



LOS ANGELES
MEETING & EVENT CENTER



L.A. Meeting & Event Center is the perfect alternative to the sterility and expense of a traditional hotel meeting facility. Our rooms can accommodate from 10 to 250 people for any type of set-up including:

*Seminars · Workshops · Corporate Meetings
Trade Shows · Classes & Trainings · Networking
Events · Cocktail Receptions · Wedding Receptions
Parties · Concerts · Bar Mitzvahs · Holiday Parties*

Also, introducing our Business Center & Lounge. Do you have a home office and have to take meetings at a coffee shop? Our casual business environment allows you to meet with clients, use wireless internet and conduct your deals without the interruptions of a coffee shop environment.

LA Meeting & Event Center is owned by Rosie Nieto, founder of *Naked Real Estate Investors Club*, and it is the intent of the Business Center to create an environment where fellow real estate professionals can gather to network, socialize and do deals together!

Business Center Includes:

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Los Angeles Meeting & Event Center

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price point. When you have a lot of normal sales, valuation tends to be (somewhat) stabilized.

Exit Strategy

Having an exit strategy is an essential part of your real estate plan. Some investors plan on never selling and while that can make sense to receive all the benefits of real estate, lives change. If you think back five years ago and how different things in your life were at the time, you might agree that having an exit strategy is important.

With these blue-chip investment homes, you'll find mul-

tida, which were impacted very little by the housing boom and bust. Many of these cities have a good economic future, affordable tax rates, net population growth, and high enough rents to achieve positive cash flow at the median home price.

In Summary

With distressed properties making up a large percentage of total sales, then it only makes sense to focus on buying blue-chip homes at a discount today. In doing so, one can realize equity through quality renovation, placing a tenant and holding. These homes should provide you relative peace of

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tiple exit strategies. Median-priced homes have the widest available buyer pool. Think about that for a minute: Lower-end homes typically are resold to investors. So imagine buying a home on the lower-end at 60 cents on the dollar and thinking you have a lot of equity. In fact if your future end buyer is an investor, do you think they'll pay 100 cents on the dollar?

Time on the market is also another factor. At the median-home price, time on the market is usually shorter than any other price point. So in planning your long-term strategy it seems to make sense to invest in homes that could be sold quickly, financed easily, and sold at or near market value?

Where to Find

There are many markets you can find these types of properties in today. Without going into much detail in this article, there are plenty of cities which lie in states outside of California, Nevada, Arizona and Flor-

mind when compared to lower price points due to the lower socio-economic risk discussed earlier.

These types of rentals are a good fit for people looking to diversify out of equities and accumulate a few properties. While they may offer stronger fundamentals than most properties they obviously aren't bullet-proof. These are comparable to owning GE stock (GE registered no U.S. profit last year). While you can depend upon these homes most of the time, the downside risk is usually minor price depression during an economic recession.

Lastly, in many markets this type of product and strategy simply wasn't an option when prices were higher. I doubt that very far into the future this opportunity will be as widely available again in as many markets as it is today.

Ryan Hinricher is co-founder of Investor Nation, visit online: www.InvestorNation.com