



## Turnkey Cash Flow

*Mason Hill*

What Everyone  
Should Know About  
**The Mason Hill  
Real Estate  
Investment  
Model**



How a new kind of real estate investment can produce a 14% to 26% cash-on-cash return, year after year... even if you never lift a finger to manage the properties, fix the properties, find a tenant or rent the properties. How can this be? It's an investment "bundled package". That means... *We do it all for you.*

*Mason Hill*



If you're a serious investor, and you want to generate 14% to 26% year after year... and you have \$82,000\* to invest... we can provide you with a deeply discounted, tenanted duplex in a "turn around" market that produces a net profit of \$650 to \$1,000\*\* every month. And you don't need to do a thing to make it all happen.

# *“Old Fashioned” Wealth Generation*

In the following pages, you will discover an “old fashioned” mathematical model that generates solid investment returns based on common sense. Then, when you’re convinced that this is worth another look, pick up the phone. Talk to one of our Property Specialists. Find out how to customize an investment strategy that generates consistent monthly profits. A strategy that is not dependent on stocks, bonds or annuities.

Here’s the number to call: 1-800-931-8578 or 801-305-3035



## *Why a real estate investment model can beat stocks, bonds and annuities... for long term, peace of mind, cash-flow investing... even in today's market*

Stocks, bonds and annuities are a big part of many investor's portfolios. Unfortunately, they don't always pay off as planned. Unlike those paper assets, we've developed a real estate investment model that pays off handsomely... and right away.

We take advantage of the current downturn in real estate prices, by buying up rentable, near new duplexes at deep, deep discounts in growth-oriented markets. Next, we repair and refurbish them so they are attractive to reliable tenants. Then, after the tenants are in place, we offer you the duplex for a fixed price of \$82,000. The rents from both sides of the duplex total up to approximately \$1300 a month (\$650 per side)\*\*. After taxes, maintenance and management fees, you're sent a check each month for about \$1,000. Imagine that as an investment model: You get \$12,000\*\* a year on an \$82,000\* investment. This means it can be paid off completely within 7 years.

This model is all about steady, known, predictable cash flow. You get a totally refurbished property at a discounted price. The replacement costs on these duplexes are approximately \$220,000 to \$245,000 - which works out to about 40¢ on the dollar.

*"There is a great opportunity in a few choice markets for real estate investors right now. They just need to know where to look."*

*– Bruce Bowen, National Sales Manager*

## Can you own rental properties *without being a 24-hour "landlord"*?

If you want to be a 24-hour landlord, good luck. But if you'd like the security of owning rental property in strong markets and having a **strong positive cash flow** while someone else acts as the property manager, this may be for you.

We locate rising markets throughout the nation. Markets that are growing in spite of the economy. Then we take advantage of the real estate downturn by buying newer duplexes at deep discounts. Next, we fix them up to bring in stable tenants who want long leases.

When everything is ready, we turn the property over to you for a great price - just \$82,000\* for income from both sides of the duplex. And yet, you don't have to be a "landlord". We take care of that for you. We find the property, fix it up, locate a good tenant, handle the property maintenance - and you still make a great profit.

You typically receive \$12,000 a year in positive cash flow from one of these duplexes. Owning ten of them would generate approximately \$120,000 a year.



## *Two kinds of investors, which one are you?*

One kind of investor doesn't do much thinking. He or she just follows the herd right over the cliff. Just a few years ago, the Dow plummeted from a 14,164 high in October of 2007, to a low of 6,547 two years later. That's a bad loss. People who listen to the broker who's managing their 401(k) are in that crowd. The broker's paid to keep their clients in the stock market. He's not paid to enhance their retirement income with a predictable check each month. He's not paid to think outside his box.

But if you're open to exploring alternative, innovative ideas, you might be ready for an investment model based on wisely picking up rental property, refurbished, cleaned up, with tenants on board... and enjoying a dependable, consistent positive cash flow.





You might be ready for The Mason Hill Real Estate Investment Model. We find and develop rentals in strong real estate markets. We pick up these duplexes with heavy discounts because we buy so many at one time from banks and other R.E.O. sources.

We refurbish the properties, top to bottom. No forward maintenance to deal with. And the upscale repairs attract superior tenants. We even handle the month-

to-month property maintenance. Then, we offer the finished product to investors for only a \$82,000 investment. Your returns? From \$650 to \$1,000 per month after all expenses are paid.

*“Mason Hill comes through. Being an investor from a different part of the country you have to put faith in whomever you are going to purchase property through; Mason Hill has delivered on everything that they have told me they would.”*

*– Patrick Clapp, Strategic Partner and Mason Hill Client*





*14% to 26% cash-on-cash returns are not hard to achieve, if you follow this model*

Can you make 14% every year on your stock market picks? Maybe. Maybe not. Can you make 14% from buying C Ds or treasury bonds? It's a stretch, isn't it?

