



The Real Solution Team, LLC

Partners with 32West Realty, Inc

“Real Estate Investments
To Dramatically Increase
Your Net Worth Today”

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Real estate is still one of the safest and insurable investments today. Take advantage of current market conditions in one of the most popular locations in the U.S. by accessing our unique one-stop-shop method of conducting business, which offers clients the ease of increasing their net worth by growing a prosperous real estate portfolio directly from the comfort of their own home or office. We'll do all of the work and provide all of the tools while you benefit from appreciation and cash-flow.

We thank you for your interest.

As real estate business professionals, we have combined our years of experience in the South Florida market with our experience as investors to develop a business we acquire, both personally and for our clients.

Currently, South Florida real estate is experiencing a buyer's market that may last through 2013. Our strategy is to acquire as many properties which we believe will provide both positive rental cash-flow and additional growth in equity.



In order to maximize the increase of our net worth, we purchase properties that not only meet certain criteria based on return on investment, but having a keen sense of local geographic trends is a key ingredient to turning the average real estate portfolio into an above-average portfolio.

To ensure our properties will attract the highest available rent and subsequent higher sales price when the market transitions to a seller's market, great care is put into the renovations of each property. With regard to renovations, we recommend taking advantage of current economic conditions with respect to price of labor and materials. Consequently, we renovate our units to resemble the look of newly remodeled homes.

There are two great benefits resulting from this outstanding remodel. The first is that every renter wants our unit; therefore we have the ability to choose the best tenant and obtain the highest rental amount. The second benefit is that when the market transitions to a seller's market, appreciation and equity will have increased and the economy will have greatly improved. This gives us the ability (if desired) to sell our properties for an above-average profit. Additionally, since the unit has already been greatly improved, we save time and money on higher priced renovations later.

With regard to investment areas, we purchase property in areas with a history of appreciation in equity based on past and current buying trends. These areas will not only produce the same, if not better, rates of return as other rental income producing units, but possess the added benefit of growing in equity sooner and in higher value than other current popular areas of rental property investments.

We now offer unique expertise to clients seeking a proven business model.

Why Florida?

The hottest markets in the U.S. during recent “boom” times were California, Nevada, Arizona and Florida. Certain cities within these states experienced unrealistic appreciation due to location, weather, tourism and various attractions, adding to the desire for natives as well as vacation and second home buyers from within and outside of the U.S.

The ultimate additive to the appreciation and mad buying frenzy was the ability to obtain easy financing and the aftermath of consequences are evident nationwide but especially in these over appreciated locations.

Today, these are the areas that have dramatically plummeted in value to the point that savvy investors worldwide are taking advantage of the opportunity to own desirable realty at great prices.



For the reasons above, these are the same areas that will once again appreciate in time. The added bonus to investing in Florida is that based on statistics, “Florida could be out of buildable land in as little as 15 years.”

Regardless of speculation to the “end” of available land or not, it is still one of the most desirable areas to live and visit within the U.S. today.

Rental Market

Rental Market Myths:

“There are so many vacant homes due to the high number of foreclosures that the supply of rentals brings down rent rates for landlords.”

Rental Market Truths:

“Those homes in foreclosure as well as the already foreclosed homes sit on the market for sale, need work and with tight current lending constraints, only investors or cash buyers can benefit from the opportunity. With more and more folks unable to obtain mortgage loans to purchase a home, they are forced to rent, adding to the growing number of renters for a dwindling supply of available rental property. Additionally, the condition of the choices of rentals is simply ‘okay’ ours are spectacular. Tenants literally beg for the units and are willing to pay top market rent.”

International Buyers

International buyers have helped buttress Florida's real estate market with 22 percent of all foreign clients nationally choosing property in the Sunshine State. That makes Florida tops for attracting foreign interest, according to a summer report by the National Association of Realtors...While Florida's share of foreign clients has slipped from a recent high of more than 26 percent in 2008, bargain basement prices and a weakened dollar have continued to lure Canadian and overseas buyers. (Source: Palm Beach Post)

Why South Florida? Not only is the weather, water and location desirable, put in today's current market, so are the deals. International Buyers are swarming because of the high returns on investment and speculative appreciation commonly found in areas such as South Florida.

International buyers need agents who understand the investor's mentality as well as a Property Management firm offering superior serviced. This is where our unique service proposition makes sense for any International buyer/investor and U.S. investors alike.

Because the owners and agents are investors themselves, they can offer their clients a system duplicating the proven success in their own portfolios. Catering to the every need of their client is what makes them unique. Their exclusive team of specialized experts, such as CPA's offering international tax advice and entity creation based on every client's unique need and desire as well as taking into consideration the tax treaty between the U.S. and the investor's home country, allows our CPA team to assist each client's unique need.

The closing agents we use make closings smooth and easy by eliminating unnecessary red-tape and necessity to attend a live closing. Investors can easily purchase: property from anywhere within the world right from the convenience of their own home or attorney's office.

By providing contractors and handymen as well as project supervision, we can manage the renovation of any property bought in as-is condition by their clients while being prepared for rental occupancy.

Superb Property Management services are the icing on the cake for their clients. Clients can access up-to-date status reports on each property under management with 32 West Realty, Inc. via online specialty software, with their own private code.

Property Management

As rental property owners ourselves, we are experienced in purchasing properties at the right price, creating cash flow, renovating to attract a multitude of renters at top rental rates, marketing and managing our own real estate portfolio. As such, we duplicate the same proven system to manage our client inventory.

Whether it's single family homes, individual condominium units, or multi-unit buildings, we are equipped to meet your property management needs.

We handle the operational responsibilities that come with the ownership and management of rental real estate and offer full service management to our clients. Our dedicated team of professionals is ready to help you maximize cash-flow without sacrificing service.

Here is just a small list of the services you can expect from us:

- Rate Analysis – We will analyze the market and find the best rental rates in the area; we also work with governmental agencies to place subsidized rental residents in our units.
- Lease Administration – Whether it's billing and collection or resident screening, including thorough background checks, we will handle it for you. Upon locating a prospective resident, we will obtain a rental application, conduct the appropriate screening process and once approved, begin the move-in process, including lease preparation.
- Building Maintenance & Repairs – We make sure our properties are clean and operating efficiently at all times. Making repairs correctly the first time prevents future problems and excessive repair costs.
- Marketing – In addition to placing a sign at the unit, our marketing strategies include a signage campaign in the high traffic areas nearest the property, MLS and specialty Internet sites, resident referral programs, and government subsidy programs, all in helping to keep your occupancy and resident retention rates high.
- Record Keeping & Reporting – We utilize a specialty software system that allows our clients to login and obtain up-to-date reports regarding income, expenses, occupancy and repairs.
- Payments are issued to clients on a monthly basis.
- Team of Experts – Having experience in this business, we benefit from long-term relationships with a team of experts versed in catering to the needs of the investor, whether local or abroad, including CPA's, attorneys and closing agents, contractors and handymen.

We look forward to meeting your property management needs and increasing your return on investment.

Our Services Include:

- Real Estate Acquisition & Sales
- As-Is or Turn-Key Realty Available
- Renovation Oversight
- Refer Insurance & CPA Team Members
- In-House Rental Listing / Leasing Team / Tenant Procurement
- Manage Appliance Logs / Maintenance / Repairs
- Attorney Prepared Forms
- Move-In / Move-Out Walk-Through Inspections
- Tenant Application & Screening Process
- Monthly Financial Reports
- Rent Collections