

Cash Flow Solutions

Our Mission

Reduce Taxes ~ Increasing Wealth

By giving secure dependable financial growth to our clients through the management of collateralized investments achieving above average returns with the highest grade of customer satisfaction and ethical values.

Cash Flow Solutions specializes in assisting the affluent community with the planning and introductions for the accumulation of great wealth, preservation of assets & estates and provides "concierge-level" worldwide financial solutions. We are truly passionate about our profession, and the result is that nearly 100% of our business is by referral from Satisfied Clients, Bankers, CPAs, and Trusted Financial Advisors. Our attention to client confidentiality, unique investment opportunities, complex title/vesting situations and total financial integration allows us to offer the highest quality financial and investment services available.

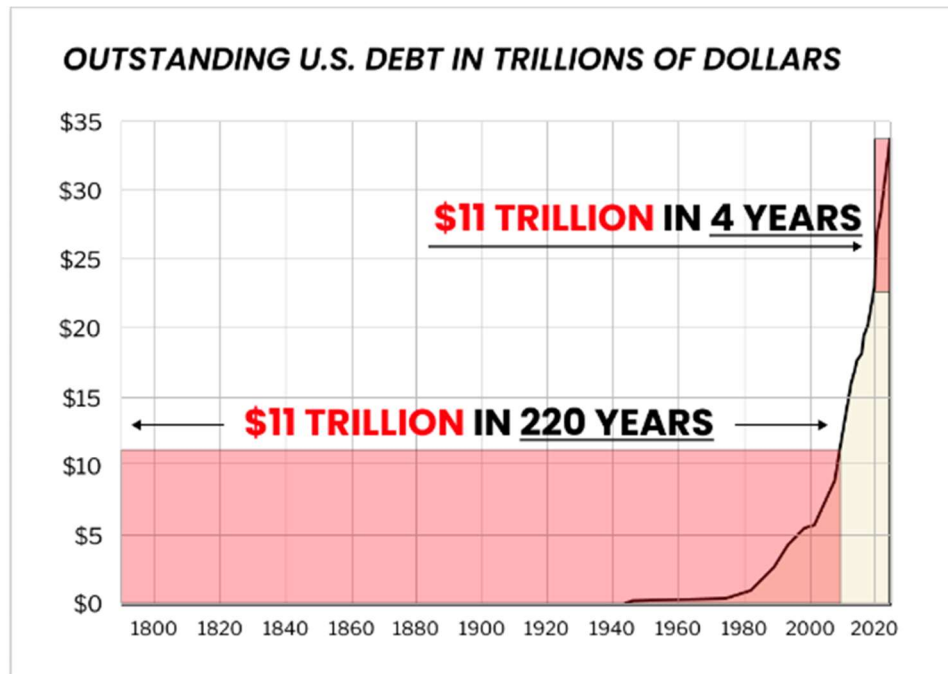
During the last few years, we have listened to the stories of individuals worried about losing their retirement accounts and part of their nest egg to the future downturn in the stock market. Our vision was to research, develop and offer an investment vehicle that offered higher yields without the "ups and downs" of the market, are fully collateralized, and benefits communities and investors as well.

For the last 35 years, Cash Flow Solutions "CFS" has helped investors reduce taxes and increase their net worth. "CFS" is a firm specializing in Strategic Assets including technology metals, rare earths, as well as oil & gas royalties' and real estate backed investments where the objective is preservation of capital, offering above average rates of return. And now, we can help you protect your nest egg with the safety of assets you can see, feel and touch.

The company believes the investment successfully being utilized by commercial investors and institutions are the next wave of retail investment to be offered to individuals. Because of serious future corrections in the financial markets arriving in the coming months there are five things that will guarantee a financial bubble ready to burst;

#1 ~ U.S. Government Bond Market

This chart shows that we have added \$11 TRILLION in debt since 2020.



Today the U.S. government is borrowing \$1 trillion dollars every 100 days.

To count to a trillion, and let's assume that each number takes 1 second to count, it would take 31,700 years.

Think about that: \$1 trillion every 100 days!

We wrote about this 30 years ago and saw what was going to happen; a "Fed Bubble". We just thought we would not see it for many years from now, but the current leaders in Washington DC have accelerated this to unprecedented levels.

"And it's unsustainable."

The stock market's recent highs are being driven by government spending. The government has been told it's not going to be able to borrow anymore, therefore the government will have to cut spending.

That means millions of jobs will disappear. And when those jobs disappear, spending will disappear along with it.

