

Invest in Real Estate without the Risk

EARN GUARANTEED 9% RETURNS

We offer you the chance to take the BANK'S position and invest in real estate without the risk. Our investment companies purchase, repair, and manage investment properties in Oklahoma. Our Turn-Key Program offers you a first mortgage position on our investment properties at a guaranteed rate of 9%, paid to you monthly. You are guaranteed by a first mortgage, title insurance, property insurance, and the value of the real estate itself, which is never more than 75% financed (LTV).

HOW IT WORKS

We buy selected investment properties for rental and sale on a Rent-to-Own basis. You put up the capital to buy and repair the property and receive a first mortgage filed by a title company at the time of closing.

We repair the property and rent it. Our professional staff handles all the details of ownership and property management. You receive interest only payments every month, and the mortgage balance remains constant until the term of the mortgage is up, and you are paid in full.

What a great way to invest in real estate without the risk or headaches of being a landlord. Very simple, very safe, very secure, and backed by real estate. It just doesn't get any better than that!

- Guaranteed 9% rate of return
- 3-5 Year Balloon Mortgage
- Ability to renew at the end of the term
- Minimum Investment only \$50,000
- Maximum investment of \$500,000
- No co mingling of funds or mortgages
- No Other mortgages on properties
- One Property per Mortgage
- Backed by Property Insurance
- Backed by Title Insurance
- You hold the First and ONLY Mortgage
- Loan To Value not to exceed 75%



USE YOUR IRA or 401K

You can use self directed IRA's, 401K's, or ROFF IRA's to invest and earn great returns inside your tax deferred investment portfolio. Lock in your investments for the next 3-5 years with the opportunity to renew at the end of the term. Invest in real estate securely and safely, without the risk.



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Vision Realty



Tradestar Construction



Sooner Rentals

www.okcinvestors.com

Earn 9% Returns as a Passive Investor

Invest in real estate without the risk, and have your money working for you. Invest safely and securely and receive Guaranteed 9% rate of return. Your investments are backed and secured by a first mortgage, property insurance, title insurance, and managed by our staff of licensed real estate professionals.

Please fill out this form and fax back to our office at 405-600-6272. We will arrange a time to discuss the full details of this program with you.

DATE _____ **Passive Investor Application**

Please fill this form out completely and fax it to our office, or bring it with you for our initial consultation. Please use the remarks section for any additional information you feel is important.

(Self) **Personal Information**

First Name _____ Last Name _____

Social Security Number

(Spouse)

First Name _____ Last Name _____

Social Security Number

Address _____ City _____ State _____ Zip _____

Home Phone _____ Work Phone _____ Cel Phone _____

Email Address _____

Financial Information

How much were you considering to invest with Real Estate Magic Investments? _____

Do these funds need to be liquidated? Yes No

Please describe the nature of these funds. Cash Stocks IRA 401K Rollover

Where are your funds located if other than cash (please be specific including name(s) and address(s))

If these are IRA funds, do they need to be transferred to a new custodian? Yes No

Do you currently have any properties you would like to sell? Yes No

Remarks