

REAL ESTATE INVESTMENT RESEARCH REPORT (SUMMARY COPY)

America's Hottest Housing Market

Get Positive Cash Flow with Massive Tax Advantages!

Bayside Park – Waveland, Mississippi

Equity, Cash-Flow and Appreciation



Presented by:



Email properties@reinusa.com for the full research report.



INVESTMENT HIGHLIGHTS

THE CURRENT OPPORTUNITY

- ✓ Katrina was our nation's worst natural disaster – referred to as the “100 Year Storm”.
- ✓ Hurricane Katrina destroyed 64,000 homes and 47,000 rental properties.
- ✓ 30,000 families still live in FEMA trailers. 40,000 families are living with friends & family.
- ✓ Changes in gaming laws have created a casino boom.

EXECUTIVE SUMMARY

- ✓ As of the fall of 2006, a total of 100,000 families were still displaced.
- ✓ The true rebuilding of single family homes in the area has only recently commenced.
- ✓ Demand for affordable housing has created significant growth in the housing market.
- ✓ The real estate boom has only started and may run for the next 3 to 5 years.
- ✓ The Mississippi Gulf Coast is one of the best real estate markets in the country.

BENEFITS OF THE “GO ZONE”

- ✓ Get a 50% bonus depreciation in your first year (per property).
- ✓ Claim the bonus depreciation against the taxes you've paid over the last 5 years.
- ✓ Claim the bonus depreciation against any taxes paid over the next 10 years.

GULF COAST REAL ESTATE MARKET

- ✓ 100,000 homes needed right NOW.
- ✓ 300,000 more homes needed over the next 5 years.
- ✓ 95% of displaced persons have returned home and only 7,000 homes have been rebuilt.
- ✓ 30,000 families still live in FEMA trailers. 40,000 families are living with friends & family.

POPULATION & DEMOGRAPHICS

- ✓ Hancock County had a 46.6% population growth from 1990 to 2005.
- ✓ The population has greatly rebounded from the decline suffered directly after Katrina.
- ✓ Projections by the State of Mississippi show the population will continue to increase.
- ✓ Increase in baby-boomers moving to the area as well as additional demand for workers in the Casino, and Aerospace & Defense industry are positive factors supporting growth.

MISSISSIPPI ECONOMY AT A GLANCE

- ✓ Per capita income has increased at twice the national average.
- ✓ Retail sales have increased 61%.
- ✓ Average price of homes currently available in the market are too high: \$200,000 and up!
- ✓ Gaming revenues and gaming employment are now at record levels.
- ✓ The Post Katrina construction boom should spark an acceleration of economic growth.

MISSISSIPPI COAST EMPLOYMENT

- ✓ Current casinos employ over 18,000 people.
- ✓ 11 more casinos in 2008 will employ 22,000 more people.
- ✓ Stennis Space Center, Ingalls Shipbuilders and Keesler AFB employ over 35,200 people
- ✓ Almost every industry has experienced wage increases from construction to fast food.
- ✓ Employment opportunities in the area are strong and growing.

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MISSISSIPPI COAST CASINO NEWS

- ✓ Each casino employs 1,600 to 2,000 locals.
- ✓ Employees drive up to 2 hours each way to work.
- ✓ Casinos are housing employees at a cost of \$250+ per night.
- ✓ 11 new casinos are planned resulting in 22,000 more employees with nowhere to live.
- ✓ Local casinos currently generate over \$235,000,000 in revenue per month.
- ✓ The Gulf Coast is now America's second largest gaming destination.

BAYSIDE PARK

- ✓ Located in Waveland, Mississippi.
- ✓ Bayside Park is a perfect "bedroom community".
- ✓ 5,000 buildable lots. We control 1,500 of those lots.
- ✓ Lot prices appreciated from \$1,500 to \$15,000 during the last 6 months.

A PROPERTY MANAGERS VIEW

- ✓ High demand for rental housing – now.
- ✓ Phone will not stop ringing once housing becomes available.
- ✓ There has been quite a bit of expansion already and more is expected.
- ✓ The construction industry alone will drive the rental market in Hancock County for several years to come.

MODEL & FLOOR PLAN

- ✓ 3 Bedrooms, 2 Bath.
- ✓ \$115,500 complete with lot.
- ✓ Leases for approx. \$1,200 per month.

INVESTMENT HIGHLIGHTS

- ✓ Strong Positive Cash-Flow!
- ✓ High appreciation potential.
- ✓ Strong need for affordable rental homes.
- ✓ Excellent jobs market.
- ✓ Government incentives.
- ✓ Accelerated 50% depreciation (potentially a \$18,450 tax refund)*
- ✓ Growing vacation destination.
- ✓ Second largest gaming destination in the USA (Las Vegas is first).

* The estimated GO Zone net cash benefit in Year 1 (50% special accelerated depreciation) assuming \$123,000 home value, \$61,500 in depreciation, and a 30% tax bracket is \$18,450!!! To better understand all the special benefits available (and important restrictions that may apply) in this unique opportunity, we strongly suggest you consult with your professional tax or financial advisor.

Contact us for the FULL VERSION of this Research Report.

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