

Investing With Ampez Capital Investments





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In early 2008 the housing market crashed and erroneous loans and mortgages were now being accounted for. Shortly there after financial markets began melting down on Wall Street while people on Main Street were losing their jobs, houses, livelihoods, & retirement. Our individual views on things like real estate, the stock market, and bail outs among other things have at least been impacted if not changed.

So why on earth would you trust Ampez with your money and expect to earn profit and a sizeable one at that in real estate?

Well, why don't you look at our philosophy, view our results, and hear us out and ask around before you jump to any conclusions.

Ampez starting buying houses in lower income areas after the real estate crash. We would go in, modernize these properties and then in turn, sell them to first time home buyers often helping them with their closing costs to make the process even more comfortable.

After doing this a couple of times we began to see a difference in the neighborhoods we were in. Our houses usually went from being the ugliest rentals on the block to the most modernized, energy efficient, coveted houses in the neighborhood. Neighbors were ecstatic to have someone actually improving their property values by investing in there community. And the first time home buyers that often purchase our properties were relieved to actually have someone on their side. Did I mention that we were making wonderful profit in an otherwise terrible economy and even worse real estate market?

It was then we realized that the answers to our country's problems will come locally. The solutions will be generated by you and me in our communities. People thousands of miles away don't know our problems and won't be able to fix them. We offer one way to, perhaps, better our surroundings. Our goal is to earn and make high profit. The byproduct is that our community benefits. That is what successful investors do...take something and make it bigger and better. We now invite a limited number of individuals to join with us and take part.

Regards,

Matthew Campbell
President of Ampez Rehab Investments

Invest with Ampez



Things to know... Capital investments.



Deed of Trust

A document signed by the borrower that, once recorded, acts as proof that a loan has been made on a property.

What is a deed of trust or trust deed?

A deed of trust, once signed by the borrower, is recorded at the County Recorder's office where the collateral is located. The recording of the trust deed "clouds" the title and lets the world know that the debt exists. When a title company researches a property, it is usually looking for trust deeds (or evidence of indebtedness). The recorded trust deed is also the trust deed investor's security; it allows him to be paid when the property is sold.

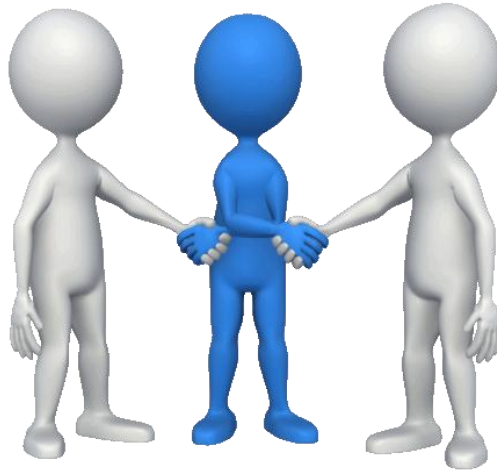
What a trust deed is.

A trust deed is insurance that you do not lose your principal. The property you are invested in can not be sold without satisfying the trust deed. Due to the paper work that is signed with each project, after building a track record of trust and professionalism, some investors even forgo the process of holding trust deeds on projects. Although, a nice insurance, the trust deed has never been needed for any investor to recover their principal. We have always met expectations.

What a trust deed is not.

A trust deed does not insure you make money. Ampez has an investment agreement for that purpose. Through our relationship we build our trust and professionalism that we perform the way we say we are going to.

Who are the players in a trust deed document?



**The Beneficiary
(You)**

**The Trustor
(Us)**

There are two parties mentioned in a deed of trust document: the beneficiary, and the trustor.

The beneficiary is the lender or investor. Most people are accustomed to seeing banks named as beneficiaries; however, in the private lending world, it's usually an individual or a retirement fund that is named as the beneficiary.

The trustor is the borrower, and may be a single person, a trust, an LLC, or a corporation. The borrower, by signing the trust deed is agreeing to the terms of repayment and gives permission for the loan to be recorded against the asset.

Why do people invest with Ampez?

Capital investing is a great way to diversify an investment and/or retirement portfolio and can provide an extremely safe investment if the company investing your money understands what they are doing.

However, not all trust deed investments are created equal. California has real estate cycles that are quite volatile. If the company investing your money has expertise in California and its nuances, then the trust deed investing done on your behalf can give you a very good rate of return and a high degree of safety.



The Investor who places their capital with Ampez Rehab Investments can receive a 11%-14% annual return. Using the Rule of 72, capital invested at a compounding rate of 9% will double your money in 8 years; at 12%, 6 years.

Fortunately, real estate usually enjoys price increases that make capital investing safe. However, California has cycles, and sometimes prices go down. There are signs that are recognizable when a price decline is coming. A company investing other people's money needs to understand California's cycles and adjust its policies and strategy accordingly.

The Trustor (The Borrower, Ampez)



Who is Ampez and why should I trust you with my money?



Ampez is an investment firm who in years past has completely and solely funded itself to buy, repair, and immediately sell properties for profit. We are sometimes referred to as “Flippers.” By now I am sure you have seen one of the many shows produced on television depicting investors who buy old houses fix them up and put them back on the market and sell them for profit and move on to the next project. Essentially that is what we do.

What does Ampez invest in?

