

## Model Home Leaseback Program

- Amount to Invest: \$159,000 to \$300,000
- Average ROI: 10% to 18%
- Location: Texas (major metro areas)
- Type: Holding Title - Leaseback
- Length of Term: 2 years average



Looking for great cash flow in a no hassle real estate investment that offers a 10% to 18% return on investment? How about purchasing a model home and leasing it back to the builder?

Texas is, by far, the most stable real estate market in the country. It didn't get caught up in the superficial real estate boom and therefore, hasn't had dramatic losses of value. In fact, 450,000 new residents moved into Texas in 2010 creating a strong demand for new housing. This same demand is continuing in 2011.

However, the economic downturn and resulting lack of capital available from banks (even in Texas) has created a terrific opportunity for investors.

Get great returns secured by real estate. Utilize your Self Directed IRA or 401(k) funds (*or other available investment funds*) to purchase and leaseback model homes to the builder.

All you need to do is walk to the mailbox every month to pick up your check! No other Real Estate investment can get you this kind of ROI for doing so little.

**> Eligible for IRA/401k "non-recourse" loan or a traditional non-owner occupied loan. <**

Builder takes care of the following:

- Guaranteed lease payments monthly
- Pays most closing costs at purchase
- Pays on-going property taxes
- Pays Home Owner Association fees
- Pays for all utilities
- Pays for all maintenance and repairs
- If desired, will sell the home at the end of the lease term

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: *This investment is offered by a trusted* :  
: *partner based in Dallas, TX with decades of* :  
: *experience. All details, due diligence* :  
: *documents and references will be provided* :  
: *upon request by the Principal.* :  
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**For new Safeguard investors, if you invest in this program within 45 days of setting up a Self Directed IRA or 401k plan, you will receive a \$1000 rebate check.**