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# USA Property Investment

## *Quick investment guide*



**Investing in the most profitable housing  
markets in the world**

**2010**

**A professional investment package**

## **Key reasons to invest with UPI Ltd.**

- **Low prices.** 2, 3 & 4 bedroom, fully refurbished properties - often 50% and more under today's market value.
- **High demand for rental property.** We only invest in markets where there is strong rental demand.
- **GUARANTEED rents.** In key areas we focus on tenants on the HUD scheme (Housing and Urban Development.) The government will pay the rents directly to you every month.
- **Predicted capital appreciation.** America is on sale right now. The best opportunities are in a buyers' market when prices have fallen. In the areas we focus on, prices have fallen to unprecedented levels – Massive capital appreciation is widely anticipated. Now is the time to invest.
- **Available mortgages.** We can provide a very attractive level of financing GUARANTEED for every one of our investors, with fixed rates from 3.95%. We are currently the only company in the world able to guarantee financing for non US citizens.
- **Rental yields.** As ex-homeowners have turned to rented accommodation demand has soared. A typical property on our program will attract the best tenants and highest rents due to the areas, styles, and quality of refurbishment we put into every property. This means an average investment through UPI Ltd will return over 13%.
- **Cash flow.** Why else do we invest? Cash is king in this business and our properties give our investors guaranteed, high, positive cash flow every month.

# How Do Our Services Benefit Our Customers?

The services we provide are aimed at helping our clients become financially independent through their investments.

Some of the benefits of dealing with UPI Ltd are:

- **Leverage.** Our investments offer you a path to financial freedom. Within a few years of investing through UPI, we anticipate that you will become financially independent.
- **Opportunity.** Working with UPI, anyone can become an investor. Even if you have limited funds, our guaranteed financing options remove the barrier for many people.
- **Hassle Free Investment.** Working with us, you don't need to do anything as our property management will take care of everything for you. This ensures your investments are hassle-free.
- **No Maintenance.** Using our team of property managers, they will take care of any unforeseen repairs such as burst pipes, fallen garden fences etc. If your tenants have a problem, they'll deal with it immediately meaning you don't have to worry about any of this.
- **UPI's Full Support Network.** Anytime you need us we're still here long after you've taken ownership. We want your repeat business.

Comparison between a typical UK investment and a typical UPI Ltd investment

	UK bank account	UK property investment	UPI's investment
Value	£20,000	£90,000	\$40,000
Rent	n/a	£500 pcm	\$800 pcm
Gross Yield %	n/a	6.6%	24%
Capital appreciation	n/a	-10% (expected over 1 year)	+100-200% (expected over 5-7 years)
Return on capital employed (ROCE) %	0.5%	10%	13.8%

Let USA Property Investor Ltd help you build a profitable property portfolio and set you on a fast path to financial independence.

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