But it's not hard to see a 14% return on the cash you put into a rental property that has been purchased for a deep discount from a desperate bank executive who needs to clean his books. It's also a property that is clear of hidden problems like repairs or back taxes. And it's a property (a duplex) that has tenants in place. So you can see the cash flow and know what to expect. It's a property that was selling for over \$230,000 three to four years ago that you pay \$82,000 for. And the cash flow after monthly expenses is yours... a net of \$650 to \$1,000.

If we rent out both sides of the duplex at \$650 per side, the total income is \$1,300 a month. The expenses of management and property taxes might be \$300 each month. That leaves \$1,000 a month for you. Or approximately \$12,000 a year. That adds up to a 14%+ return on your cash. Can you do better elsewhere? Maybe. But maybe not. This is a “hands off”... “turnkey” property rental package. You own the property and you get the rewards.

*“Mason Hill offers a better way to take advantage of the current unprecedented opportunities to acquire income producing real estate.”*

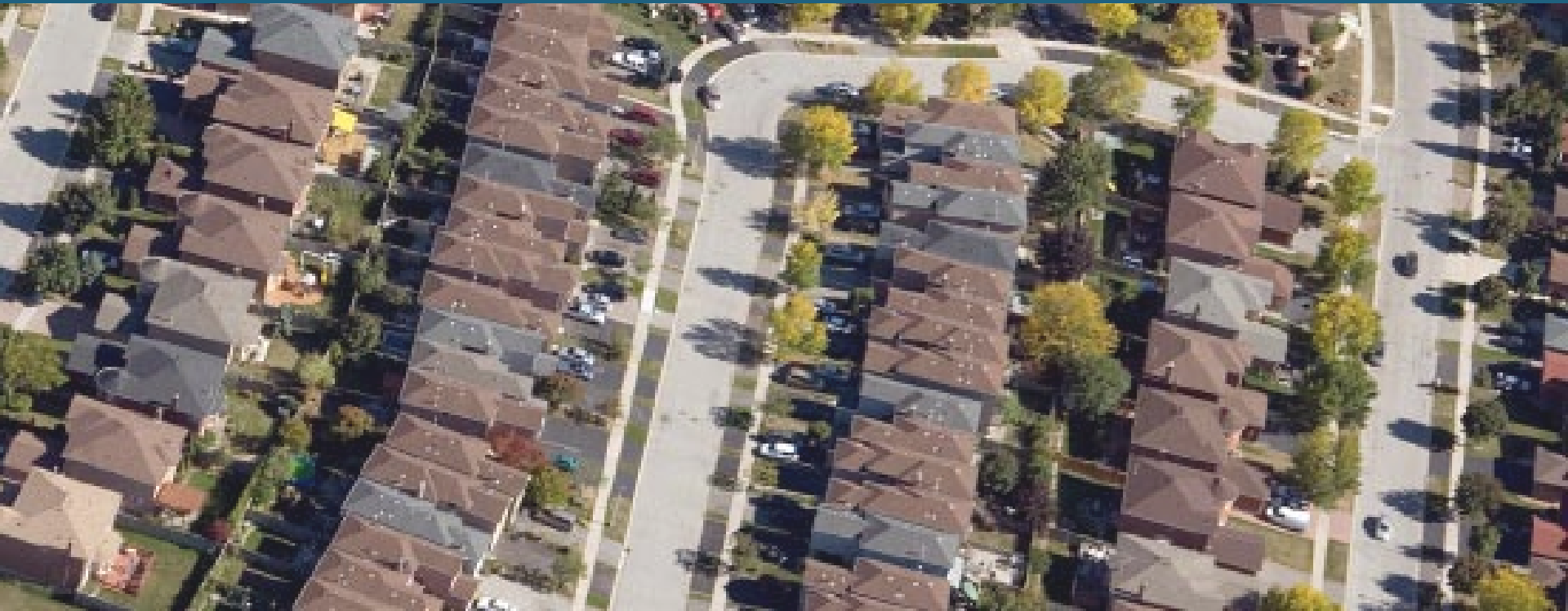
*– Laura Roser, CEO/Founder of Mason Hill*



## *Mason Hill vs. your local real estate agent*

Real estate, under the right condition and the right circumstances can be an ideal investment. But if you use your local real estate agent to find a good deal for you... it might not be such a good deal after all. Foreclosures are seemingly everywhere. But a discounted price does not mean the home or apartment is problem free. There might be back taxes on the property. There might be liens. There might be damage to the interior or exterior. Windows might be broken. Appliances might be missing. There might be damage to the roof or the plumbing.

But the real problem with using your local agent to find a “good deal” in the real estate market is this: Is it a good market for renters? Is there measurable growth in the local economy? This is vital, if you’re going to be a wise property investor.





Mason Hill is constantly scanning the nation for the best markets to invest in. We use a scientific formula to ensure real estate prices have fallen by a significant amount AND that there is a strong rental market. When we spot the numbers we want, **THEN** we go shopping for the best deals on rental properties.

Duplexes. We buy 15 to 30 at a time. We clean up the hidden problems. We find renters. Then we offer them to the investor for just \$82,000... deeded to you with rents coming in. Approximately \$650 to \$1,000 per month.

Mason Hill lets you jump into the rental income business in a turnkey fashion. Hassle free.

