

The logo features the word "HYBRID" in a dark blue, sans-serif font. The letter "H" is stylized to resemble a house with a triangular roof. Below "HYBRID", the words "REAL ESTATE" and "INVESTING" are stacked in a lighter blue, sans-serif font.

HYBRID
REAL ESTATE
INVESTING

REAL ESTATE WITH A PURPOSE

Preserve and Grow Capital With Real Estate For A Better Financial Future And Peace of Mind

Every day that your money is not invested, the value decreases; and if sitting in a savings account or in low-yield investments, it may not even keep up with inflation. Real estate offers plenty of potential for wealth building with limited downside risk.

We're helping new and sophisticated investors capitalize on the current market by providing hassle-free residential real estate investments that deliver high, predictable returns while eliminating almost all of the downside.

A Blue Ocean Investing Strategy

Introducing an innovative investing approach that gives investors a higher ROI with more protection than traditional approaches that rely on speculation, taking on the risk of a large rehab project, or dealing with nightmare tenants.

We've created a safer Investing strategy by combining the tried and true models of Fix & Flip with Buy & Hold and have found a way to keep the benefits of both while eliminating the drawbacks. We call it "Hybrid Real Estate Investing."

Hybrid Investing includes short (1-3 years), mid (3-5 years), and long-term (10+ years) buy & holds with a lease option exit. With long-term holds we buy the property first, then place a resident.

With short and mid-term opportunities you will have a signed lease and a high-quality resident ready to move in the day you close and you'll know how much profit you'll make when they buy the house.

The resident has a good income and a sizable down payment. They have picked out the house they want to own and are responsible for most of the maintenance and repairs, so virtually all of the cash flow goes to your bottom line.

Unlike typical renters, our residents have an owner's mindset. They have major "skin-in-the-game" with the non-refundable option fee collected upfront, so we know they are serious about buying and will take great care of the property.

You retain the tax benefits until they exercise their option to purchase. And the best part is you are helping a deserving family own their own home.

The Perfect Storm

With everything that's going on, more people than ever need our help. The demand is there and people are wanting to buy homes, but the banks are making it harder for the average person to qualify for a mortgage.

These conditions create the perfect storm for our investing model. Hybrid Real Estate Investing creates a safe, simple, and clear path to real estate wealth.

We are helping everyday people buy income-producing investment property so they can play an extra round of golf on Tuesday afternoon, take an additional vacation (or three) each year, and never miss another one of their kid's events.

While residential real estate has the potential to create long-term cash flow and generational wealth, lack of experience and operational headaches prevent many people from participating.

By breaking down the barriers to investing in real estate, we believe we can help busy professionals and business owners better access this asset class.

While it's impossible to predict exactly how your investments will perform over time, investing in the real estate market is generally considered to be a conservative strategy.

With some exceptions, the housing market has continued to rise over time. Even as the stock market swings wildly in one direction or the other, real estate prices are far less volatile and produce reliable gains. And when you consider the tax benefits, real estate is the superior investment.

When you have a high-quality resident with an owner's mindset, you'll get long-term passive income every month and large backend profits when they exercise their option to purchase.

We have consistently provided high rates of return in a safe and secure manner so most of our capital partners choose to reinvest in another property whenever a resident cashes us out.

When it comes to operational efficiency, our model is top-tier. Through our established systems and processes we cut operating expenses in half while increasing profits by 25-40% over traditional residential real estate operators.

By partnering with us you can expect to earn a higher ROI with considerably less risk, so you sleep well at night.

“ Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world.”
— Franklin D. Roosevelt

Become A Capital Partner

You've worked hard for your money. Shouldn't your money be put to work for you?

Building wealth doesn't mean that you need to risk everything and put your hard-earned savings on the line. We help you build wealth through low-risk, high-growth, cash-flow real estate investments.

Being a capital partner can be a great way for you to participate in the real estate market and not have to take on the full workload of sourcing properties, negotiating deals, and taking care of the details after purchase.

The #1 mistake we see investors make is going it alone. They either spend months learning about real estate investing but never actually invest or if they do, they often lose money on their first deal or break even at best.

Investors who partner with us have access to all of our experience, systems, tools, resources, research, and expansive network. We have spent hundreds of hours developing our investing system.

