

INCOME PROPERTY BEST BUY HOTLIST

Dividend Real Estate

Date: February 6, 2020

To: Income Property Best Buy List Subscriber

From: Rob Minton, Platinum Real Estate & Cashflownaire

Regarding: Updated List of Income Property Best Buys

Dear Cashflownaire,

Every once in awhile someone will ask me why I keep banging my drum about real estate being one of the best investments??? This is an important question since I almost lost my shirt investing in real estate in the big crash of 2008.

The reason is that I SEE real estate the way most people see dividend stocks. Many people invest in dividend stocks because they provide...well, dividends. These dividends can be used to pay for our living expenses. They can also be reinvested into additional shares of the stock allowing the investor to compound their future investment income.

Well, real estate offers the same opportunity with accelerated future compounding. This is because rental real estate offers monthly income vs. the quarterly income provided by dividend stocks. We can use this monthly rental income to pay our living expenses, or we can use it to buy shares of dividend stock.

More importantly, dividend real estate offers significantly higher income when compared to dividend stocks. In this list of updated best properties, you'll see assets that offer annual cash returns of 12% or more. The average dividend yield available in the stock market is...

2.5%

The **average dividend yield** in the sector as a whole is 2.22%, while the **average consumer goods yield** for stocks listed in the S&P is 2.5%. The highest **yielding** industry within this sector is the cigarette industry, which is well known for its high **yields**.

www.dividend.com › [how-to-invest](#) › [comparing-dividend-stock-sectors...](#)

[Comparing Average Dividend Yield by Sector - Dividend.com](#)

Real estate offers a lot more income. This income is paid monthly instead of quarterly. Real estate is an amazing income compounding machine.

To try and illustrate the true power of real estate consider this offer:

Give me \$100 and I'll give you back \$12 every year for the rest of your life.

Would you take this deal?

I hope you'd jump at it because this is what's available with the properties included in this update.

But it is actually an even better deal and this is because you actually get your \$100 back. This is because you own the \$100 asset that's sending you \$12 a year for the rest of your life.

Would you buy a \$100,000 home that paid you \$12,000 ever year for the rest of your life?

Would you take this deal?

It's the exact same deal but we somehow mess up this opportunity.

If you're interested in learning more about attractive cashflowing investments, you should definitely become a Cashflownaire Member. Your investment into this membership will bring back a massive financial return, as you'll learn advanced investment strategies that will help you create more monthly cashflow.

Invest \$49.95 into the Cashflownaire Membership and you'll learn to how to make at least \$1,000 of additional monthly cashflow.

You can become a member here: <https://www.dividendrealestate.com/join>

If you've had success in the stock market over the last decade, you might want to take some of your gains off the table and use them to acquire income-producing real estate.

Turn your gains into a lifetime of monthly income.

\$\$\$

Alright, let's get to this list of the best income properties I've identified in my market!

Depending on the timing of when you read this list, the properties identified may no longer be available. In addition, these updates are not published on any particular schedule. This simply means that you may miss some great opportunities. *The best opportunities are usually held for my actual clients.*

In general, I try to identify vacant properties that have been on the market for longer periods of time. This situation tends to increase the motivation of the seller, as they're covering the holding costs of the property. More importantly, there is less competition from other buyers. This is not the case with new attractively priced listings that end up with multiple offers. ☺

In addition, please understand that the properties I identify may need some work completed before showing the property to prospective tenants. As a client of mine, I can refer you to the trusted contractors that I use for my properties. These contractors include electricians, painters, plumbers, heating/cooling contractors, and landscapers.

In addition, I can also refer you to several companies that offer full property management services. These companies can handle all of the management headaches for you. If you'd like more information, or would like to see any of the properties on this list, please contact me at rob@dividendrealestate.com

Best,
- Rob Minton (Cashflownaire)
Platinum Real Estate

P.S. Please read the “How to Use This List” note at the end of the list. You may find the perspective I share to be helpful with your investments.

