



## **REAL ESTATE INVESTMENTS**

### **GUARANTEED OPPORTUNITIES**

First time and seasoned investors - we offer guaranteed returns and no headache real estate investments



# Guaranteed Fixed Return Real-Estate Investment

## Addressing the needs of Individual Real Estate Investors

Are you an international investor, and just want to earn a guaranteed return backed by real estate in the United States?

Want to invest in real estate?  
Buy a rental house and not worry about managing it, finding tenants, and or vacant months.

Do you want to become a hard money lender and earn a fixed interest monthly?

We can help.

We offer three different forms of investment with guaranteed ROI. All collateral backed by fully insured real estate.

- Fixed ROI
- Fully Remodeled
- Turnkey
- Worry free
- Managed Properties

**Option 1**  
Fund US rental real estate with no US immigration or travel status.

**Option 2**  
Turnkey pain-free rental property ownership.

**Option 3**  
Fund real estate rehabilitation projects.



## The Debt Opportunity

Designed primarily for foreign investors outside the United States who do not have an established business in the United States, are not paying United States taxes and are not filing United States tax returns.

Put your money to work in safety and security. We remove the volatility and uncertainty.

- 8.25% annual return
- \$75,000 USD to \$1,000,000 USD investment
- Fully backed by collateral, rental houses in Texas and Oklahoma
- 3- and 5-year terms available
- Real time access to property information.

## The Turnkey Opportunity

Designed for investors who have established businesses in or are citizens of the United States. You file or pay United States taxes, and you have the opportunity to take advantage of tax savings.

- Purchase property at wholesale prices, below market retail value.
- Target 8% return on investment yearly.
- Typical properties are purchased from \$110,000 USD to \$200,000 USD
- Cash flow from the first month your property is rented.
- We manage the property and provide real time access to photos, videos, and reports at all times.
- Take advantage of tax benefits; depreciation 2.9% yearly, interest payments, repairs, and opportunity zones.
- Diversity your IRA and 401K money with the solid appreciation and cash flow of real estate, reducing volatility and drawdowns.

## Short Term Lender

Designed primarily for short term loans. We manage your money and loan it out to trusted investors as hard money loans. All loans are secured with real estate and fully insured. For either domestic or international investors.

- 9.25% annual return
- \$500,000 USD to \$1,000,000 USD investment
- Fully backed by collateral, rental houses in Texas and Oklahoma
- 9-14 months



## How We Work

### 1. Finding suitable houses.

Buying the right house at the right price has always been the key to success. We use a data-driven approach to determine our optimum offer. We advertise and operate as WeBuyHouses.com through an exclusive license in 82 Texas and Oklahoma counties. Our primary consumer web sites are <https://webuyhouses.com/> and <https://net.webuyhouses.com/>.

### 2. Renovating the property.

We renovate houses with our crews, using proven construction methods and technology, bringing existing houses up to current standards. We control every step of the process from roofs to foundations, plumbing and electrical to HVAC. The result is a safe, efficient, attractive house at a reasonable price.

### 3. Marketing and renting the property.

Our finished houses are marketed through our own real estate team of licensed agents. We train our agents to quickly and efficiently rent houses, from acquiring their license to continuing education and Continual Process Improvement.

## The Market Opportunity

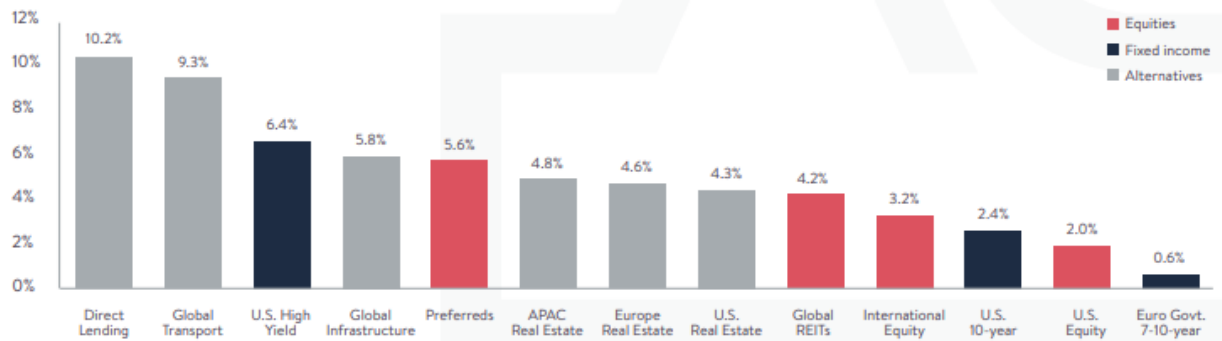
The economic downturn allows opportunity for investors to place money in a safe market with a guaranteed return. Real estate is the safe market the majority of investors turn to. Why? Investor money is backed by hard assets that are insured. Even in a downturn economy real estate has maintained a secure return.

