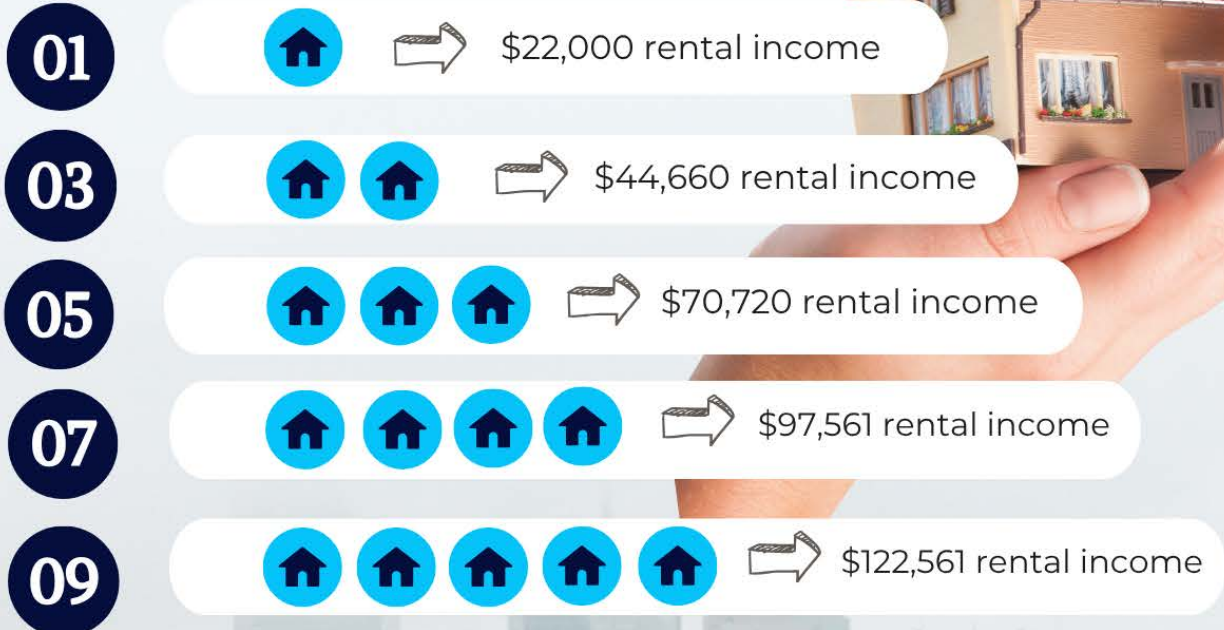


Building a Rental Empire

PROPERTY real
P I O N E E R S

Luz buys her first rental property. She saves all of the remaining money not used on expenses to build a down payment fund to buy more rentals. She grows to 5 rentals in 9 years that pay her \$122,561 annually, all while paying down the mortgages.

YEAR



LEARN HOW

at our quarterly workshops
or Schedule a FREE
consultation by scanning
the QR code -->>>



GERARDO "JERRY" ACOSTA
520-609-8378
jerry@prptypioneers.com
DRE# SA693102000



Let us help you w/ your Real Estate journey to Financial Freedom!

1

Discovery Session

Start by scheduling a consultation with our specialized agent(s). We'll get to know you, your goals, and your financial situation to tailor a custom plan on how to reach financial wealth as quickly & painlessly as possible!



2

Goal Setting

Together, we'll define clear and achievable goals. Whether it's finding ways to finance your first/next deal, finding deals in the current market, understanding different strategies--we'll create a roadmap to get you there!



3

Financial Planning

With your goals in mind, we'll develop a customized financial plan. Whether you need conventional financing or need to explore other creative options we'll cover all bases to ensure your educated on your different options.



4

Investment Strategy

We'll help you build a Real Estate portfolio designed to grow your wealth over time. Whether you're looking to fix/flip, Buy & Hold, BRRRR, Multi-family, commercial, etc.--We'll help you find the best strategy for YOU!!!



5

Monitoring and Adjustments

We all know the quote "_____ Happens!" We understand that, so we're here to keep you motivated, educated on the market, & continuously monitor your progress and make adjustments as needed to keep you on track towards achieving your goals



Ready to start your journey to financial freedom? Schedule a consultation with us today and let's map out your path to success!

CONNECT WITH US TODAY!



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Jerry Acosta

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10 Investor Tips & Tricks!



Know your Market inside Out

Partner with a local expert & study local trends, property values, rental rates, zoning changes, and population growth in your area.



Be Creative

Everyone talks about drive for dollars, but what are you doing to ensure you get in contact with the seller. Don't be afraid to share this address w/ your trusted agent, chances are, they have some tricks up their sleeve to contact them.



Optimize your Platforms

Even if you don't have crm or expansive marketing campaigns, you should create a system/routine and organize your efforts in excel or specific platforms.