Once that spending dries up, corporate profits are sure to follow.

J.P.Morgan

“The Most Predictable Crisis in History”

J.P. Morgan called this coming crisis,
"The most predictable crisis in history."

#2 ~ The Petrodollar

Forbes

PetroDollar Dusk, PetroYuan Dawn:
What Investors Need to Know

The death of the "petrodollar" seems imminent.

And the implications could not be worse for Americans.

Russia, China and India have decided to abandon the petrodollar.

For one main reason.

To get around the energy sanctions on Russian oil and gas.

Nations forming a sort of BRICS (Brazil, Russia, India, China, and South Africa) alliance have banded together to conduct trade among themselves in their own currencies.

More recently, Saudi Arabia — one of the original OPEC cartel nations — has joined the BRICS nations as well.

The rumor mill expects the already weak US dollar to potentially collapse.

#3 ~ The Gold Market

Gold Hit US High of \$2,509.28 on August 16, 2024

Great news for gold investors, but don't let the good news fool you.

The recent rise in gold is the canary in the coal mine for stock investors. It's signaling danger for investors.



Gold was selling at about \$1,800 an ounce in October 2023.

Word began to leak on Wall Street that the U.S. government was having trouble borrowing money around this time.

**"The US is headed for a financial crisis
because of soaring national debt."**

- Billionaire investor Leon Cooperman

THE WALL STREET JOURNAL.

**"Why Treasury Auctions Have
Wall Street on Edge"**

Gold began its historic rise, hitting over \$2,500 an ounce.



This is the part I find most troubling.

The great predictor of a stock market crash has always been gold. Just before the market gets slaughtered gold prices surge to new heights.

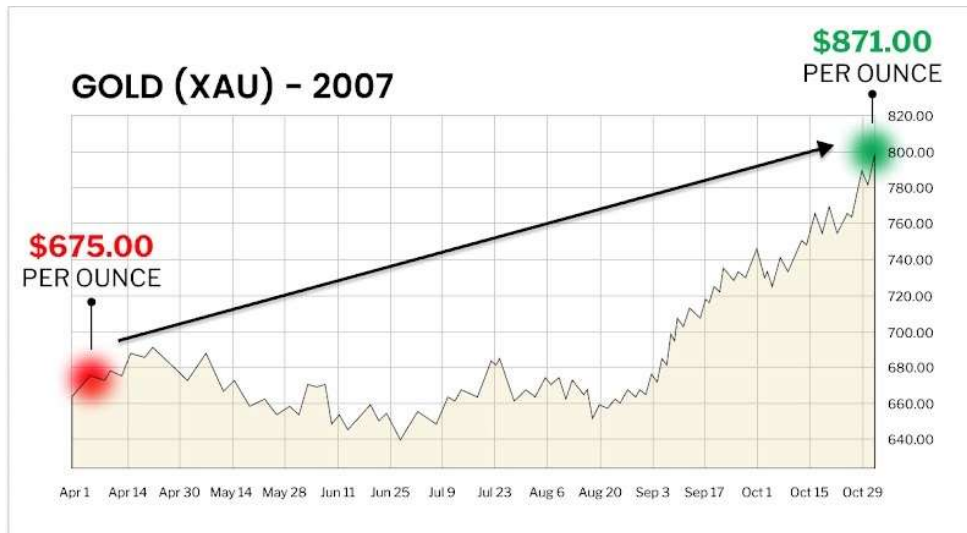
Just 3 months leading up to the 2000 market crash, gold rose from \$256 August 1999 to \$337.



The S&P 500 dropped 50%, right afterward.



April of 2007 gold rose from \$675 to \$871 in October 2007...



Just before the "Great Recession" the market crashed 50%.



The same warning signals for gold are flashing once again.

#4 ~ The PE Ratio

PE ratio, or price-to-earnings ratio, is a quick way to see if a stock is undervalued or overvalued. And so generally speaking, the lower the PE ratio is, the better it is for both the business and potential investors. The metric is the stock price of a company divided by its earnings per share.

$$\text{Share Price} \div \text{Earnings Per Share} = \text{PE Ratio}$$

A PE ratio around 16 is normal in a healthy market.

Therefore, a stocks' earnings to equal the price would take 16 years.

The average stock in the S&P 500 has a p/e of 35 today.

