



DIRECT INVESTMENTS

ABOUT - SERVICES - PRODUCTS - CONTACT



**2019
GUIDE**

IMPROVING YOUR INVESTMENTS

OCTOBER 2019



GUILLERMO CARDOZO



Direct Investments was founded with the purpose of delivering a full and personalized white-glove service in investments, principally within the real estate market.

A professional and multidisciplinary team gives consultancy to find the right type of product according to the investor's need.

Direct Investments presents projects with deep and smart intelligent analysis -backed by 11 years of accumulated experience- to clients from all around the globe.

ANDREW "ANDY" GARCIA




ABOUT

"FLIP YOURSELF TO FREEDOM"

SEEKING FINANCIAL FREEDOM

FULL CONSULTANCY

U.S.A. AND INTERNATIONAL



**We work partner
with lawyers
and accountants**



**We offer
professional
accounting
services**



**We manage every
step of your
investment**



**We help facilitate the
opening of companies
with our partners**



REAL ESTATE INVESTMENTS FINANCING

FOR U.S. AND INTERNATIONAL INVESTORS



To buy and rehab
(Fix and Flip)



To purchase properties to rent
(Buy and Hold)



To acquire Commercial properties



Access loans that will facilitate any plan of investment designed for you



SHORT-TERM AND LONG-TERM PROJECTS

Short-term: ROI (return of investment) within 6 months.

Long-term: projects with appreciation and ROI after the first year.

PRODUCTS

**FOR EACH
INVESTOR, A
CATERED
PROJECT**

HIGHER ROI

In real estate investing, there is no magic formula, but careful market analysis and well executed processes.

>12%

is the ROI of
our FEATURE
Product*.

FIX AND FLIP*

We manage the entire project from start to finish: purchasing the props, managing the rehab, marketing and selling.

TAX LIENS

Purchase properties at a fraction of market price by satisfying tax delinquency.

PROBATES

Offer cash purchase contracts for properties currently in the probate process.

BETTER APPRECIATION

This products bring more control over the cash-flow and valuation of the property.

With future plans and wanting to engage more in the investment. Includes both appreciation and cashflow options.

8%

is the average minimum CAP RATE we analyze and seek for this products.

BUY AND HOLD

Buying multiplex packages is more profitable. Rehabbing can be done if the project calls for it as well.

CONSTRUCTION PROJECTS

Internationals

Always in developing areas. Includes land purchase, construction materials, workers, marketing and sales.

LOANS

Loans for Real Estate investments, included in the business plan.

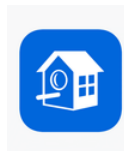


PROPERTY MANAGEMENT

Invest and profit through short-term rentals.



 **MANAGE YOUR PROPS WITH US**



BUY AND RENT

Cash-flow

Use your property whenever you want*

Purchase in popular areas



DIRECT INVESTMENTS

**Decreasing Risk
Increasing Profit**

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CONTACT

**BOOK A
FREE MEETING
TODAY**