

We closed another transaction in June and sold an existing home. However, June was apparently just setting the stage for July. Like any business we try to project completed deals for the month but there are many variables and we had no idea July was to be a record month.

As of right now, we are slated to close on 8 deals total in July with 4 of them in Las Vegas. It is encouraging to see momentum with Las Vegas after such a slow start.

Of the four homes in Reno, we are purchasing one for a permanently disabled veteran and his family. They have been renting the home for three years and the seller of the home is helping by reducing the purchase price for us so they could remain in the home. We reduced their rent to make it manageable which has lowered our rate of return for the property but we will be able to make it up on the sale of the property. This is a real win-win for everyone and we were happy to be part of it.

The home we sold was the first home we had a Lease 2 Own Buyer walk away from. It is a good story since she was given a home from her uncle. Something she couldn't pass up. In the end, we only had a 3.8% return on the home due to the well required abandonment and a hook up to city water. Otherwise, we would have had a return of 22%.

In August, we will have our second Lease 2 Own Buyer walking away. She is being transferred to Elko. We will sell the home that was bought at a great price and will make a tidy profit on the sale.

North Dakota's momentum is really getting started. We have purchased two homes at a \$19,000 discount for \$160,000. Our rent will be \$3,300 per home. That is not a typo! It is quite incredible to be part of this fantastic market. We will see the return for ROI Strategies increase as we purchase more properties in ND. Please don't hesitate to call if you have any questions about the ND market.

However, this month's return is lower due to the expense of our tax return being paid for ROI Strategies and the sale of that existing home. Even though we made money overall on the home with the rent income, there was a loss at the time of sale that has to be recognized in the cash flow.

We are in the process of raising \$2.7 M before the end of the year for ROI Strategies. We expect to see our deal flow remain at 3 to 8 per month. Please tell others if you are happy with your return and our management of your investment. We are always appreciative of your trust and participation in ROI Strategies.

Thank you,

