

PROPERTY EXAMPLE

Address	123 College, Memphis, TN
Area	Downtown/Mid-town
Square Feet	1,755
Bed / Bath	5 / 2
Year Built	1960
Estimated Rents	\$1,000
Estimated Mkt Value	\$100,000
Purchase Price	\$75,000

COST ANALYSIS

RENTAL INCOME	\$1,000
Vacancy	(\$80)
Management fees	(\$92)
Property Taxes	(\$125)
Insurance	(\$50)
Repairs	(\$50)
MONTHLY INCOME	\$603
ANNUAL INCOME	\$7,236
CASHFLOW ROI	9.65%

OCG COLLEGE EDUCATION SAVINGS PLAN

-BUY ONE PROPERTY AND PAY FOR YOUR CHILDS COLLEGE EDUCATION!

- INVESTING IN PROPERTY IS A HEDGE AGAINST INFLATION. AS INFLATION RISES SO THE PROPERTIES MARKET VALUE!

- NEVER WORRY ABOUT NOT BEING ABLE TO AFFORD YOUR CHILDS EDUCATION AGAIN!

PROFIT ANALYSIS

PROPERTY MARKET VALUE IN 18 YEARS	\$194,790
SALES COSTS (8%)	(\$15,583)
NET SALES PROCEEDS	\$179,207
RENTAL INCOME OVER 18 YEARS	\$130,248
TOTAL AVAILABLE FOR COLLEGE EDUCATION	\$309,455
TOTAL RETURN ON INVESTMENT OVER 18 YEARS	312.61%
AVERAGE ANNUAL RETURN ON INVESTMENT	17.37%