Our solution – we purchase substandard houses at a deep discount. Repair and renovate these houses, turning them into safe and affordable housing. We improve communities and earn solid financial returns. Our clients build a secure return in their investments.

## Available Properties

Address	City	ST	Retail Price	Market Rent	Taxes	Investors Price Now	ROI % annually	ROI Cash Annually	Percent	Analysis Date	Date Ready
421 W Morton	Denison	TX	\$256,000.00	\$1,500.00	\$3,105.00	\$180,525.00	8.00%	\$14,442.00	100%	11/1/2022	Ready
1011 HCR 2312	Hillsboro	TX	\$185,000.00	\$1,300.00	\$1,550.00	\$149,980.00	8.00%	\$11,998.40	100%	11/1/2022	contract
803 Elm	Bonham	TX	\$169,000.00	\$1,200.00	\$1,522.00	\$151,220.00	8.00%	\$12,097.60	100%	11/1/2022	Ready
235 Lone Star	Trinidad	TX	\$199,000.00	\$1,300.00	\$1,875.00	\$175,000.00	8.00%	\$14,000.00	100%	11/1/2022	Ready
310 Dewitt	Wilmer	TX	\$190,000.00	\$1,400.00	\$2,275.00	\$159,275.00	8.00%	\$12,742.00	70%	11/1/2022	12/15/2022
4002 Stuart	Greenville	TX	\$170,000.00	\$1,400.00	\$1,980.00	\$150,560.00	8.00%	\$12,044.80	90%	11/1/2022	11/30/2022
4912 Rollingwood	Garland	TX	\$260,000.00	\$1,600.00	\$3,110.00	\$199,950.00	8.00%	\$15,996.00	100%	11/1/2022	Ready
405 NW Glendale	Lawton	OK	\$97,575.00	\$800.00	\$989.00	\$76,225.00	8.00%	\$6,098.00	100%	11/1/2022	Ready
3717 Hwy 175	Athens	TX	\$265,000.00	\$2,000.00	\$2,120.00	\$219,750.00	8.00%	\$17,580.00	100%	11/1/2022	Ready
2039 Wellington Point	Forney	TX	\$320,000.00	\$2,300.00	\$6,229.17	\$231,000.00	8.00%	\$18,480.00	100%	11/1/2022	Ready
562 CR 3407	Jacksomville	TX	\$179,000.00	\$1,200.00	\$2,212.00	\$149,000.00	8.00%	\$11,920.00	100%	11/1/2022	contract

According to JP Morgan Asset Management, private/direct lending delivers superior returns to any alternative or Wall Street asset.





Compared to private lending, public fixed income options offer inferior returns – often failing to even keep pace with inflation.

PRODUCT	RATE OF RETURN	INFLATION	ANNUAL RATE OF LOSS
<b>Savings</b> (Best Rate: Citibank)	2.7%	8.0%	<b>-5.3%</b>
<b>CDs</b> (5-Year Jumbo)	3.7%	8.0%	<b>-4.3%</b>
<b>Money Market Accounts</b> Highest Rate: Bask Bank	2.75%	8.0%	<b>-5.25%</b>
<b>Treasuries (10-year)</b>	3.89%	8.0%	<b>-4.11%</b>
<b>Dividends</b> Average S&P 500 dividend yield	2.0%	8.0%	<b>-6.00%</b>

Private Lending has been recognized throughout history as a constant and safe return.

## Company Information

GBOH, Inc. is a Texas Corporation owned by Will Roddy and Joel Beal of Arlington, Texas. Our office and warehouse is located at 9515 Santa Clara Drive, Fort Worth, Texas. The company was founded in 2018. The roots of the company go back to our early rental property experience that began in 1992.

We are a data driven real estate company, tracking trends and using consistent rules proven over 20 years at hundreds of companies in the US. We have Standard Operation Procedures and proven systems that we use to source leads, track leads and deals, accurately price property costs, estimate and track repairs and renovations, market properties for rent and sale, and track the closing of these properties.

Visit our website for more information; <https://gboh.online/>