



**Residential Real Estate  
Investments and Financing**  
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## **“Investing Securely through Intelligent Systems”**

*1<sup>st</sup> Security Realty Advisors* serves a unique segment of the real estate investment market. Our client’s are focused on the many benefits of investing in residential real estate. They demand access to nationwide investment opportunities. They want to be free of geographic constraints while having immediate insight into local market specifics and property characteristics. We act as strategic partners in executing their Investment Plans. We help them to make intelligent decisions by selecting only the highest quality assets with acceptable ROI characteristics, and by avoiding costly mistakes while accepting manageable risk.

We work with them to identify desirable markets and to select the right assets. We represent them in negotiations to acquire the property and in arranging the best financing terms. In addition, we work with them on tax considerations and to minimize their personal time and efforts by providing reliable property management services.

Our proprietary Investment Decision System *rRealVest*, identifies the optimal investment solution. It is a real time decision tool that quickly analyzes market dynamics such as:

- Major metropolitan areas that have the highest 5 to 20 year projected rate of residential real estate price appreciation and positive growth in rental demand.
- Communities and sub-divisions which have the highest appreciation trends and rental incomes,

and, investment variables such as:

- Property characteristics that provide the highest rent to value ratio, lowest management costs, and the highest long term price appreciation.
- Financing terms that optimize Capital, Cash Flow, Tax Advantages, and Equity Buildup.

...Our clients find out the answers to these critical elements *before* they invest.

*1<sup>st</sup> Security Realty Advisors* clients get the benefit of 15 years of hands-on experience with extensive real estate and mortgage transactions, to provide them reliable Investment Advisory and Asset Management Services with a view to financial security and long term growth.

A handwritten signature in black ink that reads "Dave Van Waldick".

Dave Van Waldick  
President