



VISION REALTY & INVESTMENT SERVICES, INC.

Invest in the BEST Real Estate Market in the USA

Our team of licensed professionals is here to serve YOU, the Investor. We provide a complete range of services for both local and out of state investors. Use our turn key systems to invest in Oklahoma, one of the best Real Estate Markets in America.



Oklahoma City & Tulsa Are on America's 50 Hottest Cities List

Feb. 21, 2007 - Their business climates, workforce quality, operating costs, incentive programs, and the ease of working with local political and economic development officials have once again landed Oklahoma City and Tulsa on "America's 50 Hottest Cities" list. Appearing in *Expansion Management* magazine's January/February 2007 issue, the list is based on a survey of prominent industry site location consultants. Last year, Tulsa ranked No. 11 on the list, and Oklahoma City ranked No. 23.

Real Estate Professionals

Vision Realty's office is located at 437 W. Wilshire Blvd, in the heart of Oklahoma City.

We Offer

- Residential Investments
- Commercial Investments
- Multifamily Investments
- Targeted Property Searches
- Targeted Purchase Strategies
- In Depth Buyers Broker Services
- Pre-Investment Property Analysis
- Targeted Property Lead Generation
- Turn Key Investment Programs
- Flat Fee MLS Property Listings
- Wholesale Investment Property
- Rent Ready Investment Property
- Partnerships & Other Offerings
- Property Leasing Services

Forbes Ranks Oklahoma City Nation's Most Recession Proof

May 1, 2008 -- *Forbes Magazine* recently ranked Oklahoma City as the most recession proof city in the United States.

The magazine cited Oklahoma City's falling unemployment, one of the country's strongest housing markets, and solid growth in manufacturing, energy, and agriculture.

Forbes says Oklahoma City looks best positioned among the nation's largest metropolitan areas to ride out the current crisis.

Forbes says key growth areas include leisure and hospitality which have seen a 6% increase from 2007, while construction is up 11.5%.

The magazine also says Oklahoma City has recently benefited from booming valuations of Devon Energy and Chesapeake Energy.

Forbes based its rankings on several key measures including data supplied from the U.S. Bureau of Labor Statistics. The ranking was all based on data from the National Association of Realtors.



Vision Realty & Investment Services, Inc.

Phone 405-600-6262 Fax 405-600-6272 Email: visionrealtyinc@cox.net

www.okcinvestors.com

Becoming a Vision Realty Client

Please fill out this New Client Request and fax back to our office at 405-600-6272. This will indicate your qualifications as an investor and help zero in on the types of investments you are looking for. We will then arrange a time to sit down and discuss your investment plans so that, together, we can help you focus on your goals. Vision Realty is here to help YOU be successful!!

Required Documentation

- **Vision Realty Broker Services Agreements, POA, and Offer Forms**
- **Copy of IRA or Bank Statement showing cash funds to close**
- **Copy of Corporate Documents for Corporations, LLC's, LLP's, Etc.**

New Client Request

Please fill this form out completely and fax or email it to our office and we will set an appointment to discuss your Investments.

Your Main Type of Investment

Rehabs Rentals Multifamily Commercial

Your Name _____ Partner Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____ Cel _____

Company Name _____ EIN # _____ Fax _____

How much rehab are you willing to do?

\$5,000 \$10,000 \$15,000 \$20,000 \$25,000+

What do you plan to do with the property once you own it?

Sell to Investor Open Market Lease Option Keep For Rental Value Play

What areas of Oklahoma City do you want to invest in?

Edmond/Guthrie NW OKC NE OKC SW OKC SE OKC
 Mid/Del City Moore Norman Mustang/Yukon Choctaw/Jones

Do you have experience as a real estate investor?

Yes No # Years _____

Do you buy properties for ALL CASH?

Yes No Cash Limit \$ _____

Do you buy properties on Credit?

Yes No Credit Limit \$ _____

How many properties can you buy in a 30 day period?

1 2 3 4 or More

How long between your buying cycles?

Monthly Bimonthly Quarterly Semiannual

What price range of property do you want to buy?

Under \$50,000 \$75,000 \$100,000 \$150,000 \$250,000+

Do you have a letter of credit from a lender we can use to bid on REO's?

Yes No

If you are buying rentals, do you want to participate in the Section 8 Program?

Yes No

If a property that meets your criteria is available, can you close in 30 days?

Yes No

Do you currently have any properties you would like to sell?

Yes No



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