

Free Passive Investing Guide: Income Property



“Generating income through real estate: because saving money is just the beginning.” Minimum 12-16% Plus Targeted Return.

Deposit accounts or bonds were once a go-to for those looking to supplement pensions or other income. Now, savers-turned-investors can explore alternative sources of income with a better rate of return, and a High Degree of Safety like The Proactive income Fund.

Recent polls asked Americans what they felt was the best long-term investment. Over a third of respondents agreed that real estate was the ideal way to invest- better than stocks, even. While you might start out with a bigger commitment to maintain property value, you can quickly translate that property value into profits.

If you have some extra money on hand and are considering putting it towards income property, you’ve come to the right place. Our comprehensive guide will walk you through the process.

Income Property Investing: The Basics

Income investing is the practice of building a portfolio of investments that result in a passive income. These investments can include bonds, mutual funds, stocks, and real estate. Income-generating investments via real estate can help you generate wealth in a number of ways. Investing in income property can also help you manage (or even beat) inflation.

Who is best suited to invest in a Real Estate Fund? **Those who are seeking regular Cash-Flow and an Investment that beats the Banks, and offers a Good Measure of Safety, as**

Our Investors are Always in 1st Position and Our Portfolio of Properties are bought at a Big Discount to replacement cost. Cash-Flow is paid Quarterly & and 60% of net Cash-Flow to Investors each year in December.

Income property investing is an extremely flexible strategy. Investors typically buy a property with the goal of creating positive cash flow. While there are always risks, you don't have to be an expert to get in on the fun.

Before you make an initial investment, you should ask yourself the following:

- What type of earnings can you gain from your investment?
- How much risk is involved in this investment?
- When can I expect to turn a profit?
- What are the biggest advantages of making this investment?
- What if I need to sell or cash in on my investment?
- What are the tax implications of real estate investing?

Your answers will vary depending on the type of investment. As for potential earnings, potential wealth and risk can go hand-in-hand. While any investment involves a certain amount of risk, you can develop a strong strategy that backs your financial goals.

Reliable information about properties and market trends can help you assess the potential value of a property over time. Value can go up or down quickly with property. Again, appreciated value and cash flow are the two ultimate outcomes. Buy low and ride out any downturns if relying on appreciation value. Renting out a property after paying it off can give you some solid cash returns.

As long as you make a strong down payment (and we strongly recommend paying 100% if you can), you can set yourself up to make some money.

Rental Property Investments

Rental property is a sound investment for those seeking passive income. You make money by collecting rent. The amount of rent you can collect varies by location. Typically, you'll charge enough rent to cover expenses until you pay off your mortgage, at which point you begin to turn a significant profit. If your property appreciates in value, you can also sell it for a profit or borrow against the equity for your next investment.

Generating income is the main reason investors opt to buy and rent a property. You can make money simply by being the owner of said property.

When you invest in a rental property, you essentially become a landlord. Your responsibilities will include things like insuring the property, finding tenants, maintenance, and paying your mortgage and property taxes. When you Invest with The Proactive Income Fund, you relieve yourself of the headaches of Direct Property Management. **Our 3rd Party Fund Administrator makes certain that you receive your payments on time each Quarter & Your Year-End Cash Flow Payment in December of each Year.**

Choosing a Passive Income Investment

Depending on the property type, your “job” may be a round-the-clock endeavor. Fortunately, you can hire an experienced company to help with all of the dirty details. This is where ProActive Realty Fund comes in. We take the best aspects of passive income and turn them into appealing opportunities for investors like you!

We offer a unique opportunity to receive completely passive income. For every \$100K invested, investors will receive \$1,500 quarterly as well as 60% of net cash flow from rental operations. We help create a low risk return that allows you to benefit from value appreciation, leaving you with more time and money to invest back.

We choose properties based on our acquisition criteria. We focus on multi-family and apartment complexes that lead to more stable income. We also manage maintenance and rehabilitation of all properties to maximize the potential of each investment.

Instead of becoming a landlord, the only thing you’ll have to manage is the cash flow coming your way!

