



## Investor Update

### ROI Strategies

*Warning: why you should never redeem your investment with Hughes Private Capital in ROI Strategies:*

**34 years ago Ronald Wayne sold his 10% stake in Apple for \$800. Today that 10% stake would be worth \$58,000,000,000.**

Now, that was only \$800 worth. Imagine what your investment will be in ROI Strategies in 34 years. We are working hard on an iLease2Own. It will have beautiful features, a slick design, and will work most of the time!

All joking aside, one last fact about Wayne according to Wikipedia: "He is now retired and living a quiet lifestyle in a Pahrump, Nevada mobile home park selling stamps and rare coins in Pahrump, had never owned an Apple product until 2011, when he was given an iPad 2 by Aral Balkan at the Update Conference in Brighton, United Kingdom."

May brought two more Lease 2 Own Homeowners that were able to get financing and purchase their homes, one Lease 2 Own in Reno and three in Las Vegas. Currently, we are concentrating most of our efforts and marketing in Las Vegas.

We are working a lot on our strategic alliance with the non-profit in Las Vegas. This has produced additional deals, including two discounted homes in Las Vegas. These discounted homes come through the First Look program in Nevada. The program is actually HUD-based and it allows us to bid on the property before it goes to the open market.

If the margins are acceptable, we will purchase them and then do one of two things: Sell it out-right as an owner-occupied or set it up as a Lease 2 Own. It will be whichever comes first, but we would prefer to set them up as a Lease 2 Own. Most of these homes are in a very affordable range of \$100,000 to \$200,000. Either way, they work out as a good investment for the fund and help to keep the program affordable for the buyers or Lease 2 Own Homeowners.

The name of the non-profit will be changed to Home Today™. Here is the new logo.

Eventually all of our intake of Lease 2 Own candidates will come through this channel and be sent through our same underwriting system that we have utilized for the last three years. Nothing changes on the underwriting procedures, which includes always having the final approval or disapproval of any Lease 2 Own candidates. This is essential.



What changes is what Home Today™ can provide for families looking to become homeowners. Other programs include assistance in getting financed, over thirteen down payment assistance programs, financial education, mandatory 60 day financial reviews once they are in the program, the First Look program (discounted homes), and more. All of these programs benefit the candidate by helping them get into a better and more affordable home more quickly. It then benefits us as investors because we will have stronger candidates within our program.

Lastly, I must take the time to really point out the importance of the First Look program. It allows us to purchase these homes at discounted prices from 10% to over 30%, which obviously gives us more protection as investors. However, it also puts the Lease 2 Own Homeowner in a stronger position as well. We can keep the rents more affordable, while producing better than normalized returns, and can position them to purchase the home at some level of a discounted price. Win-win for all involved.

Thanks for being a part of our family of investors and please keep us in mind when you are bragging to all your friends about how smart of an investor you are and the nice return you are getting!! Until next month.

*Greg Huges     Steve S...*