

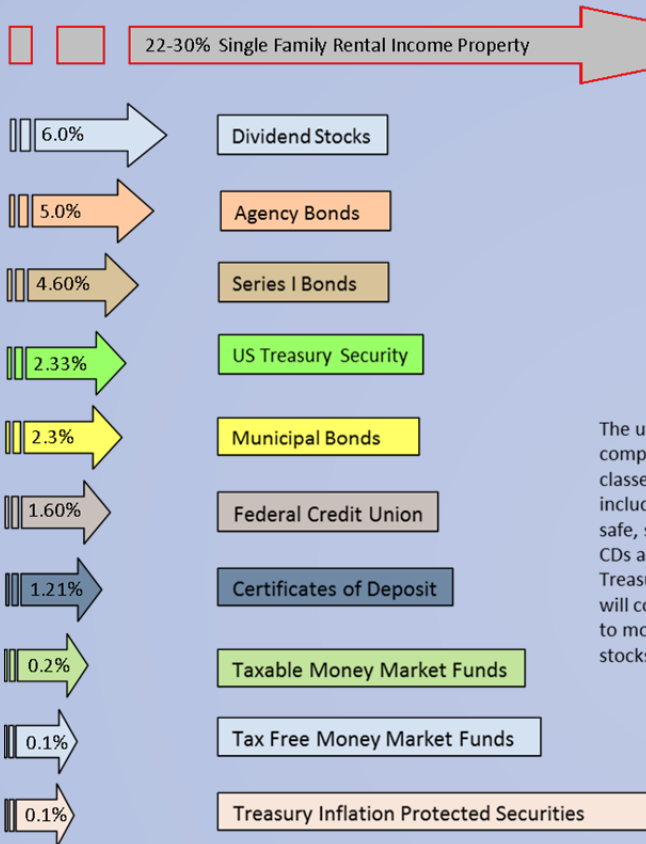
BEST INCOME GENERATING INVESTMENTS BY COMPARISON

RENTAL INCOME PROPERTY LEADS THEM ALL

Outperforming all other types of passive income producing investments by a mile regardless of the state of the economy. Unaffected by world or national events that impact other investments.



King of Cash Flow



The updated chart provides a quick comparison of several different asset classes that produce income for investors. It includes assets deemed to be almost totally safe, such as rental properties, FDIC insured CDs and U.S. Treasury Securities (although Treasuries were recently downgraded, we will consider them to be a safe asset class) to more risky investments such as dividend stocks.

The Investment King of Higher & Better Returns

"Income for Life"

A True turnkey investment which will generate a return of 20% and more, month after month, year after year, no matter what the economy is doing. No other investment can come close to generating the high rate of returns and consistency of income you will enjoy from income producing real property.

Passive income is a necessity in any future financial planning. A reliable source of passive income should be a part of any financial portfolio. At the top of the list for consideration should be a well-managed rental income property.

We facilitate investments in high return, income producing assets. Income producing real property with equity gained upon purchase and returning at least a net 15% on your investment, month after month and year after year. A good rental property will give you a perpetual stream income for life for as long as you own it. Among the many advantages of owning rental property are:

- Security
- Safe haven
- Tax benefits
- Pride of ownership
- Passive income
- Reliable cash flow
- Tangible asset appreciation
- Depreciation
- Capital gains taxation
- Inflation hedge

We facilitate investments in affordable, rental income producing houses nationwide; Assets which yield high returns and supplement income, while growing wealth at the same time. Simply put, we offer an excellent passive income opportunity.

Professionally managed for you, these real estate income producing assets give you the peace of mind in knowing you will be receiving monthly income for as long as you own the property. A best investment when compared to all others because over time it will also increase in value.



Today's #1 Investment Choice
"The King of Cash Flow"

It's a fact that everyone is going to need a reliable source of passive income to supplement their retirement

No other investment can come close to giving you both the benefits the stability and the high consistent returns that these income properties can, month after month, year after year. No better way to make money than to invest in rental real estate. Rental house investments are low risk, high income producing assets. Because they are professionally managed you really don't have much to do other than monitor your investment and collect the checks.

We facilitate the entire purchase of low risk, income producing, real estate assets. Our rental properties are complete. They are totally renovated, tenant occupied and professionally managed for you. They are offered below their fair market value which means they have the added benefit of lowering risk by having built-in equity. They generate high ROI passive income for as long as you hold them.



Think of it. A true "Turnkey" real estate investment. Higher ROIs, Fully managed for you, giving you income for life.

Undisputedly, the best long term income producing real estate investment you can make.

