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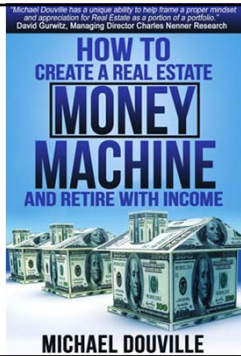
“How to Create a Real Estate Money Machine”

Presented by

Michael Douville

And as always, views expressed by our presenters do not reflect our opinions. We are presenting this information for our friends and clients.

1730 East Northern Avenue, Suite 120, Phoenix, AZ 85020 602-678-7067 www.rcthornton.com



**The Greatest Real Estate Bull Market In My Lifetime
Is Coming to Phoenix**

10,000 Baby Boomers
Retire Everyday!
Forecasts of 1 million new
Residents; could be as high
As 4 million new Residents
In Phoenix MSA by 2025



Demographic Shift From Cold "Rust" States to The Sunbelt Continues

Florida, Texas, and Arizona
Continue to gain population.



Baby Boomers affected all Markets encountered!!

The Millennials as a group are *Larger and*
Soon will be entering their Household
Formation Years! Houses with backyards
for swing sets, sandboxes,
And room to throw a ball!!!!



Dynamic Economic Forces Cause Growth in Phoenix

Massive State, County,
And Municipal Debt. Illinois
Rated 3 steps above JUNK;
Worst rating of all 50 States.
Labor And Tax issues.
Chicago has highest RE tax in
Nation, Rahm Emanuel wants to raise 25-40%
Chicago loses 62 jobs a day: EVERYDAY!!!!



Expect Tidal Wave Exodus from California

"California Dreamin": California Leavin!! (And New Jersey, New York, Ohio, Illinois)



\$1.3 Trillion Dollars of Unfunded Government

Pension Liabilities: UNSUSTAINABLE!!! 13.6% State Income Tax...Highest in US!

Unaffordable Housing, Labor Costs and Labor Regulations, School Issues, Social Issues. Flight of Retiree to adjoining States!! Taxes! Taxes! Taxes!

Phoenix will be Epicenter of RE Bull Market

Forbes has ranked the Phoenix MSA as the Number 1 or 2 Job Market in



The Nation for the next Decade!!!!

Scottsdale Cure Corridor!! 20,000 Jobs.



East 101 from Thomas to Via Linda 50,000 new Jobs!

303 Truck Route...Inland Harbor..Luke AFB



Chandler High Tech!!! Intel "The Cloud" ASU!!! Gilbert 202 growth.

Not Only Good Properties in the Market, but A Good Market for Properties!!!!

Very conservative, Very Simple Wealth Strategy.

Buy One Cash Flowing Single Family per year,

Years 1 and 2 rent increase dedicated to reserves,

Years 3 thru 7 rent increases dedicated to Principal Reduction.

Payoff in 14.5-16 Years! Free and Clear; Keep FOREVER!



MY Life in a NutsheII!!!



My Life has been Amazing! I have been Married for 36 years to my Illinois Sweetheart who has tramped the World with me. God graced us with two Sons that allowed me to experience being a DAD as well as a Basketball Coach, Soccer Coach, Boy Scout Leadership, and the "Boy Things of Hunting, Fishing, Surfing, & Skiing". This was made possible largely by the Strategy outlined in my Book: How To Create A Real Estate Money Machine and Retire With Income which is available at Amazon, Apple, Barnes and Noble, and Angus and Robertson. By 1992 the Strategy was implemented and I have not worked a full year since. I Speak with John Foltz and Jeff Sutherlin, write for "The WallStreet Greek", and although I am passionate about Investments and Cash Flow, Brokering properties is still a mainstay of my business.

I have been licensed through Realty Executives since 1982. I can be reached at michael@michaeldouville.com or 480-577-5767