Lake County – Single Family:



Residential	MLS: 4164546 Active	List Price: \$89,900
 30113 Robert St, Wickliffe, OH 44092		Sold Price:
Area: 1104-Wickliffe		List Date: 01/30/20
Twp: Wickliffe City		List Date Rec: 01/31/20
School Dist: Wickliffe CSD		Pending Date:
Subdiv: Worden Allotment 01	Subtype: Single Family	Off Mkt Date:
Parcel ID: TX 29-A-001-D-00-044-0	County: Lake	Closing Date:
	Map:	Contingent Dt:
 Supplements (2)	 Virtual Tour-Property Panorama	Exp. Date:
Directions: Off Worden Road		DOM/CDOM: 7/7 
		\$/SqFt: \$85.13

This home is a 3-bedroom, 1-bath listed for \$89,900. The home has been only been on the market for seven days and it will sell quickly. The home doesn't need any work and can be rented immediately. The estimated monthly rental income is \$1,000. The property taxes are \$92 per month. The insurance is estimated at \$50 a month leaving a monthly positive cashflow of \$858 (\$10,296 annually), if purchased for cash. This cashflow is before any repairs or maintenance expenses.

Great Buy Now:
Asking Price \$89,900 - Offer \$85,000
Days on Market: 7
Net Annual Cashflow: \$10,296 - ROI 12.2

Lake County – Single Family:



Residential MLS: **4116445** **Active**
30056 Phillips Ave, Wickliffe, OH 44092
Area: **1104-Wickliffe**
Twp: **Wickliffe City**
School Dist: **Wickliffe CSD**
Subdiv: **Worden Allotment 02** Subtype: **Single Family**
Parcel ID: **29-A-001-F-00-032-0** County: **Lake**
Map:
Directions: **Rt 2 Lloyd Rd exit to Worden Rd to Phillips**
List Price: **\$90,000**
Sold Price:
List Date: **07/17/19**
List Date Rec: **07/18/19**
Pending Date:
Off Mkt Date:
Closing Date:
Contingent Dt:
Exp. Date:
DOM/CDOM: **204/204**
\$/SqFt: **\$91.84**

This is a 3-bedroom, 1-bath home in Wickliffe, Ohio listed for \$90,000. It has been on the market for 204 days. The estimated monthly rental income is \$1,100. The property taxes are \$155 per month. The insurance is estimated at \$50 a month leaving a monthly positive cashflow of \$895 (\$10,740 annually), if purchased for cash.

Asking Price \$90,000 - Offer \$90,000

Days on Market: 204

Net Annual Cashflow: \$10,740 ROI if purchased for \$80,000 – 13.4%

HOW TO USE THIS LIST

As a Cashflownaire, your mission is to buy income, not appreciation. We make income our priority because we can use income to buy time. **Time is far more valuable than money, so buying our time is always THE priority.** We trade a lower value item (MONEY) to buy a higher value item (TIME).

This doesn't mean that appreciation isn't important. It certainly is important, we just treat appreciation as a bonus. If an investor had \$165,000 available to invest, they could buy these two properties and would begin enjoying \$21,666 of annual income for the rest of their lives.

This annual income is *after* paying the property taxes and insurance. This annual income does not include repairs, maintenance, or any property management expenses.

These two properties combined would provide a monthly net rental income of approximately \$1,750. This investor could use this income to offset their monthly living expenses. This monthly income would flow regardless of what's happening in the stock market, and would continue to increase with rental rate increases each year.

If you'd like more information on any of these properties, or would like to become a private client of mine, please reach out to me at: rob@DividendRealEstate.com

EARNINGS AND INCOME DISCLAIMER:

Rob Minton, Platinum Real Estate, Dividend Real Estate can not and does not make any guarantees about your ability to get results or earn any money with our ideas, information, tools, or strategies. You should know that all information in this document is for educational and informational purposes only. Nothing in this guide, any of our websites, or any of our newsletters is a promise or guarantee of results or future earnings, and we do not offer any legal, medical, tax or other professional advice. Any financial numbers referenced here, or on any of our sites, are illustrative of concepts only and should not be considered average earnings, exact earnings, or promises for actual or future performance. Use caution and always consult your accountant, lawyer or professional advisor before acting on this or any information related to a lifestyle change or your business or finances. You alone are responsible and accountable for your decisions, actions and results in life, and by your registration for this information you agree not to attempt to hold us liable for your decisions, actions or results, at any time, under any circumstance.

Real estate is not a risk-free investment. You can lose money investing in real estate. Your ability to be successful depends on many factors including the systems you use, the amount you borrow, your experience, and your support team. You can minimize your risk by building a solid team of experienced professional advisors. This list is for informational purposes only. Please discuss any real estate investment with your tax and legal professionals.