

How a Convenience Store Night Clerk May Hold the Solution to Add A High Yield Component to a Diversified Investment Portfolio

Some years back when I was actively brokering hotel properties, a hotel developer friend referred a relative to me who had \$ 1million to invest in an income property. After I got to know him, I asked how he came to have the \$1million. He told me about his coming to America for a job in New York. That didn't work out as he'd hoped, so, with little more than one way air fare, he flew to the San Francisco bay area to work for a relative who owned several convenience stores. He started on the night shift at one of the stores. He worked hard, learned the business and, in time, was managing several stores. Eventually, he saved enough money to buy his own, first convenience store. He then expanded to the point that he owned 7 convenience stores. He later sold 4 of them, then kept 3 for ongoing, passive cash flow. That's where he got the \$1million, from the 4 stores he sold. Now, convenience stores are businesses wrapped in real estate, but with true income properties, a similar goal is more easily attained: lifetime, passive income. You can learn more from my FREE REPORT – BIG DOLLARS FROM SMALL BUILDINGS. Is there something besides this aggressive, expansion approach?

WHAT'S OUT THERE?

Income property investments offer a wide array of options. At one end are “triple net” leased buildings occupied by national credit tenants with zero upkeep responsibility or upkeep costs to the investor. You get a monthly check and passive, safe, annual returns of 9% and up. On the other end are turnaround properties generating 100% return on investment within 15 months or less, while keeping the property and the cash flow after this full return of investment, a lot like the convenience store entrepreneur. And there is everything in between.

LEARN MORE

To learn more, I'll prepared a FREE Special Report: BIG DOLLARS FROM SMALL BUILDINGS. In it, you'll learn some secrets to making money from nothing by controlling versus owning a property, how a simple formula to determine income property value can be a gold mine to making money that few people understand, how to build a high cash flow portfolio (just like the convenience store guy did), and much more. My “angle” in giving you this free report is to introduce you to what I've learned over 40 years in the income property business* & if you're intrigued by the report, there are options for you that range from home study to coaching to Done-4-U investing. To get your report sent to you by US mail, just email your name & postal mailing address to propertytrust@frontier.net or call the office number below and record your name and address or send a fax. There's no obligation, and no one will call you.

Sincerely,



F. Scott Tonges

President - Southwest Property Trust, Inc www.SouthwestTrust.Com

Colorado Office 970-731-4421 Fax 801-640-2338 Email propertytrust@frontier.net



*See Scott's bio and client letters at www.SouthwestTrust.com then the “About” tab.