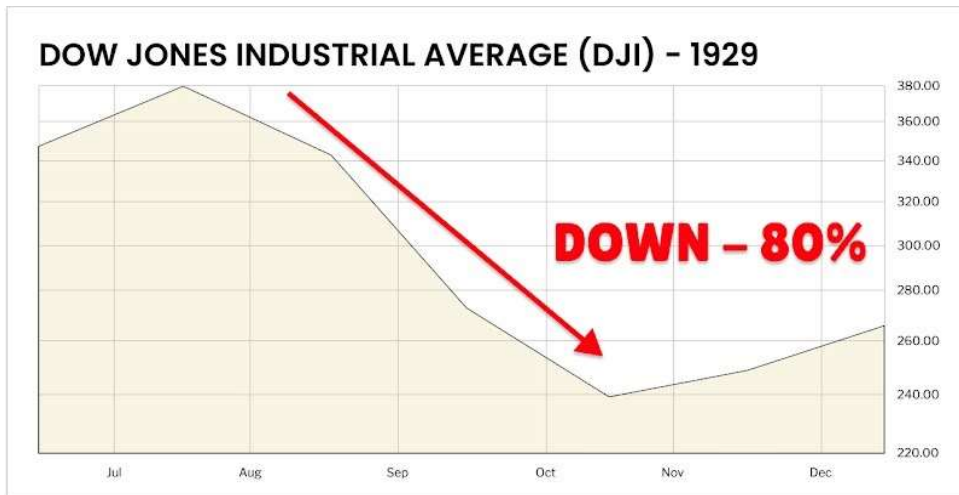
The historical ratio is over twice in today's market!

There are two other times in history that the PE ratio has been this high.

Right before the market crash in 1929 was the first...



The market crashed 80% from its highs just after.



In 1999 it happened for a second time.



The market crashed 50% just after ~ when the dot com bubble burst.



These indicators are signaling that a massive collapse which will blindsides most investors coming very soon.

#5 ~ Commercial Real Estate (CRE) “Office Space” **On the Verge of Collapse**



U.S. Commercial Real Estate Is Headed Toward a Crisis

by Dana M. Peterson
July 23, 2024



JasonDoiy/Getty Images

Summary.

The risks of U.S. commercial banks being overexposed to commercial real estate (CRE) have intensified as the global pandemic upended long-held economic assumptions of perpetually subdued inflation, low interest rates, and in-office work. An analysis from The Conference Board suggests that in the next two years, more than \$1 trillion in CRE loans will come due, and an increasing number of banks, mostly regional and community banks, risk having insufficient capital cushions. Executives should take steps now — including examining banking relationships, extending debt maturities, and securing adequate working capital — to mitigate the potential fallout.

Bloomberg



Aon Center, the third-tallest tower in Los Angeles, sold for \$147.8 million — about 45% less than its last purchase price in 2014.

Photographer: Michael Lee/Moment RF/Getty Images

The Brutal Reality of Plunging Office Values Is Here

Commercial-property deals in the US are starting to pick up — at deep discounts that are forcing lenders around the world to brace for souring loans.

By [Natalie Wong](#) and [Patrick Clark](#)
February 13, 2024 at 7:00 PM EST

The shakeout in the \$20 trillion US commercial real estate market has long been delayed for a simple reason: No one could figure out just how much properties were worth. And, more crucially, few wanted to.

Financial experts are telling us that within the next few months you will see the stock market plummet by at least 50 percent, real estate will drop 40 percent, savings accounts will lose 30 percent and unemployment will triple.

That is why we set up this opportunity to profit from scarcity and growth by investing in Strategic Metals.

We Like the Security of our First Asset Class That We Invest in and Hold



Technology Metals

Gallium and Germanium up +20% and +17% this year so far. This rapid price appreciation is being driven by rising demand from the semiconductor, telecommunications, and renewable energy sectors.

We are stocking up on these two metals which are used to build super microchips. When these metals disappear in the next 7 – 10 years our reserves will go up 100 plus times. Indium and Rhenium. Neither do we currently have restrictions of any kind however demand is rising as they have many applications and there will be shortages and supply bottle necks.

This is a Marathon and Not a Sprint....

Buy and Hold for Great Generational Wealth...

Gallium

Gallium (or Ga on the table of elements) is a soft metal that has important uses in many different industries. It's utilized in nuclear engineering due to its resistance to radiation and decay. It is used to create semiconductors and is crucial in the manufacturing of computer chips. Gallium alloys are also involved in optics, laser, and solar industries.

