



Investor Update

ROI Strategies

'Tis the season of people being busy, but not busy buying or selling homes. We had one shopper and one short sale re-purchase last month, added three more flips to the portfolio, and one flip was sold, **netting us all a nice profit.**

We expect the same over the next few months as this is the slower part of year. We continue to purchase flip properties as they come to us but only, of course, at the margins we require. Reno has been better than Las Vegas on buying flips off the courthouse steps, yet we have found a few good flips off the market in Las Vegas.

So with the business out of the way, what will you be doing for the Holiday Season? **I will bet your home doesn't look like this!**



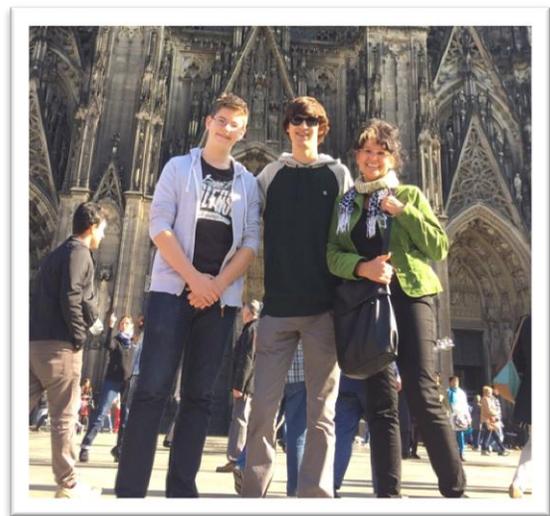
No, that is not a Christmas Store where you can buy whatever you will need for your home. **That is the home of one of our favorite investors!** That's right, they love Christmas and it shows. It is truly a winter wonderland.

Well, since this is a one way conversation, I can only tell you what we will be doing to celebrate. We are fortunate to be able to get the whole family together on Christmas Eve and Day. This is about 25 people and believe it or not, we get along! **On Christmas Eve we eat tuna melts (a tradition for over 50 years and I don't know why and don't like them)** and then we do a \$20

random gift exchange where others can steal your gift from you if they like it.

This usually means that some of us walk away with movie tickets, a Starbucks gift card, a bottle of wine, or it could be some useless gag gift that one of the cousins decided was funny. I, of course, would never think of doing such a thing.

Then, on Christmas Day, we get back together again and eat lots of turkey, etc. **We're all sad our youngest, Dexter, who's 17, won't be home this year for Christmas.** He is in Germany going to school for 8 months. We will all miss him.



Dexter (in the middle) with his German host family

Then right after Christmas, our family is heading to Mammoth Ski Resort to meet Tanja's family for a little ski trip, which has always turned out to be a good time.

Mr. Sixberry and his family are happy to be celebrating in Reno this year. They do not have relatives nearby so they rotate each year between Reno, Houston, and Denver where Jill's two sisters live. Each year they do something special that is unique to that area, whether it is a trip to a destination resort like Napa, Galveston, or Vail or just a local zoo. They have not firmed up a plan for our area this year so perhaps some of you have some fun suggestions.

Happy Holidays and a Happy New Year! Talk to you next year (How did it already become 2016?),

Greg Huger Still Sing