King of passive cash flow investments

Ground your retirement in reliable, income producing Real Estate

Whether you are adding to your existing portfolio or just beginning, you should have income producing rentals to provide the passive income you will need. These are equity rich at time of purchase to minimize risk of future asset loss of value.

Take the gamble out of investing by buying real assets that perform for you no matter what the economy is doing.

Vis-a-Vis

A competitive look at different asset classes

<i>Investment Type</i>	<i>Interest</i>	<i>3-Year Return</i>	<i>5-Year Return</i>	<i>10-Year Return</i>
Our <u>Minimum</u> Return	15.5%	\$16,275	\$27,125	\$54,250
Best Fixed Annuity	9.2%	\$8,280	\$13,800	\$27,600
Dividend Stocks	6.0%	\$5,400	\$9,000	\$18,000
Agency Bonds	5.0%	\$4,500	\$7,500	\$15,000
Series I Bonds	4.6%	\$4,140	\$6,900	\$13,800
US Treasury Security	2.33%	\$2,097	\$3,495	\$6,990
Municipal Bonds	2.3%	\$2,070	\$3,450	\$6,900
Taxable Money Market Funds	2.0%	\$1,800	\$3,000	\$6,000
Federal Credit Union	1.6%	\$1,440	\$2,400	\$4,800
Certificates of Deposit	1.21%	\$1,089	\$1,815	\$3,630
Tax Free Money Market Funds	1.0%	\$900	\$1,500	\$3,000

If you had \$ million retirement portfolio yielding a reasonable rate of return of 4%, it would yield \$40,000 a year in passive income. That same amount invested in our program would yield a minimum of 15.5% or \$155,500.

We offer a complete service which facilitates clients in the purchase of good income producing rental properties to bolster their financial portfolios. We have 27 years of experience in this field and have an established network of licensed, professional agents across the country.

We work exclusively for you and we do not receive compensation from any other provider. We conduct extensive and time consuming “due diligence” to select the best income properties for you to consider to make it an easy process for you. We choose from form a nationwide inventory.

Our selection is based on your investment comfort level. Single family homes residential generally of between 1-4 units are the most preferred. These “Turn-Key” income producing investments properties are fully rehabbed, professionally managed and “Section 8” approved. No other investment can give you the certainty of long term “Income for life”.

Home ownership in the past 6 years has fallen, while the number of renters has steadily risen. That’s approximately 34% of the population. As the demand increases so do the rents. Rents do not fluctuate as do many other types of investments.



POSITIVE EQUITY ON PURCHASE & 15+ % ANNUAL NET RETURN

"The Smart Way To Buy Real Estate"

A TRUE "TURNKEY" PASSIVE INVESTMENT

WE FACILITATE YOUR PURCHASE OF BELOW MARKET FULLY REHABBED,
TENANT OCCUPIED RENTAL INCOME PROPERTIES

EACH PROPERTY WILL BE:

- ✓ Professionally Managed
- ✓ Fully Insured
- ✓ Return an Immediate Positive Cash Flow

Investments in high income producing houses start with as little as **\$30,000**

A successful venture is one which is located in a high demand neighborhoods and is professionally managed by a competent licensed property management company, the single most import aspect to having a successful, trouble free venture.

We scrutinize each property manager before we qualify and recommend them. We also remain available to act on your behalf after you have engaged their services, for as long as you require us to at no additional charge.

Every property can be minimally insured to cover your investment cost. Since we are able to get these properties considerably below their fair market value, you can usually have them insured for a higher that purchase values if you so choose.

6 simple steps to secure a lifelong positive cash flow

We facilitate each step of the process in 30 days



1. Select a house in your price range



2. Purchase your rental property



3. Retain the best qualified Property Managers



4. Property Manager finds the tenants, collects rent



5. Sends your regular monthly income



6. Income month after month, year after year

It's easy to make a very good return in real estate today
Here is just one example of what we can do for you



<i>Cost of Purchase</i>	<i>Current Market Value</i>	<i>Gain in Equity</i>	<i>Net Annual Cash Flow</i>	<i>Annualized *Cap Rate</i>
\$33,850	\$54,000	\$20,000 (59%)	\$7,908	23.3%

*Cap Rate is the net percentage you would make on your money if you paid cash for the property

Other examples can be found on our website: <http://www.maierealtyandtrust.com/long-term-examples>

Our financial “Due Diligence”

Property Description:

**5405 Michigan Avenue
Kansas City, MO**

PRELIMINARY
SUMMARY

5/6/2014

Property Costs:

	Amount
Asking Price (4bdrm -3 bth - 2340 sq.ft.)	33,000
Closing Costs (Title, Processing and Recording)	178
Other Costs: Home & Termite Inspection	0
Other Costs: MRT Facilitation Fee	2,500
Other Expenses: Home Inspection & Alarm	672
(Credits)	0
Total Purchase Cost	36,350

