

## **Land Banking: You Don't Have to Wait 15 Years for Your Payoff**

### ***The commercial investors' approach to increasing total returns***

Gone are the days when you have to wait a decade in order to make significant real estate profit. You can have the success you want and the real estate portfolio you need to thrive in the game. Our proven strategies and careful market analysis will place you in the right positions for securing the best commercial real estate investments and create opportunities to expand your portfolio while exponentially increasing your wealth. Here are a few things to keep in mind when considering land banking.

#### **Create a Solid Foundation**

Due to a changing economy, developers are becoming more selective in their land purchases. While the buildings on the land determine the traditional yield or cash flow, the land itself creates equity. As long as there is inflation, land value will inevitably increase with time. Even as the economy changes and prices of property depreciate, the land still maintains its viability. The great thing about making real estate investments is recognizing how you can capitalize in more ways than one, with a single deal. With proper real estate market analysis, you can be confident in your real estate investment strategies and purchases. You no longer have to fear real estate market conditions with the ----- Consulting Group on your side.

#### **Profit Protection**

People have traditionally used land banking as a long term investment and way to simply "park cash" for awhile. Once you watch your investment soar and you are ready to sell, the U.S. government taxes your capital gains heavily and you can lose out on a large percentage of your profit. With ----'s team of strategists, you can maximize your real estate potential and create a comprehensive portfolio for your future and your family. With options such as 1031 Exchange, investors are allowed to sell a property and reinvest the revenue into a new property while simultaneously deferring capital gain taxes. Using the 1031 Exchange is a great way to protect your capital gains and increase your ability to purchase more expensive investment properties. Having a team of investment experts can significantly increase your knowledge of the real estate market and expand your portfolio tremendously.

#### **Housing Hype**

You don't want to be sucked into a bunch of real estate hype and end up going broke, based on some news special you viewed on television. Cable TV channels such as HGTV and TLC have exposed and sparked real estate interest in Americans nationwide. Real estate investors are searching for the hottest real estate markets to quickly expand their portfolio and increase wealth. Unfortunately, if everyone else watches the same program and flocks to the same place, the market becomes flooded, demand will decrease, and the area is at risk for becoming flat. A prime example of this trend is the real estate market in Florida. The best

way to avoid getting caught up in the real estate hype is to increase your investment knowledge and have an inside source for economic conditions.

### **Choose Wisely & Choose Widely**

Our team of professional real estate consultants will show you exactly how to select excellent investments in areas which are growth-oriented, yet unexposed, in order to reduce the waiting game and yield fast profits. You no longer have to wait years for a market to improve in your city in order to profit, instead invest in other cities where you have first-hand knowledge about economic conditions and growth. At ----, we have land banking scouts who focus solely on locating prime real estate investment opportunities for our clients. We simplify the entire process of securing commercial and residential properties with our specialized acquisition services.

### **Figuring Out Financing**

With rising interest rates, more and more real estate investors are searching for creative financing that will release the reigns on their cash flow potential. It is crucial to have comprehensive knowledge of commercial real estate financing in order to protect your investments.

### **No More Guessing**

Figuring out which markets will yield the most profit is no longer difficult or time consuming, and it certainly doesn't need to be a guessing game. There is a science to choosing the best real estate investments, and we facilitate the process. The ----- Consulting Group strategically analyzes the economy and evaluates your needs against a fast-paced, ever-changing market to determine the best plan for your real estate investments. Whether you are investing in commercial real estate or residential properties, we can help you understand and firmly secure the right projects and places to meet your goals.

Understanding timing and economic influences that drive real estate markets are critical for success in the ever-changing investment game. With extensive real estate analysis and training, our team is equipped with knowledge and experience you can trust for your next real estate purchase. Through the ---- Consulting Group you can obtain accurate, thorough real estate market data to make well-informed decisions about your investments.

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