



# Real Estate Investing- Learn it-Do it !

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## Cash Flow Chicago?

CAB Properties LLC  
March 2015

Visit us at:

[www.getcashflowtoday.com](http://www.getcashflowtoday.com) or

[www.cabinvestments.com](http://www.cabinvestments.com)



## What is turnkey properties in real estate investing?

Simply stated, turnkey properties in real estate investing means we identify properties, rehab, lease and manage the properties before delivering them to investor(s) who purchase the properties. Furthermore, we continue to provide property management services post-sale so that the investor(s) maintain a passive role while benefiting from cash flow produced by real estate investing. Hence, the concept of “passive income” is realized.

CAB Investments LLC prides itself on providing investors with turnkey property solutions for single and multi-unit properties. We continually survey the market for buying and selling opportunities that meet the needs of our investors and offer a full-service, value-add approach by leveraging expertise, resources, and relationships. We have developed a highly efficient and knowledgeable team of professionals who specialize in turnkey property solutions, providing superior service from start to finish -- all with our client/investor needs at the forefront of everything we do.

Invest where it makes sense, build your portfolio

We do all the work for you upfront

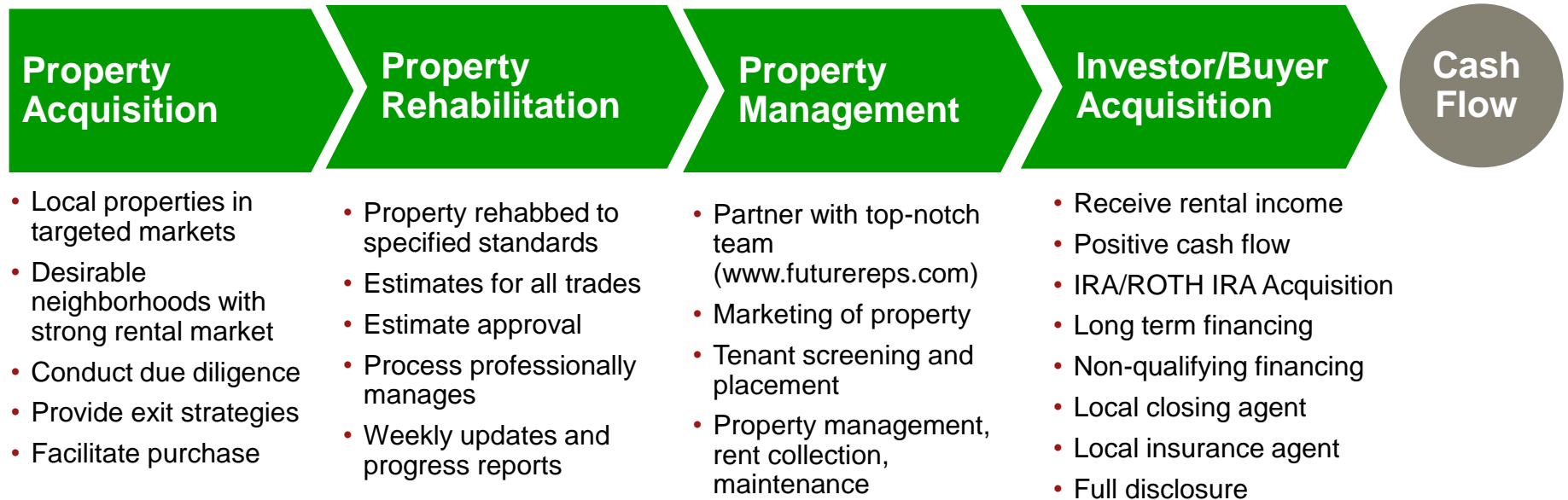
Properties are leased and performing Day 1

Enjoy your time with family, enjoy your retirement



# Turnkey Properties Approach

**Established and proven process for efficient, positive results**



**Choosing CAB as a turnkey property partner provides clients with peace of mind that their real estate investments are geared towards individual investor needs and properties are being properly managed, risk mitigated, and with a shared vision of generating passive income**



## Why consider the Chicagoland market for real estate investing? (1/2)

- Chicago and the surrounding metropolitan area are home to a diverse population and provides great places to live, work, play and stay.
- The city and its surrounding metropolitan area are home to the third largest labor pool in the United States with 4.48 million workers as of year-end 2014
- There are many great companies, educational institutions and entertainment venues to boast, including:
  - Eleven Fortune 500 companies, while the rest of the metropolitan area hosts an additional 21 Fortune 500 companies
  - The state of Illinois is home to 66 Fortune 1000 companies, including those in Chicago
  - In addition, the city of Chicago hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies
  - Two Major League Baseball teams (Chicago Cubs and White Sox); the Chicago Bears, Chicago Bulls, and Chicago Blackhawks
  - And, over 30 universities, including University of Chicago, Loyola and DePaul, which attracts thousands students to the area each year, many of whom make the Chicago area their home
- Chicago is a major transportation hub in the United States and an important component in global distribution, as it is the third largest inter-modal port in the world after Hong Kong and Singapore



## Why consider the Chicagoland market for real estate investing? (2/2)

- The combination of Chicagoland being a great place to live, work, play and stay means there is a high demand for housing, particularly in the rental housing market
- Chicago is close to 10 Million+ community and growing
- Thriving city, affordable, other investors are spending so much more to get so much less elsewhere
- 15 miles from Chicago you can purchase a home in a stable, sustainable community for under \$150,000
- These investment opportunities have the best returns, stability, depreciation and the weather is as diverse as its population.
- In what other top metropolitan city can you buy an investment property for \$140k with conventional financing of 25% down at a rate of 4  $\frac{3}{4}$  % and after you pay out all your expenses is paying you a CashFlow of \$400. per month. On top of that the investment gives you a stable appreciation increase of 3-5% a year
- We have a lot of appreciation ahead of us and we are near the bottom of the curve
- Majority of the tenants are blue collar, hard working and making \$60k-\$70K a year
- Turnkey Value with a powerful Team in place



## Property Acquisition and Rehabilitation Process

- We acquire properties through a variety of sources:
  - Foreclosures
  - Pre-foreclosure properties
  - Owners with distressed properties
  - Referrals
  - Banks
  - Auction
- Rehabilitation requirements vary by property. We conduct a thorough assessment and focus rehab efforts on what we coined the “Fabulous 5”, as necessary

Foundation

Roofing

Electrical

Plumbing

HVAC

We also provide new appliances, granite countertops (when applicable), refinish the hardwood floors vs. installing carpeting and the maintenance on carpeting



## Are you ready to get started with real estate investing?

- CAB Investments LLC is ready to help you plan for your future in real estate investing.
- Experience, our commitment to building relationships, locating suitable, Cash Flow producing properties and provide top-notch service is a reason to get started with CAB Investments LLC today.
- We educate you and guide you through the entire process—you have our commitment.

**Connect with Mike Fisher**

**Real Estate Investor**

**Real Estate Investing. Learn It. Do it.**

**[www.cabinvestments.com](http://www.cabinvestments.com)**

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