Our goal is to allow clients to reap the benefits of owning high performance investment properties without devoting their precious time. So all you do is collect a check every month while spending your time on what matters most.

We do this by making it easy for you to purchase the right property, at the right price with a proven investing strategy, all while managing risk and protecting your capital.

Connecting Capital To Safe, Secure, Double-Digit Returns

As a Private Equity Firm, we buy & hold long-term, cash-flow properties at a discount and favorable terms and turn them into homes for deserving families. We're perfectly positioned to participate in the next big buying opportunity.

Our job is to produce safe, secure, long-term cash flow for our clients and ensure that we never ever lose money. We do that primarily through residential real estate. We have the team, a successful track record, and a proven model that's been stress-tested for over 40 years.

We're currently taking on a few more Capital Partners in \$100k increments who'd like to earn safe, secure, tax-advantaged, passive income and long-term capital growth.

Primary Benefits

- **Safety** – Our emphasis is on the safety and preservation of capital and property at all times. We are staunch advocates of Warren Buffett's #1 Rule of Investing. "Never Lose Money."
- **Security** – Funds are secure at all times. Properties have substantial equity and are in areas that we deem to be safe and have a bright upside.
- **Long-Term** – Our Investors enjoy consistent cash flow for the long term. Your money is placed and consistently working for maximum returns.
- **Positive Cash Flow** – Investments in real estate provide a stable source of income. All properties are positive cash flow from day one.
- **Preferential Tax Treatment** – Real Estate Investing provides some of the most generous tax benefits of any investment. These benefits are fully available to both domestic and international investors.

- **Built-in Equity** - We do not overpay, we buy wholesale "Value" today.
- **Great Rate of Return** – We have consistently provided high rates of return in a safe and secure manner.
- **Systems** - The key to success, is our proven systems for maximum profits.
- **Dream Team** - You want the best advice, not the cheapest advice. Access our team of top-tier professionals, including our tax team, retirement and estate planning, asset protection, investing with your IRA/401k, 1031 exchanges, contractors, etc.
- **Experience & Track Record** - As a team, we have 40 years of successful investing, including three previous down cycles, and have completed over 1,800 successful transactions.
- **Professional Management & Low-Cost Rehab** - As in-house owner/managers, we remove the conflicts of interest from traditional property management. There is 100% transparency. No "industry standard" undisclosed fees or mark-ups are ever added.
- **Vested Interest** - As the Investment profits, you profit, and we profit. Our compensation is based on the return on investment. Every dollar we save earns us both money. The more our partners make, the more we make. We both want the same thing.
- **Time Leverage** - As a full-service firm, we are a point of leverage for investors who recognize the high value of their own time. We allow investors to focus on what's important to them, thereby saving many hours of their time trying to invest in real estate the right way.
- **Market Knowledge** - We bring extensive "local" market knowledge to the markets we invest in. We are a very active player in the Denver Metro Market.
- **Retirement & Family** - Build equity, maintain cash flow, and hedge against inflation. Rental properties can serve as a revenue/income outlet in retirement, and owners can transfer properties from generation to generation.

Solving The Pension Problem One House At A Time

Do you have Pension or Retirement funds that you'd like to place in a safe, secure, long-term, tax-advantaged, income-producing investment?

Investing in rental properties is an excellent choice. Real estate offers essential security and downside protection, which they cannot find in the stock market or other alternatives.

Once you get to a certain level of financial sustenance, or age, then you also really start thinking about your end game, not just retirement.

You want to ensure that people and things you care about are taken care of, such as your legacy, and multi-generational wealth.

When you've built up your passive income and are owning your finances and time, it allows you to work on your purpose. You have a lot of value to offer when you do this and are working in your zone.

You know your money should be working harder for you but nothing feels right, so it's sitting in cash.

You don't know why; you know it's supposed to be invested, but it's just not. It's because no one's met your emotional needs... Until now.

Hybrid Real Estate Investing is a simple real estate formula that can bring you safe, secure, long-term financial success.

If you're ready to ditch traditional retirement planning and begin to build wealth with real estate, then let's get on a call to see if we're a match and get your questions answered.

Schedule a call at HybridRealEstateInvesting.com/discovery

Our Team



Toby Hanson
Co Founder



John Burley
Advisor



James Brown
Co Founder



Books written by the Real Home Solutions team