



**“I only Invest with the Best.
That’s Why I use the Vault!”**

Capital Group Investor

Get Exclusive Access to Residential & Commercial
Real Estate Investments and Qualified Investors

**No Bidding Wars - No Red Tape - Clear Title
Quick Close - Great Returns on Your Investment**

Only Great Investments in Great Locations
Bank Approved up to 60% Discount from Original Price

For more information: 561.330.6065 or CGRFlorida.com



The Capital Group Realty Real Estate Vault™

Four Reasons to Use the Real Estate Vault™:

- Search for Exclusive Properties
- Network with Investors and Top Professionals
- Promote your Properties to Buyers
- Promote your Services to a Qualified Real Estate Community





Search for Exclusive Properties

Search properties by region,

The Real Estate Vault™ is like a private version of the MLS system where you can find properties using various criteria.

Most properties can be offered for:

- Sale to the End Users
- Leased for Investors
- Fixer-uppers for Contractors
- LeaseOwnership™ for Owners
- LeaseOwnership™ to Tenants

Opportunities

Capital Group Real Estate Vault








PHOTO	ID	SALE PRICE	TYPE	COMMUNITY	CITY	State	BR	BA	SQ. FT.	(ROI)	DETAILS
	00103	\$88,953	Condo	Yacht Club on Intracoastal	Hypoluxo	FLORIDA	2	2	950 sq. ft.	19	Details
	09905	\$49,552	Condo	Lakewood	Coral Springs	FLORIDA	2	2	0 sq. ft.	19	Details
	R3134654	\$289,000	TOWNHOUSE	CHARLESTON PLACE	BOCA RATON	FLORIDA	3	2	1,856 sq. ft.	0	Details
	F1091878	\$55,000	CONDO	LAKWOOD	CORAL SPRINGS	FLORIDA	2	2	920 sq. ft.	0	Details





Search for Exclusive Properties

When selecting a unit, you will be able to get a full analysis of the Property including:

- Last High Sale
- Estimated ROI
- Estimated ROI upon Resale
- LeaseOwnership™ Sale Price (if applicable)
- Neighborhood Info
- Maps and much more

FEATURED PROPERTY



Community : Paradise Cove
Property ID :
City : WEST PALM BEACH,FLORIDA
BR : 2
BA : 2
Sq. Ft. 1,174 sq. ft.
Year Built : 1987
Condition : Beautiful renovated. Move in condition. Available as LeaseOwnership unit for \$950 per month plus yearly increases.

Description : Beautiful remodel 2 story condo this unit features granite counter tops in kitchen and bathrooms stainless steel appliances loft style master bedroom, walking distance to shopping close to entertainment centrally located in West Palm Beach

Features :

Status : available
Sale Price : \$58,000
LeaseOwnership™ Price : \$86,000
Last High Sale : \$175,000
Estimated ROI : 8 To 12%
Estimated ROI upon Resale : 19%
One Year Warranty

Property Contact Information
Capital Group Realty of Delray Beach

Name : Eddy Sua
Office : 561-330-6065
Cell : 561-213-7653

Email : ESua@CGRFlorida.com
Website : <http://www.capitalredefined.com>

MORE INFO ON PROPERTY:





Investor Profile

When selecting a unit, you will be able to get a full analysis of the Property including:

- Country of Origin
- Commitment either short or long term
- Investment Term Sheet
- Proof of Funds On File

Investor Profile > Established Real Estate Investor with Large Portfolio of Apartments and Office Buildings

Investor Agent: Eddy Sua

Contact Info for Agent: 561.213.7653

Country of Origin: Bolivia

Commitment Terms: [] Short [x] Mid [] Long

Length of Commitment: 36 Months

Investment Term: 2 points; 8% to 10%

Proof of Funds Available: \$2,300,000 [[view proof of funds](#)]

Closing Capability: 30 Days following due diligence

Investor Interested In:

Fractured Condos, Single Family Homes under \$100,000

Locations: Palm Beach, FL

Turnaround Time: 72 Hours

ROI Range: 12 to 18 %

Preferences: Newer properties in good locations





Promote Properties and Services

Be part of the Exclusive Real Estate Club

In the Real Estate Vault™ you will find:

- Knowledge, Expertise and Valuable Resources
- Sources of Funding including equity investors
- Exclusive Properties at below market prices



Realtors, investors, and professionals have the ability to promote and request products or services within the Real Estate Vault™ and within the active community of Capital Group REIA and Capital Group Realty. There are several sponsorship opportunities to promote including:

- Featured Investment Opportunities
- Premier Investor Profiles
- Featured Properties
- Keyword Searches and SEO
- Social Networking