Desk Appraisals	Equity	*CAP Rate
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7 Estimates of Value: As At: 8/6/2014

NAR/Core Logic/Home/CITI/Chase	58,000	1
Trulia	54,440	0
Zillow	44,890	0

Cash Flow Analysis: (estimated)

	Monthly	Annual	
Rental Income	800		
(less) Property Management Fee @ 8%	-64		
(less) Property Taxes	-35		
(less) Insurance	-42		
(less) HOA			
Net Profit Before Taxes - Monthly	659		
CAP RATE (Net Return on Investment)			22.0%
*RESERVES (You Do Not Pay These Monthly)			
(less) *Repairs & Maintenance @ 8%	-64		
(less) *Vacancy Factor @ 7%	-56		
Net Profit Before Taxes - Monthly	539		
CAP RATE (Net Return on Investment)			15.1%

***Cap Rate** is the annual percentage you would make on your money if you paid cash for the property

The Information contained herein is provided by 3rd parties and is deemed reliable at the time of our analysis and could be subject to changes. Maier Realty & Trust has made every effort to verify the accuracy of this information.

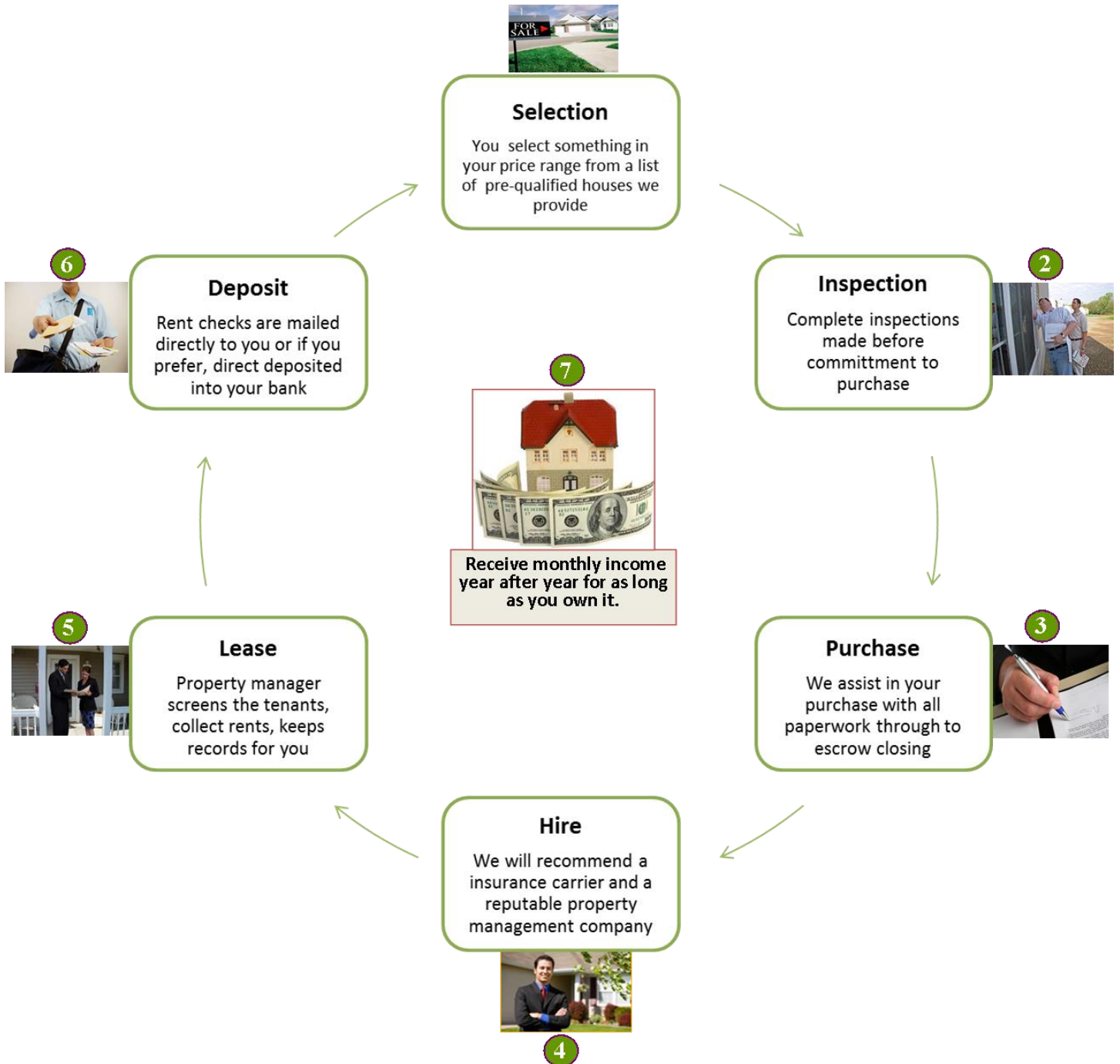
Our 'Scope of Work' Like Non Other

You receive a lot for your money.
Here's the service we provide to make this
a true TURKEY investment for you



