

The Trada Group
855 Folsom Street, Suite 125
San Francisco, CA 94107

Place
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A Total Investment Package

The Trada Group is your best real estate investment resource. Focused on projects throughout the United States, our network of advisors carefully evaluates opportunities to ensure they meet all your criteria and goals.



Acquisition

The Trada Group makes investment decisions based on investment performance. We pursue projects from the early stages of land pre-development, to existing buildings with upside potential. We invest in quick-turn and long-term cash flow projects, often with our own capital.

Development

Unlike conventional real estate investment firms, The Trada Group crosses geographical boundaries to locate the best real estate for our developments. Commercial, retail, and multi-family residential projects are our specialties.

Marketing

We're not an advertising agency or consulting firm, but The Trada Group is definitely changing the face of real estate marketing. We're a hands-on group with an innovative slant, and our success marketing real estate projects stems from the value we add for our clients and partners.

Let Our Relationships Work for You

If you want results in today's real estate market, you must have the means or connections to carry through a number of transactions. With The Trada Group, every aspect of your investment is handled with critical care and business acumen. The relationships we build and cultivate in the communities we work with further enhance each project and experience. Our investors can look forward to attractive returns, exceptional service, and more.

Structured for Success

The Trada Group is a diversified real estate investment and development firm based in San Francisco, California, with offices in Idaho, Washington, and Utah. Our business spans three key areas of real estate investment: acquisition, development, and marketing. We employ a team of experienced real estate/investment professionals and outside consultants who come together to acquire, develop, and market projects that create wealth for our clients and investors. Through this process, we have established key partnerships and long-term relationships with leading members of the economic development community.

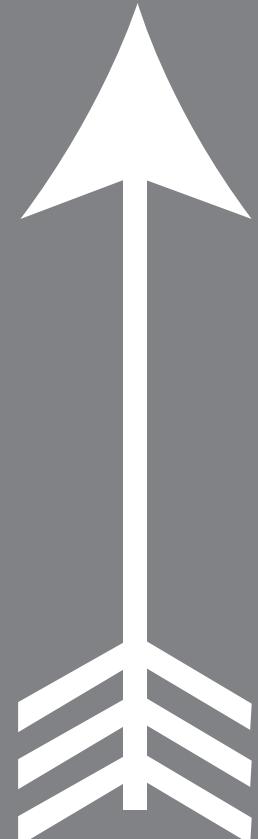
Getting Started

If you're ready to diversify your real estate holdings, give us a call. Our experts will immediately go to work to identify properties that best meet your investment criteria and goals.



THE TRADA GROUP

Diversified Real Estate Investments



Different from the ground up.

THE TRADA GROUP



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Request for Information

Name _____

Professional Title _____

Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Phone Number _____

E-mail Address _____

Complete and return this card to receive news and information about The Trada Group, our upcoming projects, and/or property investment strategies.

Please put me on your mailing list so I can stay informed.

Please contact me to discuss upcoming projects.

T H E T R A D A G R O U P

The Trada Group

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The Trada Group builds relationships based on integrity and trust. Any information you provide us will be kept strictly confidential and used for the sole purpose(s) outlined below. We do not share information about our clients or investors to third-party entities without their expressed consent.

Buying Beyond the Basics



Different from the Ground Up

The Trada Group excels at developing select properties throughout the United States. We don't limit ourselves to one location, and neither should you. We bring you up to speed as an investor and help you invest in areas where property values are stable-and growing. Our acquisition team pinpoints under-developed areas that will produce the highest value at the lowest risk. Consequently, The Trada Group provides you access to a larger pool of investment property.

Creating Wealth through Real Estate

Real estate has shown consistent growth in value over the years, proving to be a stable investment even in a harsh economy. However, the key to any investment strategy is leverage. Often called OPM, or "other people's money," financial leverage is a longstanding concept and practice. Acquiring valuable assets by pooling resources or borrowing gives you a higher return on your investment dollars. Since real estate investments offer both income and appreciation, you can build sufficient wealth investing in properties.



Positive Cash Flow

Most investors are interested in the income a property can generate now and into the future. They're not just buying real estate; they're buying an income stream. Therefore, when reviewing properties, The Trada Group always factors in Net Operating Income (NOI), Gross Rent Multiplier (GRM), and Capital Appreciation. We also look to emerging markets where high cap rates are the norm, and then we develop or increase the property's value so our investors can achieve a positive cash flow and strong appreciation.

Tax Advantages

Real estate offers big tax incentives for investors who understand the benefits. These benefits vary according to your specific situation and status, but they can be quite substantial. When investing in real estate, we recommend you speak with a tax advisor or specialist to understand all the benefits to owning real estate as an investment.

Retirement Nest Egg

Leveraging your money with real estate can be the most efficient way of getting your money to work for you, which is why more people are choosing to invest in property for their retirement. It's a tangible place to put your money and watch it grow. You can invest a small percentage, and when the property value increases, your return on equity multiplies. With real estate, a decent rate of return can increase your net worth considerably, giving you something concrete to live on.

Multi-family Investment Real Estate

The Trada Group features an impressive portfolio of real estate projects, from land acquisition to commercial development. We're always on the lookout for rewarding projects, and are known for our market leadership and our tireless commitment to the success of our clients and investors.

Our comprehensive approach delivers industry-leading results. Also, our ability to build and cultivate key relationships in the communities we serve contributes to our ongoing success.



Experience the Difference

We open the door to diverse real estate buyers and investors, many of whom do not have the time, the connections, or the expertise to evaluate potential investments on their own. Whether you're a first-time or full-time investor, you will profit from our hands-on involvement and unmatched industry resources.

The Trada Group conducts extensive research on each investment prior to development. We calculate the Gross Rent Multiplier (GRM), Capitalization Rates (CAP), and Cash on Cash return. Basically, we identify the best properties for your investment dollars.

- We ensure the property is a safe investment.
- We only invest in the best regions in the United States.
- We diligently set the stage for consistent appreciation & cash flow.



Project Snapshot

Luxury 4-Plex Residential



Each 4-Plex includes:

- (2) 3-bed/2-bath (1160 sq ft)
- (2) 2-bed/1-bath (1000 sq ft)

Asking Price: \$395,500

Rentable Sq Ft: 4,320 sq. ft.

GRM: 9.4

Cap Rate: 8.1%

Average rent: \$3500/month

All statements and calculations are estimates.

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