If you're going to use your local real estate agent to find you a deal, be sure to also line up a lawyer to clear the title, a construction crew to do repairs and refurbishing, and a property management team to advertise your rental and screen your tenants. And hope that there is a demand in your market for rental units.

## *Cash flow vs. appreciation...* *Can you enjoy both?*

Yes. Here's how: Real estate prices have fallen all over the country. Banks now own more properties than they want to admit. And the properties often have hidden problems. We have negotiated with these banks to acquire 15 to 30 REO properties at a time. This 'bulk buying' gives us negotiating power. We negotiate deep discounts. We receive prices that no one else is offered. Prices that lead to almost-instant appreciation. These are properties that would cost some \$220,000 or more to replace. And they are currently appreciating by approximately \$3,000 to \$4,000 per quarter.

We then recondition the properties both inside and out. We solve the title problems and any issues with taxes and liens. Then, after the refurbishing process is complete, so they are attractive to reliable tenants, we rent them out. This creates a predictable cash flow for you.

We offer them to you, the investor, for a price of only \$82,000 per duplex. The deed is yours. The rents are yours. The appreciation is yours. It's the perfect way to bring appreciation and cash flow together under one roof.



*"Timing is often the single most important factor determining the success or failure of a real estate transaction."*

*- Craig Hall, Real Estate Mogul and Author*



## *Advice to investors who want an instant monthly dividend of \$650 to \$1,000 from a real estate investment without the hassle*

If you have \$82,000 to invest, and would you like to see \$650 to \$1,000 deposited into your bank account every month... starting immediately... without lifting a finger to find the property, fix up the property and manage the property... we can help. This is what we do.

We find and fix up duplexes. Next we rent them out to reliable tenants on long-term leases. Then we offer the property to you for the discounted price of \$82,000. Please note: It would cost you some \$220,000 or more to replace these properties. So the bargain to you is real. You enjoy a positive cash flow as soon as the title is deeded to you. No hassle. No worries. It's the perfect way to become a real estate investor. And it's the perfect time to do it.





Mason Hill is a real estate investment firm. We buy income-producing properties in bundles of 15 to 30 units at a time. We clean up any damage to the property and clear the title. We rent both sides of the property and then offer it to our clients for \$82,000. The math is simple. You collect monthly profits from rents after all expenses are paid. Generally we rent the duplex at \$650 per side. Your monthly checks could be as much as \$1,000 per duplex.

No matter how you look at it...  
This is a hassle free way to become a property investor.



## *Is it wrong to make money this easily, when most investors have lost so much of their retirement?*

Millions of investors are not sleeping well at night. Their retirement dreams have fallen with their 401(k) or IRA. Their future fell with the stock market.

But a few investors have used the Mason Hill Real Estate Investment Model. And our clients are generating a 14% (without leverage) to 26% (with leverage) cash-on-cash return.

We feel for everyone who lost money in the market. And we feel for everyone who lost equity in their home. But that shouldn't stop you from looking at this investment model. We're picking up the pieces, so to speak. We're building for the future with an unusual investment model.



We're buying new discounted rental properties built from 2004 to 2007. We're fixing them up. We're putting tenants in them. Then we're offering you, the wise investor, the opportunity to take possession of the property and enjoy the cash flow. It's that simple.

Rental income in the right locations seems to be the safest, surest way to a predictable retirement.

And now, due to the downturn in the economy, the numbers have never looked better. We can acquire these properties at steep, steep, discounts. Steeper than most. Why? Because we buy so many at a time. We fix the problems and put tenants in place with our refurbishing crews and property management teams.

Then, we offer the property to you, with simple numbers that make sense. \$82,000 gets you title. Then the rents are yours, minus the property taxes and management fees.

You'll be making money with minimal effort. 14% to 26% per year. The primary risk is if your tenant moves out. That's a potential downside of any rental business. But we minimize that risk. How? We only create these opportunities in established rental markets. Where rental demand is consistent. And once we're finished refurbishing the property, it's superior to the other available rentals in the area. Reliable renters want to live in these properties - tenants with a better track record of on-time payments, good employment history, and a clean background. We have an on-site property management team with a waiting list of these tenants - delivering an average occupancy rate of 93% for all of our properties.

Is it wrong to make money this way? We don't think so. We feel it's wrong to "hope" that stocks and other investments don't continue to gyrate up and down. The Mason Hill Real Estate Model can be a part of your retirement plan. ***We'll show you how.***



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\* Prices subject to increase without notice. From October 2009 to May 2010, there were six price increases totaling \$12,000.

\*\* Past performance is not indicative of future results. Investments in real estate involves the risk of loss.

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Real estate buyers should understand that if held for investment purposes, there is a risk that returns from other investment vehicles - such as a stock, bonds or other property - could be higher. Accordingly, there is no guarantee that a property purchase represents the best possible investment relative to other possible uses of a buyer's money. Buyers should consult their own investment and tax advisors about the suitability of a real estate investment for their particular needs and situations. Percentage returns are examples and are based on a combination of purchase price discounts, rental amounts, appreciation rates and other factors.

This is a purchase of real estate; it is not a security.

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