEET THE STANDARDS FOR PARTICIPATION IN A PRIVATE PLACEMENT OFFERING UNDER REGULATION D RULE 506 (C) OF THE SECURITIES ACT OF 1933( ACT), AS AMENDED BY JUMPSTART OUR BUSINESS ACT (JOBS) WHICH TOOK EFFECT ON SEPTEMBER 23, 2013, AND UNDER THE LAWS OF THE VARIOUS STATES.

Should you have any questions regarding anything contained herein, please contact us at:  
Phone: (707) 430-5025 or via e-mail at: ResIncProp@gmail.com

### (1) Background Information

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Home/Cell Phone Number: \_\_\_\_\_

Facsimile Number: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Marital Status: \_\_\_\_\_

### (2) Employment and Business Experience

Occupation: \_\_\_\_\_

Employer: \_\_\_\_\_ Position: \_\_\_\_\_

Business Address: \_\_\_\_\_

Business City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Business Facsimile: \_\_\_\_\_



# Residential Investment Properties, LLC

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## (3) Representation of Accredited Investor Status

“Accredited investor” shall mean any person who comes within any **ONE** of the following categories, or who the issuer reasonably believes comes within any one of the following categories, at the time of the sale of the securities to that person: Check each that apply.

1.        **INDIVIDUAL WITH NET WORTH IN EXCESS OF \$1.0 MILLION.** A natural person (not an entity) who’s net worth, or joint net worth with his or her spouse, at the time of purchase exceeds \$1,000,000. (Explanation: In calculating net worth, you may include your equity in personal property and real estate, including your principal residence, cash, short-term investments, stock and securities. Your inclusion of equity in personal property and real estate should be based on the fair market value of such property less debt secured by such property.)
2.        **INDIVIDUAL WITH A \$200,000 INDIVIDUAL ANNUAL INCOME.** A natural person (not an entity) who had an individual income of more than \$200,000 in each of the preceding two calendar years, and has a reasonable expectation of reaching the same income level in the current year.
3.        **INDIVIDUAL WITH A \$300,000 JOINT ANNUAL INCOME.** A natural person (not an entity) who had joint income with his or her spouse in excess of \$300,000 in each of the preceding two calendar years, and has a reasonable expectation of reaching the same income level in the current year.
4.        **CORPORATIONS OR PARTNERSHIPS.** A corporation, partnership, or similar entity that has in excess of \$5 million of assets and was not formed for the specific purpose of acquiring an Interest in the Partnership.
5.        **REVOCABLE TRUST.** A trust that is revocable by its grantors and each of whose grantors is an accredited investor. (If this category is checked, please also check the additional category or categories under which the grantor qualifies as an accredited investor.)
6.        **IRREVOCABLE TRUST.** A trust (other than an ERISA plan) that (i) is not revocable by its grantors, (ii) has in excess of \$5 million of assets, (iii) was not formed for the specific purpose of acquiring an Interest, and (iv) is directed by a person who has such knowledge and experience in financial and business matters that such person is capable of evaluating the merits and risks of an investment in the Partnership.
7.        **IRA OR SIMILAR BENEFIT PLAN.** An IRA, Keogh or similar benefit plan that covers a natural person who is an accredited investor. (If this category is checked, please also check the additional category or categories under which the natural person covered by the IRA or plan qualifies as an accredited investor.)

# Residential Investment Properties, LLC

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## (4) Investor Questionnaire Signature Page

Date: \_\_\_\_\_

### SIGNATURE FOR INDIVIDUAL INVESTOR:

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

### SIGNATURE FOR PARTNERSHIP, CORPORATION, TRUST OR OTHER ENTITY:

\_\_\_\_\_  
(Print Name of Entity)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name and Title of Person Signing)

## (5) Third Party Verification May Be Required

As enacted on September 23, 2013, all investors are required to provide some third-party verification of their accredited status from any one of the following:

- i. A registered broker dealer;
- ii. An investment advisor registered with the Securities and Exchange Commission;
- iii. A licensed attorney; or
- iv. A certified public accountant.

DO NOT EMAIL YOUR COMPLETED FORM. Please print out this questionnaire and Fax return it to RESIDENTIAL INVESTMENT PROPERTIES, LLC at: **Fax (707) 430-5023**

Mailed in Application may also be sent to:

Maier Realty & Trust, Manager  
238 West 7<sup>th</sup> Street  
Crescent City, CA 95531-3618