



# Deciding On Your Investment



## THE FISYN ADVANTAGE

Commercial Real Estate Investment  
Opportunities For Accredited Investors

# Why Invest in Texas?

Texas was built to last. Texas markets have thrived through some of the harshest of conditions throughout history. From a war for our states independence to fighting in order keep ours lands and sovereignties from rustlers. This land has stood the test of time and continues to prosper for a reason.

In times of recession or uncertainty throughout the US, you can count on the Lone Star State to thrive.

# The Texas Economy

## Introduction

FISYN is an expert in the Texas real estate market with 30 years of experience. With a growing market here, we have our finger on the pulse of Texas growth, so you capitalize with your investment.



### OIL EXPORTS

With only a fraction of the 144 million inhabitants in Russia; Texas surpassed Russia's GDP of 1.28 trillion by 1.70 trillion in 2018. In 2021 Texas was ranked number 9 globally with 1.9 trillion produced in GDP.



### TOP GDP

In 2016 Texas stood as the 10th largest economy in the world by GDP. Topping that of South Korea and Canada. Texas ranks first in the country for not only oil but wind energy as well.



### HIGH ROI

In the last year, FISYN's highest yielding asset was in excess of 40%. We provide the opportunity for people to realize 12% income on our real estate purchases.



# Investing with FISYN

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Our large database of commercial listings allows us to actively keep track of every Texas listings in real time. Allowing us to beat the competition to growing areas in the state of Texas while staying proactive in dynamic markets. With fine tuned capabilities such as these we often find that **we can make offers on properties below market value before a brokerage listing is even made.**

Texas is growing now more than ever, which means now is the time to invest. Appreciation of land value is continued to be seen here.

Our clients continue to invest in us for a reason – they continue to see significant gains on their investments. **With a guaranteed return of 12% on your money in as little as 2 years**, no uncertain investments are made. We offer a no risk scenario to our investors, with most of our deals doubling their money.

## KEY NOTES:

- 12% returns on your investments guaranteed
- Equity participation allows profit maximization on your investments
- Guaranteed security of Investments for Retirement, trusts, or just individual funds
- 8-12% Annual Income PLUS 20% Equity participation pass through

# Advantages

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With 75 years of combined experience between our CEO and primary development partners we have firsthand knowledge of the commercial real estate market in Texas. Incite for growth in cities such as Dallas, Austin, Fort Worth, Houston, and San Antonio have been pivotal in gaining the tools needed for the success we have seen at Financial Synergies.



## Early Access

We can find listings that are currently not yet listed on any real estate market database.



## Booming Economy

The new age of the tech industry is moving facilities to areas such as Austin, Fort Worth, San Antonio and Dallas.



## Excellent Locations

Capital One has spent \$190 million on the state's largest real estate transaction this year. The location has been picked in College Station, Texas.



## Wide-range Market

Texas remains the third most popular state for international home buyers.

# The Process

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1

## Submission Of Documents

Although not an Offering Subscription, we still require all Investors to meet "Accreditation Requirements" as defined by REG D.

2



## Designation Of An Account Executive

Following our onboarding process you are designated an Account Executive that will actively manage your investments and with you for the life of your investments with FISYN.



3

## Weekly Updates

Your Account Executive contacts you with new information every week for new investment opportunities which you may be interested in.



5

## Money Wired To The Title Company

You never invest funds directly to FISYN. When we are ready for the transaction, your money will be wired directly to the title company.

