



Simplifying Real Estate Investing with Duggs Realty, L.L.C.SM

Investing in real estate doesn't need to be complicated and time consuming. In fact, it really comes down to three basic things:

- 1) Working with an experienced real estate professional with strong affiliates;
- 2) Doing the due diligence to ensure you own the right types of properties & in the right locations; &
- 3) Staying on track.

Your Real Estate Investment Specialists

Building a good reputation doesn't come quickly in the real estate investment business. You have to do it one property at a time; one relationship at a time. And as you succeed year-by-year, you build the trust and hold the respect of savvy investors.

At Duggs Realty, L.L.C.SM, we cater to the individual investor on every level. Trusted, investment specialists work one-on-one with our clients to achieve their investment goals. Honest and direct, we personally screen and interview each of our affiliates as well as the investment location prior to presenting them to our clients. We use proven investment techniques to 'read between the lines' and get to the core of the prospective investment, so we can cherry-pick the 'must buy' properties for our clients. It's our mission to guide our clients and to handpick the investments that will make the most appropriate match to their individual investment objectives. Whether you're just beginning or are a savvy investor, we offer turnkey investment consulting and an array of services to help you through the investment process.

Using our tried and true processes, we match clients to the very best investment opportunities. This is exactly how Duggs Realty, L.L.C.SM has earned the success it enjoys today as a leading real estate investment firm. Cash flow, equity build-up, appreciation, tax advantages, commercial, residential and more await you in the world of real estate investing.

Let us put our professionalism, integrity and extensive knowledge of investing to work for you!

Teamwork to Success

Duggs Realty, L.L.C.SM is highly active in premier business circles. As a result, we have created a network of trust with, and access to a wide variety of lenders, local Realtors, builders, real estate lawyers, title companies, notaries, CPAs, Chambers of Commerce, and other related professionals from around the country and abroad. We are judicious about who we include in our network, accepting only professionals of true substance, integrity, and strong business acumen. We personally pre-screen, interview and get to know in detail our affiliates before we consider leveraging or presenting them to a client. We pride ourselves in our network, which further expands through the affiliates and clients. Based on their positive experience and success with Duggs Realty, they continually refer other high-caliber professionals and clients to us. Moreover, to ensure our network grows regularly, we invest in creative nationwide and international marketing & recruiting efforts. Our profile is further raised through extensive public relations and investment education seminars.

Blueprint to Real Estate Investing Success

Duggs Realty clients know the value of being at their best and are often looking for ways in which they can better their real estate investment portfolio. Our top priority is to ensure that our clients have the most successful real estate acquisition experience. We believe the best path to our client's success lies in applying best-practices. We offer investors real estate exposure across a variety of countries and regions. We concentrate on supply constrained areas with solid economic activity, growing demand and increasing consumer spending trends.

Blueprint Continued

Moreover, we look for low vacancy rates as well as rising rents. Our business processes filter out potential investments to arrive at only the most select, most appropriate of possible matches. Using proven evaluation, cash flow and ROI techniques and tools, we identify and hand-pick only the most qualified potential investment matches that meet our client's exacting criteria. This elimination process saves time, money, energy and resources that would otherwise be wasted. In a nutshell, we specialize in finding affordable real estate projects in well researched, high demand locations. Our successful track record speaks for itself!

Why You Need Duggs Realty

Duggs Realty brings a consultative approach to real estate investing. Our services are just like other professional services - it frees up your time, helps make the right decisions for you, and is an investment in a better, more fulfilling real estate investment portfolio. The question you need to ask yourself is, would you rather have a pre-screened and pre-qualified investment awaiting you, or do you have endless time on your hands? Most of our clients don't have the time or the inclination to search around. They know what they want and look to Duggs Realty to provide a high-level focused approach, the expertise and an exceptional level of service to identify their ideal property investment.

We also emphasize quality over quantity. It is not the volume of properties Duggs Realty finds for you, rather it is our unique ability to help our clients find the right investment match, along with the right affiliate relationships (i.e. local property managers, inspectors, etc.), and timely execution that defines our success.

Lastly, our results are measurable and lasting - we provide a statement of work, provide progress reports throughout the acquisition process, perform regular follow ups and schedule yearly reviews of your investments that include tracking appreciation, updated property inspection, market area analyses, and recommendations.

Competitive Differentiation

Some people refer to it as seeing "the big picture." Others talk of our ability to identify opportunities, or to discover new investment directions. Simply put, it all comes down to vision, and specific, practical plans to make your investment goals a reality. We're passionate about developing a strategy and executing against the plan, because we know it's the cornerstone of making you successful with your real estate needs.

We know exactly what it is like to be a real estate investor based on our own portfolio and experiences. We offer turnkey services to minimize the impact of owning non-local properties, and have a knack for finding and providing you the best deals. Our energy, enthusiasm and creativity are fueled by our passion to help our clients succeed.

At Duggs Realty, L.L.C.SM, we help our clients achieve their investment success through our strong customer focus, proven methodology, and our exceptional teamwork. Helping **YOU** to win is more than a buzzword; it's what drives us!

For a consultation or for a free white paper entitled *Why Investing in Real Estate Makes Sense*, please contact us at the below address:

Duggs Realty, L.L.C.SM
www.duggsrealty.com
888.DUGGS.RE – office

Legal Stuff – The information may be extremely useful to you. It contains general information concerning why investing in real estate should be a part of your investment portfolio. Everyone's situation is different. This information is not intended to be direct financial, tax, or legal advice rendered directly to you. We recommend that you work with a competent real estate and tax professional to ensure that your individual situation is clearly understood. For further information, please check with IRS publications, rulings, regulations, cases, interpretation and/or a competent real estate, tax or legal advisor.