



## Real Estate investments in the USA

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

[www.opisas.com](http://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 the owner are:

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

Period: 01 Mar 20 - 31 Mar 20

Owner Statement

Properties

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 03/01/20			1,000.00
03/01/20		Check	10407	Management Fee Expense - Management Fee Expense for 03/20		100.00	900.00
03/02/20		Check	10545	HOA Dues - March 20		361.52	538.48
03/09/20		ACH payment		Paid to Owner - Owner payment for 03/20		538.48	0.00
03/31/20		eCheck receipt	7BF3-D910	Advance Payments - Online Payment	1,200.00		1,200.00
				Ending Cash Balance			1,200.00
<b>Total</b>					<b>1,200.00</b>	<b>1,000.00</b>	

Property Cash Summary

Required Reserves	0.00
Prepayments	1,200.00
Work Order Estimates	0.00

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## 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

Property Report

Legend: Subject Property

Off Market • Sold Date: 4/30/2020, Public Record

**Current Estimated Value**  
**\$130,980**

Last RVM® Update: 4/26/2022  
 RVM® Est. Range: \$115K – \$147K  
 RVM® Confidence: ★★★★★  
 RVM® Change - Last 1 Month: \$460  
 RVM® Change - Last 12 Months: 23.63%

**Your Comp Analysis**  
**\$134,784**

Last Edited: 5/18/2022  
 \$156 Price per Sq. Ft.  
**Your Comp Analysis Range**  
**\$124K – \$149K**

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Property Report

### Comps and Adjustments

LEGEND: Subject Property, Pending, For Sale or For Lease, Dislisted, Recent Sale, Off Market

**This Property**

Address	Proxim.	Days in RPR	Date	Amount	Site, ft	Living Area	Lot Size	Beds	Baths	Built	Subject	
[Image]						\$152	864 sqft	2	1	1	1995	Same

**Listings**

Address	Proxim.	Days in RPR	Date	Amount	Site, ft	Living Area	Lot Size	Beds	Baths	Built	Subject	
[Image]	15 Mi. N	6 days	5/11/2022	\$149,900		\$173	864 sqft	2	1	1	1995	Same

**Recently Sold**

Address	Proxim.	Days in RPR	Date	Amount	Site, ft	Living Area	Lot Size	Beds	Baths	Built	Subject	
[Image]	32 Mi. W	29 days	3/11/2022	\$135,000		\$162	834 sqft	1	1	1	1999	Same

OPISAS, through its wide network and the conscious use of the most modern technologies, constantly controls 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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