

1999-2008=1167% Avg. Gross Profit 198 sales!

3800% 430% 3380% 3400% 2200% 2800% 558% 2061% 2333% 2816%
2367% 991% 2757% 2167% 1200% 746% 718% 2024% 1900% 1900%
3037% 2544% 1184% 1800% 3063% 2100% 3300% 650% 632% 600%
1100% 2700% 1900% 1131% 450% 1400% 930% 1400% 1400% 1400%
421% 633% 1400% 600% 864% 1000% 2700% 525% 838% 963% 2400%
2100% 120% 525% 550% 900% 1135% 4900% 600% 2715% 2715%
2715% 2715% 2715% 2715% 2715% 2715% 2715% 2715% 2715% 2715%
2715% 2715% 2715% 2715% 1400% 1222% 221% 2150% 1016% 750%
1526% 582% 1400% 400% 531% 317% 500% 1261% 167% 1083% 1233%
472% 1212% 1469% 1398% 1072% 320% 700% 1561% 335% 1469%
897% 295% 1104% 2411% 1260% 3585% 1010% 295% 184% 401% 501%
1180% 1525% 508% 201% 224% 650% 551% 433% 233% 405% 145%
1686% 166% 166% 246% 500% 1454% 676% 472% 393% 834% 192%
362% 199% 2303% 376% 271% 651% 846% 3504% 158% 1441% 605%
2720% 900% 281% 222% 820% 930% 150% 300% 100% 225% 400%
400% 400% 400% 400% 400% 3337% 3337% 3337% 3337% 3337% 470%
140% 140% 500% 175% 45% 425% 425% 425% 115% 235% (49%/mo.

Avg. Gross returns, 27% IRR) read: www.Patrick.net/housing/crash.html

JohnJasonChun.com myspace.com/johnjasonchun (11minute Video)

Land takes years to sell, so it's good to estimate the sale value 5+ years from the buy date. Land is low management, low liability, low stress, no phone calls, no tenants, no drama & simple to own & sell. You could say land is boring aka forcing you to enjoy life. Land could be considered a Zero management real estate asset. Most Real Estate requires insurance; fix up, utilities, management, repairs, and headaches! Researching Real Estate is "tough and time consuming". I would say, 5 amateur hours to review each property including: property profile, parcel maps, site & area inspections, photos, sales comps, neighborhood review, area growth review, demographics, etc. This is a big job. Today we use the internet for inspections, photos, mapping & most information without inspecting the land. I expect & demand NO Emotion, since "emotion" kills your returns. I'm looking for "passive partners" \$100,000 minimum invested in several properties. 1/3

Partnerships price is CLOSING COST OF THE PROPERTY PLUS THE PROPERTY TAXES. **Profit split is: 33% profits for the cash investor (you) & 67% (research, purchase-sale management & closing) for JohnJasonChun.com - Managing Partner. Early Cash out will be paid at 6% per year return prorated monthly.** Our names are on the deed as tenants in common.

You must have a clean background (criminal/lien/litigation/judgment free). You must email copies of all documents/papers received to me for processing. I do research, timing and management till sold! If you are interested in "no debt-low stress" investing, this is the way to make SUPER returns. Required read is: "Real Estate Market Timing" a book by "Campbell & Hull" available from www.amazon.com **John Jason Chun, LLC LLP LP 888-532-7999 Cash4acres@gmail.com**

X-Real Estate Broker (California/Hawaii)

X-Stock Broker (California/Hawaii)

X-Insurance Broker (California/Hawaii)

X-Tax Preparer License, California

X-PARALEGAL (many solutions, fast closings)

X-Gun Permit, Dept. of Justice, California

X-National Rifle Association Hand Gun Instructor

X-EMS (Exchange Marketing Specialist)

X-GRI (Graduate Realtor Institute)

X-CAM (Certified Apartment Manager)

X-CCIM (Certified Commercial Investment Member)

X-CRIA (Ca Realtor Investment Ass. Cert.)

BBA, FINANCE & REAL ESTATE, UNIVERSITY OF HAWAII MBA-DNF aka Did not finish!

30+ Years Investment Real Estate

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