

# Investment Proposal



**Prepared By  
Rudy Castillo, MBA.**

## **ABOUT THE ERESEN GROUP**

Hello, my name is Rudy Castillo and I am the President and Founder of The Eresen Group. Eresen is a subsidiary of Dunamis Capital Group, L.L.C. The Eresen Group is a Real Estate investment firm. We offer a variety of real estate services for buyers, sellers, and real estate investors. Our firm also purchases single and multifamily residential real estate assets that are ineffectively priced due to a variety of circumstances such as vacancies, sub-optimal management, inefficient current use, deferred maintenance, long-term undervalued leases or other unfavorable property and market conditions.

At Eresen we create value by correcting these deficiencies, we combine the talents and hands-on operating expertise of an entrepreneurial company with the discipline and research capabilities of an investment firm. We have established a reputation for excellence by providing superior results to our investors while focusing on measurable goals and what it takes to achieve them. It is this commitment that allows Eresen and its affiliates to continue attracting new investors while at the same time expanding its asset base.

## **OUR MISSION**

Our mission is to consistently rank high in the industry by providing our clients with time sensitive and cost efficient services and transactions, while ensuring accuracy and maintaining a strict code of ethics and professionalism.

## **HOW OUR PROGRAM WORKS**

Today's market has opened up a HUGE opportunity for average folks to quickly make money by investing in rental properties. As the housing market shrinks, rental demand grows, and excellent homes go on the market at bargain basement prices. If you have decent credit and as little as \$10,000.00 to \$20,000.00 to invest, and are tired of low bank interest rates and mistrust on the stock market, it's time to learn about real estate investing. The Eresen Group provides you with regular cash flow for today and a nest egg for your future. We'll show you how to increase your monthly income by \$1000 - \$10,000 or more by buying investment properties that are safe and reliable.

## **ACQUISITION CRITERIA**

Eresen is always actively seeking to purchase single and multi-family residential assets that meet the following criteria:

- Foreclosures
- Vacancies and long term undervalued leases
- Suboptimal Management Properties

- Tax deeds and liens with NO Redemption period (We work with local governments)
- And any property were value can be created by correcting economic deficiencies

## **MARKET OVERVIEW**

**The Eresen Group is currently buying and selling real estate for pennies on the dollar in the DFW area, why?**

Offering both big-city excitement and quiet, suburban living, the Dallas-Fort Worth metro area offers an interesting mix of Texas pride and cosmopolitan offerings. The cowboy life still exists in Fort Worth, while Dallas loves the trendy local bars and numerous retail shops. And no matter which part of the metroplex they call home, sports fans rally together behind their professional sports teams.

The small-town feel of Friday night football games and backyard parties exists in the suburbs of Dallas-Fort Worth. In those areas, residents can bump into their friends at the local Tex-Mex restaurant, children ride their bikes and joggers hit the pavement for evening runs. But even in DFW proper, many people exude that Texas friendliness with a wave or a "howry" to strangers. Those who live in Dallas and Fort Worth tend to be young professionals, while the surrounding suburbs are largely filled with young families who want both a close-knit community and easy access to the cities. People from both demographics are flooding the area, and the population has swelled from about 5.8 million people in 2005 to about 7 million people in 2015. New developments have drawn in both families looking for their dream home, and millennials looking to launch their careers.

### **Rankings**

U.S. News analyzed 100 metro areas in the United States to find the best places to live based on quality of life and the job market in each metro area, as well as the value of living there and people's desire to live there.