Scope of Work: Defining of the objectives and goals of the client; Assisting the "Client" by providing guidance in finding, identifying and suggesting specific real properties to meet "Client's" goals; Finding and qualifying sellers; Performing due diligence; Researching market conditions; Preparing preliminary evaluations to include cost and estimated profit analysis; Finding and recommending residential single family houses 1-4 units, multiple units including condominiums, duplexes, high value homes, vacations homes; Reviewing and delivering of the purchase offer; Facilitating and overseeing the purchase escrows, title searches and proper recording of deed; Overseeing closing agent or escrow company; Facilitating and overseeing of completed transaction; Forwarding of documents including closing statements and summary (HUD-1) statements of "Client's" purchase; Estimating cost of repairs including labor and necessary permits; Facilitating detailed home inspections by licensed professionals; Suggesting of qualified contractors and sub-contractors to perform renovations; Overseeing performance of renovations to completion; Recommending of a licensed and approved property management company for qualifying tenants, performing credit checks, arranging leases, collecting rents and processing evictions when necessary for all income rental properties; Providing names of Landlord/Tenant insurers; any and all services to assure a successful purchase. "Client" shall have the exclusive right to contract. Finally, we provide lifetime oversight and assistance for as long as you own your investment.

The Process as we Facilitate it for You



Rental property is a more stable investment because it does not suffer the volatility that stocks, bonds, mutual funds, CD's or money market funds do. Properly managed, they provide a reliable source of income for the life of the holding. They are unaffected by downturns in the economy.

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A Final Comparison

					
COMPARISONS	Rental Houses	Stocks	Bonds	Mutual Funds	Gold
Passive Investment	✓	✓	✓	✓	✓
Inflation Hedge	✓	✓	✓	✓	✓
Capital Gains Taxation	✓	✓	✓	✓	✓
Security	✓	✓	✓	✓	✓
Pays In Rents, Interest, Dividends	✓	✓	✓	✓	
Positive Cash Flow	✓				
Monthly Income	✓				
Insured Against Loss	✓				
Professionally Managed	✓				
Uninfluenced By Economy Downturns	✓				
Reliable Income	✓				
Tax Benefits	✓				



Our Model:

TO PROVIDE AN ALTERNATIVE INVESTMENT OPTION FOR PEOPLE SEEKING BETTER RETURNS ON THEIR INVESTMENT DOLLARS. WE ACHIEVE THIS THROUGH THE EDUCATION AND ENLIGHTENMENT AS TO THE MERITS OF INVESTING IN INCOME PRODUCING REAL PROPERTY, ADDING THOSE ASSETS TO EXISTING PORTFOLIOS.

WE ASSIST OUR CLIENT-INVESTORS TO MAKING BETTER DECISIONS BY FACILITATING THE PROCESS UNDER OUR "SCOPE OF WORK" TAKING ANY GUESSWORK OUT.

WE OFFER OUR EXPERTISE AND YEARS OF EXPERIENCE AS A GUIDE TO BETTER ASSURE ANY CLIENT'S DECISION WILL BE AFFORDABLE AND RIGHT FOR THEM WHEN THEY DIVERSIFY INTO INCOME PRODUCING, HIGH VALUED, SINGLE FAMILY RENTAL HOUSES.

WE QUALIFY IN ADVANCE, THE SELLERS OF UNDER VALUED ASSETS THROUGH A DEMANDING "DUE DILIGENCE" PROCESS. WE SELECT REPUTABLE SELLERS FROM ALL OVER THE COUNTRY WHO OFFER EXCELLENT VALUE WHICH OFFER HOUSES WHICH HAVE BOTH BUILT-IN EQUITY AND ANNUAL RETURNS ON INVESTMENT OF AT LEAST 20% OR MORE, ASSURING EQUITY PRESERVATION. THESE ASSETS ARE BELOW MARKET PRICES, COMPLETELY REHABBED AND "MOVE-IN" READY".

WE DELIVER A TRUE "TURN-KEY" INVESTMENT IN WHICH THE CLIENT CAN ENJOY A HIGHER RETURN AND GAIN REGULAR INCOME FOR AS LONG AS THE INVESTMENT IS HELD.

Contact me directly - Let's talk – Let's get you started

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