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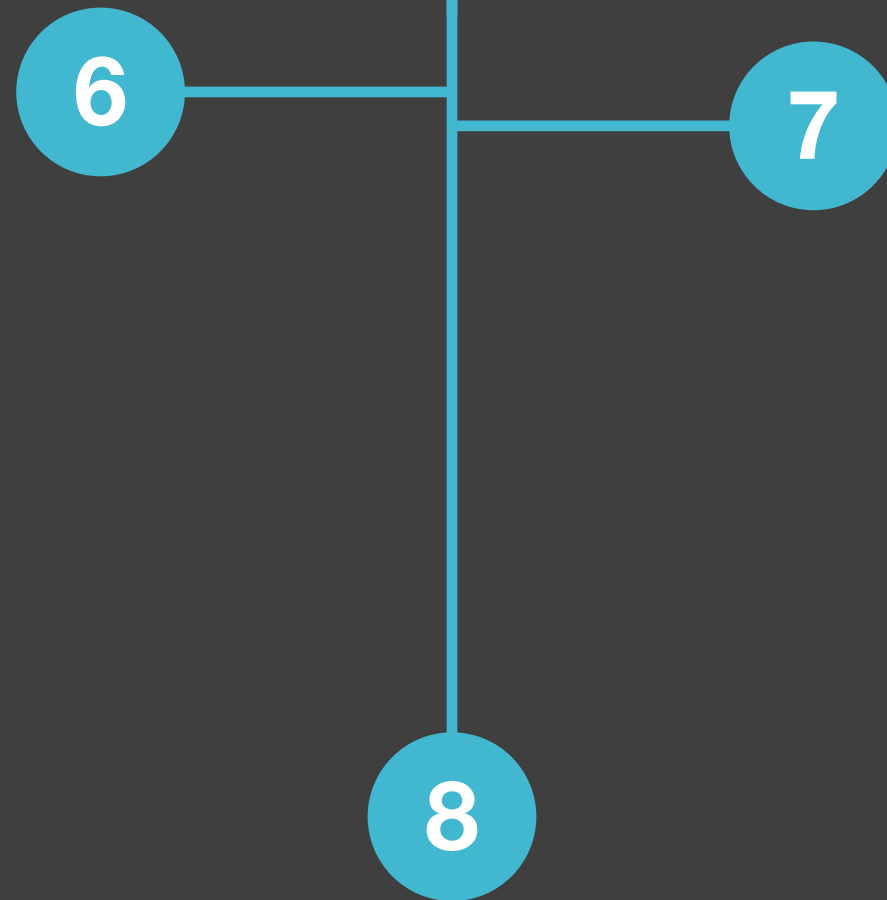
## Recording On The Deed Of Trust

After underwriting is completed, the investors entity name is recorded on the deed of trust. This ensures there is no possibility of losing invested funds, unless in the highly unlikely scenario – the real estate becomes worthless. Again, this has never happened in the history of mankind.



## Find Properties With The Highest Return

Generally, we find properties with the highest return. We find opportunities for profit for our partner investors (you). While there is no rule that we follow on property price, our price ranges sit anywhere from \$500K to \$10M



## Raising Remaining Capital

From here all investors are recorded on the deed of trust, remaining capital to be raised is dealt with in a 12–24-month period.



## Execution of the contract

Upon execution of the contract, we pay out 20% of our “net” profits to the investors.



# Ensure Your Money is Safe

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“How can I be assured my money is protected and I won't be the victim of another promoter?”

## Real Estate ALWAYS has value

None of your money is "invested in anything except the actual real estate.

## Secured by Deed of Trust

Your funds are identified on the actual Deed of Trust filed by the county recorder in TX and your funds identify your pro rata share of the overall investment. Example: If the purchase price is \$1M and you invested \$100k, your name or entity name would be identified on title. The property cannot be bought or sold, without your involvement and all of your funds are fully secured as a result.

## All Funds are On Hold in Escrow

All of your funds are held in Escrow at the title company and are only requested when the property is ready to close and the funds are called for.

# FAQ

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**What is the minimum investment?**

**\$50,000**

but, only after an investor meets "qualified" status, which includes a current Financial Profile demonstrating Accredited Investor status.



**How long are the properties held? What determines when they are sold?**

Our objective is to 2X (double) the property value in 3 years or less. When the market demonstrates pressure to sell, we sell.



**How realistic is it for properties to double in value within 3 years? And, why are you able to find them?**

Each of our properties we have purchased within the last 3 years has met this objective and our current portfolio looks just as strong. Our network of brokers, developers and general knowledge of the growth areas within the state enable us to identify potential properties.



**Why don't I find a realtor and buy properties in TX myself?**

Many do. But, most don't do it for long, as they are usually limited to SFR homes of the fix-flip variety and that is not for the novice. Furthermore, most of our purchases that meet our profile are \$2M to \$10M. Most individuals don't have this amount to invest in a single property.

# Past Transactions



## Mustang Ridge - Austin, TX

- **PREVIOUS TRANSACTION 1/2021**
- Purchased 7 x 2.5 Acre Lots
- Purchase Price \$150k each Lot
- Investors Received 12% Pre-Paid Interest Income for 12 Months
- Sold Properties for \$3+ each Lot within 12-15 Months
- **LENDER TOTAL RETURN: 22.78%**

## Von Quintas Austin, TX

- **PREVIOUS TRANSACTION 3/2021**
- Purchased 48.97 Acres
- Purchase Price \$1 Per Ft
- Investors Received 12% Pre-Paid Interest Income for 12 Months
- Sold Property for \$3.5 per ft
- Closed in 366 Days
- **LENDER TOTAL RETURN 48.97%**