#### **Dallas/Fort Worth Rankings**

- #15 in Best Places to Live
- #11 in Best Places to Retire
- Desirability 6.9
- Value 7.4
- Job Market 7.2
- Quality of Life 6.5
- Net Migration 7.8

### **Demographics**

Statistic	Fort Worth	Texas	National
Population	800,000	26,092,033	314,107,084
Population density (sq mi)	2,285	96	91
Median age	31.8	33.9	37.4
Male/Female ratio	1.0:1	1.0:1	1.0:1
Married (15 yrs & older)	52%	56%	55%
Speak English	67%	65%	79%
Speak Spanish	27%	30%	13%

## Job Market

Many corporate giants, such as Toyota and State Farm, have moved their operations to North Texas, launching thousands of job opportunities and bolstering the economy. In the Dallas area, the top industries are technology, financial services and defense. In the Fort Worth area, the major industries are oil and gas, manufacturing and aviation and aerospace. Unemployment in the area hovers below the national average.

The area's largest employers are business-, finance- and educated-related, such as the AMR Corporation, Bank of America Corporation and Texas Health Resources. However, in-demand jobs also include retail and sales associates, nurses, teachers, systems engineers and accountants. Entry-level jobs are available, particularly in retail. As startups launch from the metroplex, more positions are becoming available in technology as well. Currently negotiating with Amazon to open another facility in Texas.

## **Dallas-Fort Worth comparable job market to similarly sized metro areas:**

### **Average Annual Salary:**

- Dallas-Fort Worth: \$49,030
- USA: \$48,320
- Unemployment Rate this Year: 3.8%
- Number of people are without a job this year: 1.1% less than national average

### **Top Industries in Dallas-Fort Worth:**

- Professional, Scientific, and Technical Services. Total Employment: 217,297
- Health Care and Social Assistance. Total Employment: 336,97
- Finance and Insurance. Total Employment: 194,739

### **Fort Worth and Nearby Counties Housing Market Overview:**

Estimated median house or condo value in 2016: \$151,000 (it was \$69,700 in 2000)

Fort Worth: \$151,000

TX: \$161,500

Mean prices in 2016:

- All housing units: \$193,941
- Detached houses: \$196,596
- Townhouses or other attached units: \$184,874
- In 2-unit structures: \$148,350
- In 3-to-4-unit structures: \$121,412
- In 5-or-more-unit structures: \$239,019
- Mobile homes: \$52,169
- Median gross rent in 2016: \$974

### **Fort Worth District Statistics: Construction Expenditures (FY 2017)**

<b>County</b>	<b>Value</b>
Erath	\$12,561,142.20
Hood	\$2,452,181.28
Jack	\$841,174.73
Johnson	\$9,357,228.22
Palo Pinto	\$3,711,050.61

Parker	\$4,257,993.48
Somervell	\$424,825.44
Tarrant (Fort Worth/Dallas County, one of the Largest counties)	\$407,650,278.27
Wise	\$2,373,398.07

## **NEIGHBORHOOD ANALYSIS**

### **Schools:**

Dallas-Fort Worth encompasses 355 public elementary, middle and high schools. Dallas-Fort Worth also has 401 private schools. Fifty-three high schools are recognized on U.S News & World Report's Best High Schools rankings.

Dallas-Fort Worth is also home to 14 colleges and/or universities, four of which earned places on U.S. News & World Report's Best Colleges rankings.

College Readiness Index  
Index Score: 7.2 /10

### **Dallas-Fort Worth has a comparable score to similarly sized metro areas**

- Total Students: 591,607
- Total Teachers: 30,214
- Student-Teacher Ratio: 19:1

For more information visit the 2017 U.S. Census Bureau at:

[https://www.bls.gov/regions/southwest/summary/blssummary\\_dallasfortworth.pdf](https://www.bls.gov/regions/southwest/summary/blssummary_dallasfortworth.pdf)

### **Hospitals**

The DFW area is also known for its nationally renowned healthcare resources and medical facilities. For example, both Parkland Memorial Hospital and Baylor University Medical Center are nationally recognized hospitals and have been ranked among the best by U.S. News and World Report, along with Children's Medical Center of Dallas, which ranked high in 10 different specialties.