Germanium

Germanium is like gallium in its utility but is a lot rarer. Just like gallium, it is involved in the manufacturing of computer and memory chips, solar panels, optics, and semiconductors in electronics. Germanium alloys are used in the fabrication of aircraft, LEDs, satellite and alarm systems, and even the core of fiber optic cables.





Rare Earth Elements

Dysprosium

Dysprosium is a rare essential element in the manufacturing of wind turbines, solar panels, EVs, and other alternate energy sources. With the demand rising for these alternate energy sources, the value of “energy transition metals” will continue to go up. In fact, the demand for these metals isn’t estimated to peak until the 2040s.

Praseodymium

Praseodymium is heavily involved in the nuclear industry, especially in the physical reactors, due to its rate of neutron absorption. Lighting, glass manufacturing, and electronics are also industries that involve praseodymium. When you look at your phone or TV screen and see color, you’re witnessing praseodymium at work. But one of the most important aspects of this rare element is its use in the medical industry. Its similarity to iron can be harnessed to treat blood disorders, while other properties can be used to target and eradicate cancer cells.

Neodymium

The most important industrial use of neodymium is in the manufacturing of magnets. Magnets made with neodymium can carry up to 1300 times their own weight, making it essential in aircraft and vehicle manufacturing, the appliance industry, and the medical industry. Products like electric and hybrid cars, wind turbines, refrigerators, lasers, MRIs, and even pacemakers employ neodymium magnets.

Terbium

Terbium is essential in a multitude of industries, as well as being another component in the neodymium magnets mentioned above. It is added to alloys like stainless steel to enhance the alloy’s durability and strength. This is useful for cooking equipment, optic

cables, and lasers. Terbium is also used in LCD TV screens to improve clarity and brightness more efficiently, and in the nuclear energy industry to generate high temperatures.

Our Second Asset Class is Clearly a Winner ~ Winner Chicken Dinner for the Next Century



Oil and Gas Royalties Opportunities In Texas and Beyond

Cash Flow Solutions specializes in the acquisition of mineral and royalty interests. We strengthen our asset portfolios through smarter energy investment. With a balanced combination of Oil & Gas industry experience and financial services expertise, Cash Flow Solutions have successfully crafted diversified royalty portfolio to continue to deliver strong cash flow today plus the potential to enjoy attractive growth tomorrow.



Asset Class Number Three Apartments/Multi Use Real Estate

Real Estate Real estate investing has been a proven way for investors to make significant returns. Apartment investing has become even more profitable. Everywhere you look, there are new apartment complexes being constructed because the need for affordable housing is gradually increasing. Big cities and suburban areas alike are building apartments for students, low-income folks, single families and individuals who all need an affordable roof over their heads. Because so many people are looking to move into a new apartment, investing in them isn't as risky as many other classes of assets.

What else makes apartment investing so beneficial to investors?

Here are the main factors.

Strong And Stable Cash Flow

As stated above, small and large apartments are always in demand and that's not going to change. Because of this, the flow of income from renters is consistent and stable, even after accounting for all of the complex's expenses. The vast majority of apartment leases last 12 months; this affords the investor stability and strength in their investment over time. Apartment investing also has the added benefit of rent increases. As opposed to a single rental home, these apartment complexes can have hundreds of units, and a rent increase will have a much larger effect on your return.

Tax Advantages

Of all the reasons to start investing in apartments, beneficial tax laws for apartment and real estate investors have to be one of the most important. There are a multitude of ways for you to lessen your tax burden, such as depreciation and cost segregation. Always look for ways to minimize taxes and maximize your wealth.

Scalable Property Management

Property management can be a very costly aspect of owning/investing in rental real estate. The act of managing the property yourself is often more time consuming than its worth. With maintenance calls, tenant issues, landscaping, etc., it's a lot to have on one's plate. But with apartment investing, you have considerably more cash coming in on a per month basis and all the daily operations are consolidated in a single area. This gives you a lot more elbow room to make decisions about how to manage your property or bring in a management company to take care of everything for you.

Forced Asset Appreciation

When you level up an apartment complex with services such as laundry, parking structures, lighting, or security services, you can increase the value of the complex and in turn, the cost of rent. This is a process called forced appreciation and it's a lot more valuable than the appreciation you would find with single family homes. For appreciation to occur with rental homes, you have to wait for the price of homes in the surrounding area to also increase. Apartment value is solely based on the income the complex brings in.

"Now is the time to protect your nest egg and convert your devaluing cash, stocks and bonds into investments that are backed by hard asset and real estateand not just worthless paper!"

CALL US TODAY 877.733.6348