

REAL ESTATE ~ THE BEST INVESTMENT



LIFESTYLE
VENTURES





ARE YOUR INVESTMENT DOLLARS WORKING FOR YOU?

Investing in real estate can be a fruitful endeavor for many investors, especially those who are looking for passive income and ways to grow their assets. It's often the dominant asset class used by long-term investors. And for 37 of the last 43 years, cash-flowing assets have outpaced inflation making real estate one of the most stable investments available.

Regardless of the health of the economy, real estate investing has historically been a profitable venture. So it comes as no surprise that there are still "flourishing" opportunities accessible for those prepared to do their research, establish success plans, and learn from others' failures. You may now be wondering where to begin. What kind of real estate investment should I make? Where shall I begin my research? Why should I even do this?

Let's explore the reasons why real estate is still the best investment vehicle today.



Key Benefits of Real Estate Investing

**CASH FLOW
AND EQUITY**

**REAL ESTATE
APPRECIATION**

**LEVERAGE TO
MAXIMIZE ROI**

TAX BENEFITS



CASH FLOW AND EQUITY

Cash Flow

When a property generates more income than it costs, the difference is called a positive cash flow - an important measure of how much money a property can generate for a real estate investor. Positive cash flow translates into passive income, one of the biggest benefits of investing in real estate. Let your money work for you!

Equity

With every mortgage payment, equity in a real estate investment increases. Further, significant equity is built up, strategies such as a cash out refinance or borrowing against the asset can be considered. Those funds can then be placed in another cash flowing asset allowing not only your money to work but now cloning itself!



REAL ESTATE APPRECIATION

With certain exceptions, the value of real assets tend to go up over time. This is referred to as appreciation and is very different from other assets (i.e. cars) which likely go down.

Appreciation can be beneficial to both buyers and sellers as they each can profit from it at different stages of the life of the asset.



LEVERAGE

Leveraging your real estate investing means using other people's money (i.e. banks, private lenders and investors - OPM!) to buy real estate assets you wouldn't be able to afford on your own. This can help you generate ongoing income and even increase your initial invested capital.





TAX BENEFITS OF REAL ESTATE INVESTING

Real estate investors can take advantage of the unrivaled benefits of owning property, such as depreciation, mortgage interest deductions, write-offs and paper losses.

Knowing the numerous tax advantages of real estate investing will help you create a diverse portfolio that will generate income year after year.

As a real estate investor, your tax accountant can assist in minimizing your tax liabilities.



"Real estate investing is a solid way to build wealth."

For many, the idea of investing in real estate may seem daunting or far off, but the reality is that it makes sense. Whether you're looking to grow your wealth or generate a steady income stream, real estate can provide opportunities for both.

We know the power that real estate investing holds in changing lives, building wealth, and impacting communities. So that's why Lifestyle Ventures is here to help you navigate the nuances.

Let's take the leap together - the possibilities are endless and so too could be the returns!

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