



Real Estate investments in the USA

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- ✓ Immediate Returns
- ✓ Total Control
- ✓ Complete Management

www.opisas.com





Management

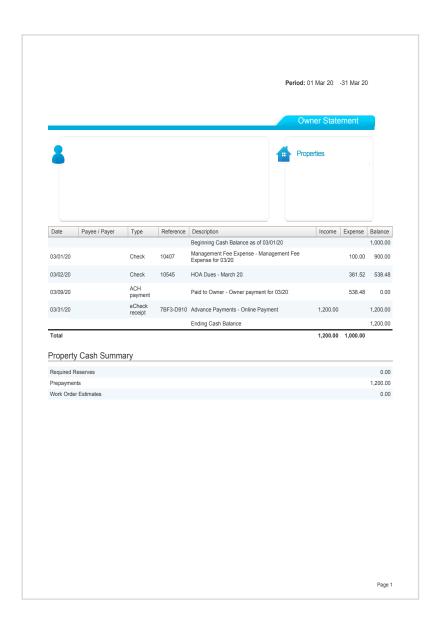
A complete management is the key to achieve steady returns.

Where others saw a critical point, we have built our main strength. We offer to all our investors the complete, integrated, delegated and fully transparent management of all phases of the investment.

A single point of reference for the whole investment life.



Why invest in U.S. residential rental market



Property manager

The property manager is a fundamental figure in order to make the profitability of the investment concrete and constant.

Some of the tasks that the property manager performs on behalf of of the owner are:

- Tenants with proven creditworthiness selection
- Collection of the rent
- Payment of utilities
- Property inspection
- Regular controls
- Monthly reports



Why invest in U.S. residential rental market

OPISAS customer service

OPISAS has developed a customer service with multilingual staff and constantly implemented proprietary software.

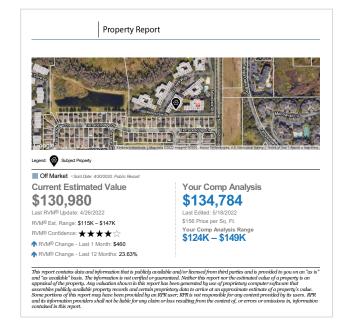
Free of charge services

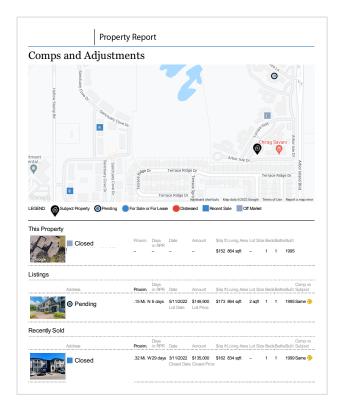
- Condominium fee payment supervision and control
- Property tax payment supervision and control
- Utilities payment supervision and control
- Bank account opening
- Assistance in the notarization of official acts
- Coordination of eventual handover to new property managers
- Organization of on-site inspections within the properties
- Works supervision and control
- Annual domiciliation of the company
- Receiving and sorting company mail regarding the property
- Sending documentation to and from the U.S.
- Company secretary and registered agent
- Assistance in ITIN request (U.S. tax code)
- Obtaining EIN (U.S. VAT)
- Assistance in drafting annual U.S. tax returns
- Quarterly newsletter for an update on the real estate market trends
- Communication with the State Department / Municipalities / Public services in all OPISAS destinations
- insurance estimates assistance



Why invest in U.S. residential rental market

Exit strategy optimisation





OPISAS, through its wide network and the conscious use of the most modern technologies, constantly cotrols market trends, promptly reporting to its investors any opportunities for capital gain.

The resale goes through 2 channels:

- U.S. first home buyers
- OPISAS network of international investors

CMA - Comparative Market Analysis

It is an estimate of the value of a property based on similar properties recently sold in the same neighborhoods.

The analysis considers among other factors the location, year of construction, size, type of building, style, conditions.

The resulting report typically includes::

- A significant number of comparable properties
- A description of each property considered
- The values of listing and sale
- A hypothesis of minimum, average and maximum value of sale
- Other data and information on the property and the area

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