

“OVER 90% OF ALL MILLIONAIRES
BECOME SO THROUGH OWNING REAL ESTATE.”
~ ANDREW CARNEGIE ~

HOW TO PARTICIPATE

1 FILL OUT THE INVESTMENT QUESTIONNAIRE

Even if you are not ready to go to step 2, you should fill this out if there is even a slight interest, so your file will be ready for future opportunities when your situation changes.

2 SIGNED EXPRESSION OF INTEREST

Essentially you sign on as interested in a joint venture property purchase. At this point, it may not be specific to any property.

3 INVESTOR FINDS APPROPRIATE PROPERTY SUITED TO YOUR GOALS

4 SIGNED LETTER OF INTENT

5 CONDITIONAL OFFER ON THE PROPERTY

- Includes lawyer's approval and financing

6 DUE DILIGENCE

- Property diligence such as home inspection
- Financing finalized and deposit received
- Lawyers to approve Joint Venture Agreement

7 FIRM PURCHASE OF THE PROPERTY

USE YOUR
RESOURCES
WISELY.

EXPERIENCE THE POWER OF PARTNERSHIP.

My list of interested investors continues to grow and I would be happy to give you the opportunity to be on my list. Please call me to arrange a meeting to discuss more details.



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W H A T
A
S M A R T
INVESTMENT



BY THE END OF 2011, I WILL HAVE COMPLETED MY 8TH REAL ESTATE TRANSACTION IN JUST OVER SIX YEARS (INVOLVING APPROXIMATELY 2.5 MILLION DOLLARS OF REAL ESTATE) AND I'M LOOKING TO TAKE THIS PACE UP TO THE NEXT LEVEL.

I WOULD LIKE YOU TO GET ON BOARD AND PROFIT WITH ME.

WHY REAL ESTATE?

- It is non-speculation investment.
 - Speculation (ie, most stocks, mutual funds, high risky business ventures) is dependent on the asset increasing in value for you to be profitable.
 - Non-speculation real estate involves buying properties that produce income, so money may be generated even in a flat or declining market.
- It is based on a "real" asset as opposed to a virtual paper-based/mutual fund/stock based asset.
- Provides tax advantages: equity growth on a major portion of the return (the equity portion, which is the combination of mortgage paydown, and appreciation through time) are tax deferred.
- Current Canadian real estate market is profitable.
 - Canada is rated #1 in G-7
 - Conservative government provides stable focus for medium-term investments
 - Vancouver and Toronto are havens for international markets

CHOOSE JEGEDE R. I.

- Solid track record
 - two personal homes turned investment
 - demonstrated profitability with sale of properties (see next flap)
 - current portfolio of five properties
- significant experience in selecting properties
- hands-on management
- professionally trained
 - acquired thousands of dollars in investment training
 - Member of a national network with over 12 000 investors with access to up-to-date research and market analysis

PROPERTIES I CHOOSE:

- Cities/suburbs economically vibrant and poised for continued growth
- Neighbourhoods in transition
 - Undervalued (good for appreciation)
- Careful tenant selection
- Hands-on management

EXAMPLES OF DEALS THAT I HAVE COMPLETED:

DEAL #1: TRIPLEX BUILDING IN TORONTO

Undervalued by 10-15% due to poor management and slight disrepair

YEARLY OPERATING NUMBERS (2005-2008)

Purchase price	\$388 500
Down Payment required	\$41 500
Renovation of Apartments	\$15 000
Rent	\$2 925/month
Mortgage pay down	\$625/month

SALE OF BUILDING NUMBERS (2009): \$465 000

Equity	\$108 070
Less down payment returned	\$56 500
Net profit	\$51 570
ROI	<u>90% (4 years)/22% (annual)</u>

DEAL #2: TRIPLEX BUILDING IN HAMILTON

Home purchased at a discount due to seller's situation

YEARLY OPERATING NUMBERS (2011-present)

Purchase price	\$220 000
Down Payment required	\$44 000
Rent	\$1 740/month
Mortgage pay down	\$580/month
Monthly Cashflow	\$250/month

ESTIMATED VALUE OF BUILDING NUMBERS (2015): \$290 000

(If the property values grow by 5% per year for the next 5 years, the property will be valued at \$290 000. Mortgage owing would be \$153 000.)

Estimated Equity (2015)	\$137 000
Less down payment returned	\$44 000
Gross Profit	\$93 000
ROI	<u>211% (5 years)/42.2% (annual)</u>

MORE EXAMPLES AVAILABLE UPON REQUEST.

MY 3 PILLARS FOR INVESTING

1 BUY USING A PROVEN SYSTEM

The system that I have chosen to use is the Authentic Canadian Real Estate System (A.C.R.E. System) as described in the Canadian best-selling book, *Real Estate Investing in Canada* by Don R. Campbell. The book can be provided upon request.

2 ESTABLISHING KEY RELATIONSHIPS

For the past few years I have been building my real estate dream team, consisting of Realtors, Mortgage Brokers, Lawyers, Property Managers, Investors and all the key players required to run an Investment Real Estate Company. This team is now established and are all experts at what they do. Each of these relationships that have been established are built around the win/win principle (ie, I will only make money if you make money).

3 FOLLOW-THROUGH AND ACTION

- In order to have bought/sold one property per year for the last five years, massive action has been taken. Working primarily with investors like yourself has helped create leverage and focus acquiring only the right properties in the right areas.
- The primary key to my success is buying, holding and selling both private and commercial properties within a specified time frame, and then cashing out on the equity.
- Specifically, I look for multi-family properties in order to maximize coverage of expenses. These have included a triplex apartment building, homes with basement apartments, a 5-bedroom home adjacent to York University campus, and as of recent, two multiplex properties in Hamilton, Ontario.