



Investor Update ROI Strategies

The month of March swung us back into full force with interested Lease 2 Own Homeowners getting past the holidays and ready to get into their new homes. We closed on three properties in Las Vegas and one in Reno. As of this writing, we have passed the mark of 60 completed properties and if we add our 38 properties we have flipped, we are just shy of the 100 mark altogether.

It's funny because Steve and I were just discussing how we thought when we reached 20 homes it was going to be a big deal. Now that we've reached 60, we still feel like small potatoes. I guess it is all relative.

Our goals this year include raising \$7.7 million in equity for the fund, completing 101 new homes and entering two new markets. We know those are stretch goals but what good is it if we don't shoot for the stars? We may only reach Mars but that is not so bad. For all you space brainiacs, please don't write me and tell me how Mars is not even close to the stars. For the rest of us, it works well as a metaphor.

Speaking of entering a new market, I must sound like a broken record by now. It appears that our best candidate is going to be Phoenix and its surrounding area with an approximate population of 4 million. Steve and Michael Patton, our marketing director in Las Vegas, are planning a trip to do the final exploration and determination if it will be our next Lease 2 Own market. We will keep you updated.

One of the challenges we are facing is that Reno is doing too well with its come back. The median home price has continued to climb and that is

making it more difficult for our Lease 2 Own Homeowners to stay under our criteria of \$250,000. That is one of the reasons we are looking at new markets, plus **it gives us more diversification which equals safety for our portfolio.**

Speaking of more safety in our portfolio, we are in the process of building Cash Operating Reserves for ROI Strategies. **This will give us, as investors, a safety blanket for unforeseen events in the future.** Our goal is to have 2% of assets under management in Cash Operating Reserves. More detail on this in our first article this month. This is a smart move, if I may say so myself, to continue to strengthen the position of ROI Strategies for our investors.

Please help us spread the word to your family and friends about our investment opportunity. Our best source of growth comes from you in the form of a referral. It doesn't get any better than that! Thanks for all your support.

Greg Hughes *Steve Sixberry*
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Weird Laws

Did you know...



In Washington State, it is illegal to harass Bigfoot, Sasquatch or other undiscovered subspecies.