



## **Veteran Homeless Housing**

7700 Irvine Center Drive, Irvine CA 92681

Phone: +1 949-524-0471 Email: [VHH@isgjapan.com](mailto:VHH@isgjapan.com)

VHH is your access to the world of PROPERTY DEVELOPMENT - for high-return cash flow and substantial capital appreciation of 30%-50% in 15-month to 3-year timeframes

Benefit from REAL ESTATE DEVELOPMENT just like the following do: **Trump Corporation, Mori Trust, Sumitomo Realty & Development, Mitsubishi Estate, and Tokyu Land Corporation, among others.**

VHH real estate projects are unique in generating HIGH RETURNS on INVESTMENT

BUILD YOUR WEALTH while generating CONSIDERABLE TAX LOSSES.  
It's no wonder Donald Trump only pays \$750 USD in taxes per year. YOU CAN TOO.

Contact VHH to guide you into the REAL ESTATE DEVELOPMENT BUSINESS

PLEASE VIEW A CURRENT PROJECT that VHH is managing for a client in Japan

# HOW DO I ACCESS PROPERTY DEVELOPMENT?

- After you decide to move forward, VHH will set up a US/California LLC corporation for you.
- You and VHH will become 50%-50% owners of the US LLC which purchases the property in the LLC's name.
- Your investment is the capital down-payment of \$200,000 to \$250,000 depending on the project. VHH will pay YOU a 10% return per year monthly for 12 months while under construction. VHH will get a hard money loan to fund the property development, including its construction, and filling/managing the property with US Veterans on the VASH Sec 8 housing program
- After Rented out - You and VHH will split the CASH FLOW 50%-50%, and 50% each of any profits if the property is sold. If you prefer, we can even invest the profits tax-free into another 1-2 projects by availing of Section 1031, which means there is no tax due on the initial sale. Your PROFITS can buy more PROPERTIES, and so on.

# Property

1235 W Avenue H-12  
Lancaster CA 93534

# Property Profile

	<u>Original</u>		<u>New</u>
<b>Purchase price</b>	\$310,000	1 Unit	\$950,000 3 Units
<b>Property size</b>	1,705 sqf		2,505 sqf
<b>Construction budget</b>	\$300,000		Sale price after 3 Units
<b>TOTAL COST</b>	<b>\$610,000</b>		<b>\$950,000</b>
<b>TOTAL Sales PROFITS</b>	<b>N/A</b>		<b>\$340,000</b>
<b>Configuration</b>	One unit with 4 bedrooms, 2 bathrooms & 1 detached garage		3 units #1: 2 bedrooms and 1 bathroom #2: 4 bedrooms and 1 bathroom #3: 3 bedrooms and 1 bathroom
<b>Rental income</b>	\$1,400 per month		\$8,110 per month
<b>Annual income</b>	\$16,800		\$97,320
<b>Construction time</b>			12 months
<b>Lease</b>	Private		Government Guarantee

# Original property – A Single Home with a Detached Garage



# BEFORE: Living room of main house / Changed to a 2 BR unit



# AFTER Unit #1: two bedrooms and one bathroom



# BEFORE: Kitchen, 1 bathroom and 2 bedrooms in original home





# AFTER: Unit #2: 4 bedrooms and 1 bathroom



# BEFORE: Conversion of garage to living space



# AFTER: Garage into Unit #3: 3 bedrooms and 1 bathroom



# Video links for each unit walkthrough



<https://photos.app.goo.gl/qWv1kHgBTuHuDUpQ8>



<https://photos.app.goo.gl/H7pqtwrfaBV8kgiV8>



<https://photos.app.goo.gl/33FbzTAAxkuxDWhbA>

**Chronological photos and videos of  
1235 W Avenue H-12 Lancaster CA 93534  
Project**

<https://photos.app.goo.gl/Ab3PanfkQV8ooG2P6>

For more information contact VHH at:

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Or

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