Be sure to pad your resources as you move through the initial phases of your investment. Having an emergency fund and a little professional advice can help you steer clear of avoidable loss. Balancing your time and money as you maintain the property can help you meet your investment goals.

House Flipping

Flipping a house can seem more straightforward at first glance: you simply buy a house, overhaul the space, and sell it for a profit- all within a short time. The speed of the house-flipping process appeals to many people, especially when compared to renting out a property for years at a time.

Keep in mind that house flipping doesn’t always turn a profit. In fact, you can just as easily lose money. If you don’t buy low enough, you are at mercy to the timing of the sale. If you

love hands-on work, you'll have plenty to do. Prepare for renovations to cost more than you think, particularly if you plan to go upscale.

If you enjoy the feel-good benefits of rehabilitation but don't want to put energy into overhauls, you might want to consider a passive investment in rental property. We ensure that our rehabilitative efforts are both profitable and beneficial to society. Our fund offers complete transparency, so you know exactly what to expect with your investment.

Benefits of Investing in Passive Income

With decades of experience turning property investments into profits, it's hard for us to list all of the reasons to invest in property. Below are just a few of the most commonly-cited reasons real estate is so advantageous.

Full Control

The second you buy a property; you have full control over the investment. You get to choose which type of property to invest in (i.e. multi-family homes). You choose how to spend your money (cash, private money, mortgage loan, etc.) on the investment. You even get to decide how much to charge for rent.

Believe it or not, you don't have to manage an investment like this hands-on to stay in control. With a company like ours at your side, you can control over what matters most: **your bottom line**. We are Active Asset Managers in the Real Estate Fund space.

Fewer Risks

If you're intimidated by stock investments, you have a right to be. Downturns and economic pulses can discourage even the savviest buyer from unloading money into stocks.

We Insure All of our properties with A rated insurers. During the Height of COVID-19 our rent collection was 100% and remains at this level.

When you work with a passive income fund like ours, you benefit from a strategically positioned investment effort on our part. We minimize the risks involved and use our expertise to navigate the market for you! Our minimum Targeted Return is: 12-16% Plus.

For a Limited time, we are allowing a minimum investment of: \$15,000. You must be an Accredited Investor. Visit Our website 7 click on: Invest Now (No Obligation). There you may register for an Account in our Investor Portal.

Tax Advantages

Tax benefits and deductions can make property investment even more appealing to investors. Cash flow on an investment property is tax-free, and almost all expenses relating to the property's upkeep can be deducted. This includes mortgage interests, insurance, property taxes, and general expenses required to operate said property. You can invest with Your IRA. We have Self-Directed IRA providers that we work with directly to assist you.

Cash Flow

Last (but certainly not least) of all, cash flow is the benefit that leads most people to invest in property. Cash flow is the difference between a property's income and expenses (including any debts), or your gross income. An apartment complex or commercial building that is rented on a regular basis offers stable cash flow over time.

In many cases, cash flow grows over time. Once you've paid your mortgage, you are basically generating ongoing profits. These profits can open you up to other investment opportunities, including your rental portfolio.

Our minimum targeted return is 12-16%. With our team managing all aspects of your investment, you can sit back and watch the money roll in!

The Bottom Line

Real estate is a popular, easy-to-understand asset class with both short-term and long-term benefits. By itself, real estate provides growable cash flow, tax deductions, buildable equity, risk mitigation, and a way to combat inflation rates. With passive income, you get all of this without having to leave the comfort of your home.

Not sure where to begin? Looking for professional help with your investment strategies? Proactive Realty Income Fund can help You achieve real Financial Goals and turn your investment back into passive income and have returns paid out quarterly!

Whether you're looking to diversify your assets or simply curious about investing in physical properties, we're here to help. Turn your vision into a reality with Proactive Realty Group today! www.ProactiveFunds.com. **This Offering is For Accredited Investors Only.**



Proactive Realty Group, LLC
www.ProActiveRealtyGroup.com
1-800-626-2089

Main Office:
1655 S. Blue Island Ave Suite 423
Chicago, Illinois 60608

Secondary Office:
136-4 Forum Drive #E3
Columbia, SC 29229