

HOW DOES AN INVESTOR FIND AVAILABLE LEASED FEE INTERESTS FOR SALE

The Majority of Leased Fee Interests are purchased in large dollar volumes by institutions such as Pension Funds, Life Insurance Companies, Sovereign Wealth Funds, and wealthy individuals. They are all attracted to the long-term secure income and the huge capital gains at reversion. There are also brokers that are known to represent large institutional landowners when they decide to sell off large quantities of their leased fee interests.



Expansive Minds Real Estate LLC is a choice for individual investors. Currently Expansive Minds creates approximately \$100,000 worth of leased fee interests a year. All Expansive Minds Individual Ground Leases are for 99 years secured by the entire property at 100 to 1 ratios. AS an example, a residential property Expansive Minds purchases for \$500,000 would have a starting ground rent of \$5,000 a year.

Value 1 - Revenue

The revenue from our Individual Ground Leases is indexed to increase every 5 years to the total of the previous 5 years Consumer Price index or to a minimum of 3.5 percent a year (17.5% every 5 years) whichever is the greater number.

Value 2 - Reversion

At the end of the lease term the property securing the fee simple interest reverts back to the leased fee interest. Over the last 50 years residential homes in Maricopa County Arizona have increased 4.1% a year. A \$700,000 residential property increasing at 3.5% per year is worth a little over \$20,000,000 (twenty million) in 99 years.

Value 3 - Taxes

The leased fee owner is not responsible for paying property tax over the 99 years the property is leased.

Value 4 - Management

The leased fee property is extremely easy to manage- one never has to find a renter or new leasehold owner or spend money on repairs or fix anything.



Lastly and importantly our Expansive Minds principals have 46 years' experience creating and managing leased fee properties. Expansive Minds ground leases are accepted by every major bank and Government agency. A lease is between 2 people, and we have made our leases both fair and legal and they have stood the test of time. For more information on purchasing leased fee interest Please contact Bob Fischer at www.bobf@expansive-minds.com or call at 480-375-1279.