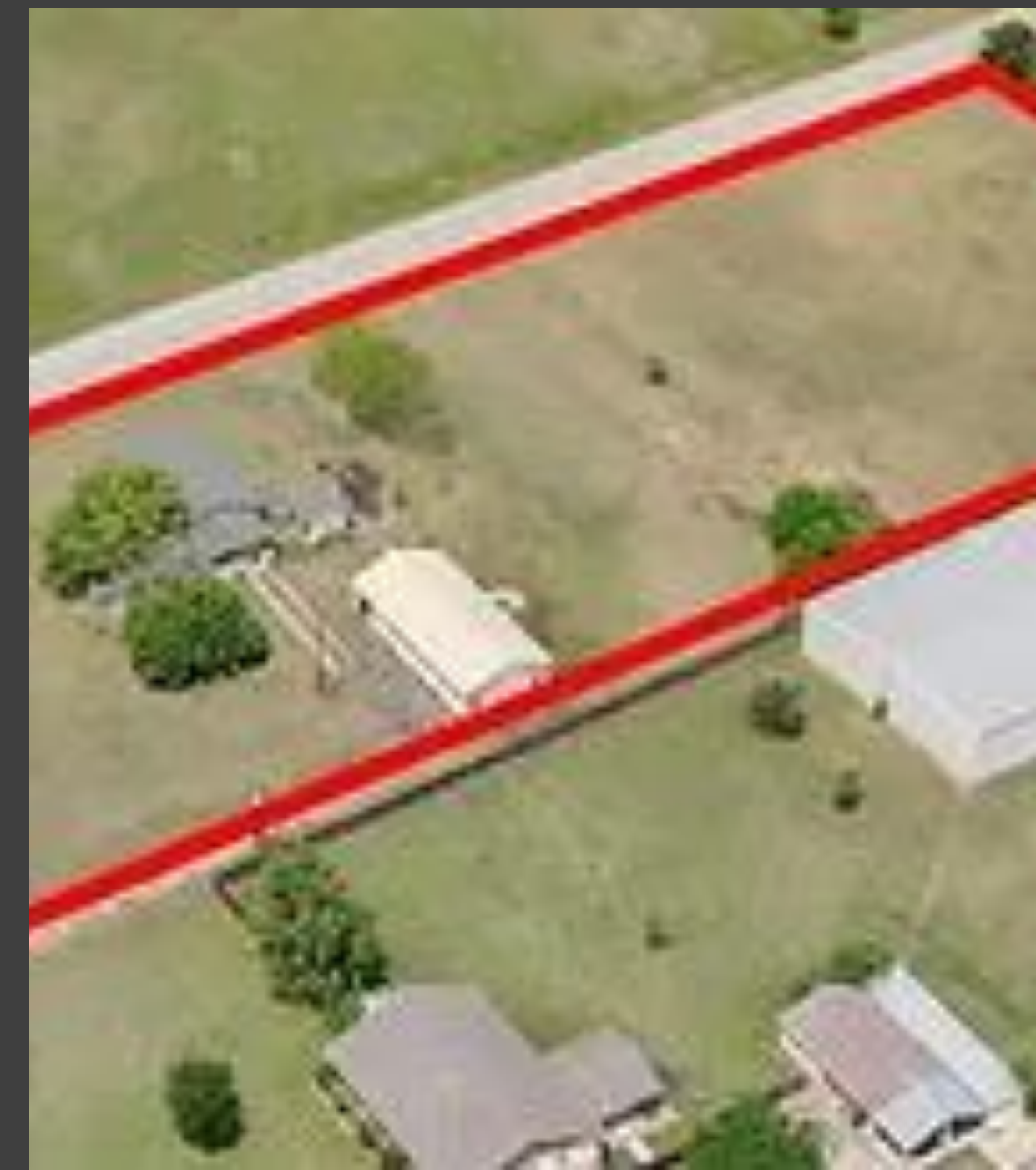


## NEW BRAUNFELS I-35

- **PREVIOUS TRANSACTION 5/2022**
- Purchased 40 Acre Property
- Purchase Price \$6.5+/- (4 tracts) PSF
- Investors Received 12% Pre-Paid Interest Income for 12 Months
- Property sits across from largest new development in central TX
- Freeway on/off ramps
- Fastest growing County in TX

## New Braunfels Self Storage Development

- **PREVIOUS TRANSACTION 3/2021**
- Purchased 48.97 Acres
- Purchase Price \$1 Per Ft
- Investors Received 12% Pre-Paid Interest Income for 12 Months
- Sold Property for \$3.5 per ft
- Closed in 366 Days
- **LENDER TOTAL RETURN 48.97%**



# Contact Us



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