

**How You Can Save
Thousands of Dollars
When You Purchase
Residential Income Property
While Obtaining Maximum Yield**



The Ritchey Team

Residential Income Property Specialists

CA DRE Lic. No's: 00604585 & 02140218

BakersfieldIncomeProperties.com



COLDWELL BANKER

**PREFERRED,
REALTORS®**

You think you might want to start investing in rental property or add to your already existing portfolio. Where do you start? Are you going to look in the newspaper and call the agent who is on floor duty that hasn't sold an investment property in his life? Are you going to drive around and look for "FOR SALE" signs and call the number off of them? Are you going to call several agents?

Did you know that many income properties that are for sale are never advertised? Did you know that most investment properties on the market do not display "FOR SALE" signs?

Would you like to know the best way to find the right property?

CREATE A WORKING RELATIONSHIP WITH "ONE" KNOWLEDGEABLE AGENT AND MAKE HIM PART OF YOUR MASTERMIND GROUP!

Purchasing the best property for you is a process of going through many steps.

- 1) Determine your goals - Why do you want to purchase? What do you hope to accomplish?
- 2) Which properties on the market will help you meet your goals?
- 3) How do you structure the offer so that you get the benefits you want?
- 4) Even if you buy the very best property for you, do you have the skills to manage it so it will be successful?

THE RITCHEY TEAM CAN SAVE YOU THOUSANDS OF DOLLARS!

1) We are not just full time real estate agents, we are full time residential income property agents. We don't sell anything except residential income property. That's all we do! We know the value of properties - all we do is look at residential income properties every day.

2) Our goal is to help individuals learn how to become a professional real estate investor.

Through our seminars, books, reports, and newsletters, we will put you into a position where you will know more about investing in real estate than 98% of the real estate agents in Bakersfield.

We will put you into a position that you will not have to trust sales people or broke people. You will be able to make an intelligent decision based on your own knowledge, not relying on someone else.

3) We have detailed information on every property that is for sale, sold and expired. We also have access to properties that are not officially on the market.

4) My experience has taught me to know how to accurately analyze a property.

5) We know how to obtain the best financing available. We are also experts in creative financing.

6) We know how to negotiate. We can get you the best price, with the lowest down payment and best terms.

7) We know how to increase your chances of success by helping you learn how to be an effective manager.

WE HAVE A TRACK RECORD!

WE HAVE BEEN INVOLVED WITH RESIDENTIAL INCOME FOR 45 YEARS!

OVER THE YEARS, I HAVE SOLD WELL OVER 1000 RESIDENTIAL INCOME PROPERTIES.

WE HAVE PERSONALLY OWNED OVER 225 RENTAL UNITS OVER THE YEARS AND HAVE OWNED TWO DIFFERENT PROPERTY MANAGEMENT COMPANIES.

**THIS REPORT IS BROUGHT TO YOU BY:
The Ritchey Team**

Contact Us if We Can Be of Any Service

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