Make aggressive offers on Multiple Properties

If 1 in 10 gets accepted, you still win. It's a numbers game and volume is your friend



Get PreQualified, Have POF & Maintain a Good Credit Score

Maintain a good credit score to reduce insurance costs. Pay bills on time and keep credit card balances low



Focus on Emerging Neighborhoods

Target areas showing signs of revitalization, such as new infrastructure, retail development, or increasing rent prices



Understand the Numbers

Master key formulas: Cap rate, cash-on-cash return, ARV (after repair value) and rent-to-price ratio. Get w/ your agent to send your quarterly market updates in your targeted areas.



Buy Value add Properties

Buy the smallest property in a good neighborhood; home w/ only 1 bathroom and then add value by not only renovating but also expanding or adding to the property.



Build strong relationships-Choose an Agent that specializes in Investments

Interview and/or get to know wholesalers, agents, contractors, attorneys and lenders to build strong long term mutually beneficial relationships.



Know all financial options

Leverage hard money, private money when convenient but don't forget you can use different strategies to buy without having to pay high interest rates or large sums of money for down payments.

CONNECT WITH US TODAY!



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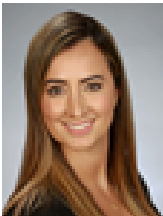
LOOKING FOR FINANCING ON AN INVESTMENT PROPERTY?

We can help!

- ✓ Purchases up to 85% LTV
- ✓ Rate/Term & Cash Out Refinances up to 75% LTV
- ✓ Single Family, PUD, Condos, 2-4 units



Call Today for More Info!



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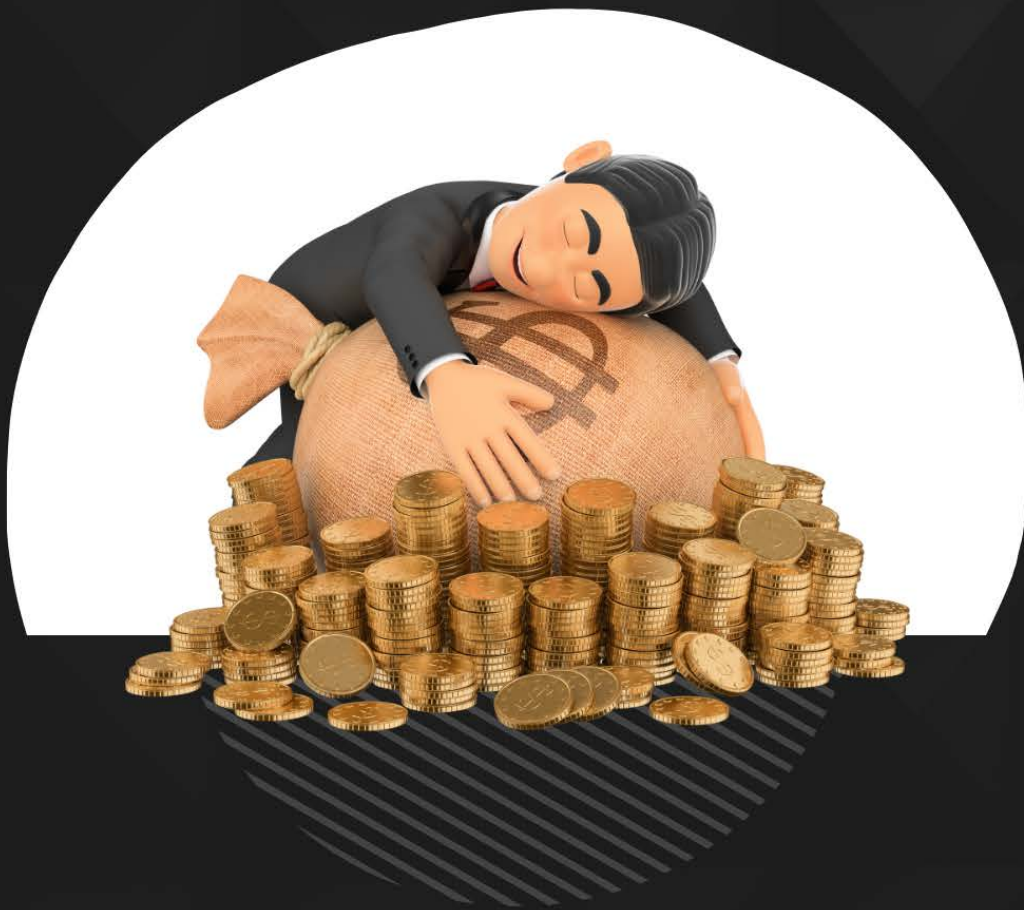


LOAN OFFICER LICENSING: AZ-LO-1017586 NMLS-2003471 COMPANY LICENSING: Peoples Mortgage Company, A DBA of Moria Development, Inc. AZ BK-0904164 Peoples Mortgage Company | Equal Housing Lender | NMLS - 6274 | 1610 E River Road Suite 118 Tucson, AZ 85718

Call for full program details and to check rates and eligibility. All loans are subject to underwriting by a Peoples Mortgage Underwriter. Rates and programs are subject to change at any time without notice. 8/4/2023

BEGINNERS GUIDE TO LEARN

HOW TO INVEST IN REAL ESTATE W/ OTHER PEOPLES MONEY



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