In fact, 14 Dallas-Fort Worth area hospitals were among the magazine's Best Hospitals metro-area rankings for 2012-13, which are based on reputation, clinical excellence, and a

variety of patient care factors such as nursing and patient services. Hospitals and care facilities on the list include:

- Baylor University Medical Center
- UT Southwestern Medical Center
- Texas Health Harris Methodist Hospital
- Medical City Dallas Hospital
- Texas Health Presbyterian Hospital (Dallas and Plano locations)
- Baylor Regional Medical Center
- Texas Health Arlington Memorial Hospital
- Medical Center of Plano
- Parkland Memorial Hospital
- Baylor All Saints Medical Center at Fort Worth
- Medical Center Arlington
- Plaza Medical Center, and JPS Health Network.

The University of Texas-Southwestern Medical Center, widely considered “the crown jewel” of the UT medical system, also counts five Nobel laureates among its skilled staff members. Major healthcare systems in the Dallas/Fort Worth area include:

- Baylor Health System
- Tenet Healthcare Corporation
- Texas Health Resources
- Methodist Health System
- VA North Texas Healthcare System
- Parkland Health and Hospital System, and Presbyterian Healthcare System

As well as many smaller clinic systems, physician groups, and more that offer hundreds of specialties for the best in medical care.

Beyond offering top quality healthcare services and resources to residents, the North Texas healthcare industry is also a huge source of job growth and opportunity. According to information from the Health Industry Council of the North Texas Region, healthcare services – including hospitals, physicians and dentist offices – directly supports an estimated 331,000 jobs in the region, paying more than \$36 billion in annual wages and salaries.

And, in a 2011 study to estimate the overall economic impact of the healthcare industry in the DFW area, the University of North Texas Center for Economic Development and Research found that “the value added by the healthcare industry in the region is \$52 billion per year, which represents about 15 percent of all regional economic activity.”

## **THE STEPS TO STEADY CASH FLOW FROM REAL ESTATE**

- Professional Advice: We’ve been helping people (including ourselves) make money in real estate investing for years. Rudy will discuss your goals with you in detail and together you'll formulate a plan.

- Property acquisition: next we'll find you the best possible investment deal among our prescreened homes located in areas that meet our stringent criteria. You'll have all the facts you need to make a wise decision. We take care of the purchase arrangements you just provide your signature.
- Rehabilitation: our licensed contractor then goes to work preparing the home for its new buyer or tenant. Although we have licence contractors working for us, we avoid them as much as possible. We only use them if needed. This is done to avoid paying extra and saving you money.
- Occupancy: While the home is being rehabbed, we're busy looking for a good, stable, and responsible tenant (or a buyer if you intend to resell).

In the end, you'll have the knowledge you need to be a successful investor and you'll own your revenue -generating properties.

### **HOW YOU MAKE MONEY WITH ERESEN**

Eresen offers a unique real estate investing program unlike any other in the US. It is the only one that supports you from start to finish. Our program ensures you get high returns on investments by controlling every aspect of every transaction on your behalf. You get a package of services delivered by experts in Real Estate, Loans, Construction, and Property Management. With our fully-managed system and low cost entry point, the risk is low and the potential for gains is very high.

We snap up the best deals by adhering to investment criteria that's proven over and over to produce profits for our clients: We only buy homes in qualifying neighborhoods with a large tenant pool.

- The homes must have high rents and attract quality tenants.
- They must have at least \$20000.00 to 50000.00 dollars in equity.
- They must produce at least a 20% to 50% ROI.

### **Your Cost**

Our fee to perform all these services is very reasonable... just a flat fee which depends on the property size, location, type of services and other factors related to the transaction. This fee gives you a team of real estate pros backing you up all the way. It's a small price to pay for peace of mind AND a great return on investment, your investment.

**Let me give you an idea of how much you can save with the Eresen Group:**

- Realtor charges to find you the property - We don't.
- Realtors don't have a team of construction professionals - We do.
- Realtors are not Loan Experts - We Are.



- Realtors charge you 6% average to sell your property - We only charge you 4%.
- Realtors are not property managers - We are.

**Contact Information**

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