



Special Project Proposal

***Into Thy Word* and the *Schaeffer Institute* are now seeking to raise funds through real estate ventures.**

Why? We have an incredible offering through friends of the ministry to take advantage of government bailout funds and current market conditions to provide funding for our ministry!

To be wise stewards of our gifting, we will carefully invest donor funds for this project in tangible good properties that we will rent out, so it can be a continual means of funding. Currently we have four investors partnering with us for four properties. We also have the opportunity to do four more, although we would like to invest in more.

How: We are seeking to purchase family homes and then perhaps in the future, an apartment complex through special "REO" foreclosures that will be rehabbed. These properties have been carefully pre-screened by local experts in the know and market. Their due diligence and work is already completed. Solid property management is in place coupled with carefully chosen tenants whom we are helping get on their feet financially, with positive cash flow. This enables us to help people who are victims of the economic crisis be in good homes and supports our fundraising and ministry.

Is this possible? This is a tremendous opportunity for real estate that has not been seen in over fifty years with historic lows in values and interest rates. Our goal is to buy and hold investment property and use the positive cash flow to fund ministry.

Process: We can buy quality banked owned homes in good neighborhoods at below wholesale prices around 50% to 70% of current real appraised value. We can do this by direct purchase or funding through private banks with little money down and fund a maintenance account, allow for taxes, principle and interest, including vacancy, and still provide cash flow for our ministry. These opportunities are limited, but we have the resources and knowhow with our partners to make this work. Now is the time to build cash flow for our future in ministry. We need and value your partnership to carry this out.

Your gift can be invested in tangible equity to provide a wise and continual gift for decades!

Plan A. Direct Charitable Donation--a monetary or property gift to our ministry. You receive the deduction because we are 501 3 c nonprofit (consult your accountant).

1. Buy a home and donate it or provide us the funds. Each house ranges from \$40,000 to \$70,000 and can provide positive cash flow of over \$500 a month for our ministry.
2. You can give \$5,000 down and \$1,500 a month for 30 months and we can buy a home through private means with no interest.
3. You can give \$2,500 down and \$750 a month for 30 months and we partner with another donor and buy a home through private means with no interest.
4. Any gift amount you are led to give is greatly needed and appreciated and is tax deductible!

This also gives us the gift of equity, as each home will have \$20,000 to \$60,000 in real built in equity we can sell in a few months or years or hold.

You can contribute partially to this too. A gift of \$1,000 will enable us to pool funds with other gifts and build synergy. A gift of \$5,000 or more can be used as a down payment, the remainder is funded through private banking and provides a cash flow of \$200+ a month, \$2,400+ a year for the ministry! You get the deduction; we get the equity and your gift keeps giving! Any gift amount will help us out!

Plan B: You can be a partner investor with our Ministry through a partnered “LLC,” and as investors, share a percentage of the investment. This is non-charitable donating, but you may get a significant “ROI,” return on your investment.

1. You can purchase the property, lend it to the ministry for cash flow, and in three to five years, sell the home and split the revenue, giving unparalleled ROI for you and support for us (check with your CPA, capital gains may occur, but you are still way ahead with your ROI).
2. Each perspective shareholder buys a particular number of units (shares) of the pool of homes through the holding LLC on behalf of the ministry. Each one benefits from the cash flow and eventual selling of some of the real estate assets when the economy is at a position to benefit that.

Is this vetted? All of the partners we are working with have been vetted and all conceivable due diligence has been done and will continue to be done. Trust and verify! Our focus is to serve our Lord Jesus Christ and we feel this is the best opportunity we have ever had. We need you to make this work!

In a nutshell: Your donation benefits our Ministry and serves our Lord. Through our partners, we will purchase investment properties to rent out. The positive cash flow will help support the ongoing efforts of the Ministry. The properties will be carefully chosen, cared for, and managed.

In California, we are seeking to do this in north Arcadia or La Crescenta, an office and home for the ministry.

www.yourrealestatelife.com
www.wheretoinvestus.com
www.equitygrouponline.com
www.peakkc.com

Any size gift can help us in this project and enable our ministry to grow for another thirty years!

Now is the time to build cash flow for our future in ministry and we need your partnership to make this work!



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***The LORD bless you and keep you; the LORD make his face shine upon you and be gracious to you; the LORD turn his face toward you and give you peace.
Num. 6:24-26***