



## Investor Update

### ROI Strategies

Wow, what a difference a few weeks makes in the real estate season. Last month we spoke about how slow things were for people looking for homes within our program because of the holiday lag. That has really changed. **We expect to have 7 closings in March as of right now.** I know this update is supposed to be about February but it is always hard since I am writing it in March and March is going to be a lot more fun to talk about.

### Closings and Profits

We will have 5 Lease 2 Own properties close, one of our two flips in Las Vegas will close and one home will close that unfortunately our Lease 2 Own Homeowners had to walk away from. As much as it is never our intention to have it not work out for one of our Lease 2 Own Homeowners, this one worked in our favor.

**The final on the sale of the property produced almost a \$60,000 net profit.** Our plan is to apply the ROI Strategies portion to the Operating Reserve we have been building up over time for ROI. Our goal is to have 12 months of Operating Reserve to service our debt as if 50% of our properties were vacant (which they never will be) and we are a little bit over half way to our goal.

### Hanging out with “The Beaver”



Lastly, some fun news! This week we spent a couple of days with none other than “The Beaver” himself, Jerry Mathers from Leave it to Beaver. We flew him and his wife up here to Reno so we could get to know each other. Why, you

ask? We have been trying to find a spokesperson for Hughes Private Capital and My Lease 2 Own. I saw Jerry being interviewed on “The Plush Life,” a local TV show where our story has been broadcasted a few times. I instantly thought, “That is our spokesperson right there.” I got in touch with Jenifer Rose of “The Plush Life” and she put us in touch with Toni Suttie, Jerry’s agent. Before we knew it, we were eating dinner with “The Beaver.” **Jerry couldn’t be a nicer, more humble guy for being an American icon.** There will be more on this story in our next update.



*Greg Hughes, Jerry Mathers, Steve Sixberry*

Continued success and growth requires fuel for the fire and that comes in the form of capital invested in ROI Strategies. Please keep us in mind when talking to friends and family that may be interested in this type of investment. Remember, all you have to do is get them in touch with us and we will do all the work. **If they’re looking for a secure investment with principal protection as the primary focus which just happens to produce a consistent double digit return on their money,** we need to talk. Thanks again for the support and trust you have bestowed upon us each and every month as an investor in ROI Strategies. We literally couldn’t do it without you!