Ampez currently only invests in single family residences that are either in distress or have been foreclosed on and are now owned by banks (often referred to as REO properties). These houses have often sat vacant for months if not years. They have been gutted and often are missing kitchens, A/C units, windows, or plumbing. Because of their dilapidated condition they are often sold at steep discounts. However, because of banks strict lending conditions they often will not lend money to a normal home buyer to purchase them. This means that even if a regular consumer wanted to buy one they could not get a loan through an established bank to purchase the property. They would have to pay all cash or seek alternative financing.

These properties almost always go to investors looking to flip, rent or hold on to them. Again Ampez does not invest in land, new construction, commercial, or apartments. Each of these areas requires their own expertise and we solely focus on moving unoccupied single family residences usually to first time home buyers.



The Ripple Effect of Investing

California cities are having a record number of foreclosures. Many of these properties have been vacant and have been vandalized, which creates unsightly blight and lowers property values, thus affecting tax revenues.

Without the investor willing to repair the properties and without the money sources willing to fund these transactions, many cities would be in a very tough position. When an investor helps an Ampez either buy, repair, and resell a home both are participating in stabilizing our cities and repairing our neighborhoods. In the process of fixing these homes, investors help revitalize neighborhoods, build tax revenues, create jobs, and create a well-deserved profit for each of the participants.





What Ampez is...

Ampez is an investment firm that exclusively invests in single family residences that are in distress and redevelops them into modern energy efficient homes for profit.

We are a private company located in Fresno, California.

We are privately funded through personal funds and funds provided by investors. We take no tax breaks, grants or use any tax payer money in anyway.

What Ampez is not...

Ampez is not a broker for loans. When you invest your money it is with us, and us alone. We NEVER invest your money with another person.

You have more control and direct contact and we have more control and direct contact.



The Beneficiary (You)





Who is your typical Capital Investor?

There are many different capital investors, and they fall into several categories. Below are just a few of the individuals and organization we've worked with in the past.

1. Retired individuals

This group of investors wants a high yield return and absolute safety. Our capital investments work for these investors because Ampez pays a high yield with little chance of the principal amount going down, allowing this group to live comfortably on their interest while the principal stays protected.

2. Preparing for a comfortable retirement

This group of investors is conservative and is preparing for retirement. Many do not like the volatility and risk associated with bonds, stocks, and precious metals. They may be adding regularly to their retirement accounts and want a clear idea of how much money will be available at their retirement. Investing with Ampez for this group offers consistent returns, risk control, and acts as a great way to diversify their retirement portfolios.

3. Busy professionals

Lawyers, doctors, dentists, bankers, wealth managers, city government employees, and numerous other professionals are busy earning high incomes. Often, their goal is to set aside the maximum allowable amount each year in retirement accounts. These retirement accounts are a perfect for long-term, consistent yield capital investment.

4. Inherited wealth

This group consists of individuals who have inherited substantial sums of money. This is sometimes dangerous for those who find themselves in this position for the first time. The temptation sometimes is to see if they can make the money grow exponentially. These individuals can secure the principal in a conservative capital investment with Ampez and let the interest payments provide for the extra income.

5. Non profits and endowments

In recent years, non profits have seen declines in their endowment funds as well as the amount of giving to their organizations as the economy slowed. Many will be tempted to take extraordinary steps to make up for lost returns, which can be dangerous and risky. Capital investing with Ampez provides a great option for non profits. While most CFOs working in the non profit sector aim for a 6% return, with Ampez they can offer substantially more while still meeting their preferred risk profile. This allows non profits to take advantage of real estate in the current market without having to manage physical assets.

While the above list gives a glimpse into our core clientele, we find that most of our investors, no matter their occupation or profile, have been referred to us by other satisfied clients.

We find that happy clients make the best advertisers in the world.





Our Program

Every individual is different when it comes to financial goals and comfort levels with different investment vehicles. An individual's financial strategy is extremely important and will often involve conversations and planning with a tax advisor, retirement custodian, financial consultant, lawyer, family, etc.

Are you nearing retirement? Are you seeking monthly cash flow? Are you chasing returns? Do you have plans for your money in the short or long term? Are you a more passive investor or do you actively manage your investments? These represent just a few questions you might ask yourself before investing in any instrument.

Capital investing with Ampez offers high returns and principal protection, which is rare in most investments. However, below are a few key benefits and constraints for our program.

11% - 12% -14% Capital Investment Program

I. BENEFITS

- Combination of short term monthly cash flow with principle protection and liquidity
- Consistent monthly dividend payments
- Set interest that is stable and not volatile
- Even invested in real estate money remains somewhat liquid

I. CONSTRAINTS

- Although investing is somewhat liquid it may take up to 90 days to receive principal if you request a return of funds
- More costly if investing through some retirement accounts that charge transaction fees

The interest rate you receive is set, and is determined by how much money you decide to invest. The scale is as follows:

\$5,000 – 19,999	– 11%
\$20,000 – 49,999	– 12%
\$50,000 and over	– 14%

Is Investing For You



RETURN

Our firm offers a set percentage that you will receive on your investment. You have a known return on your money that is often much higher than what banks offer.

\$5,000 –19,999 – 11%
\$20,000 – 49,999 – 12%
\$50,000 and over – 14%



This return comes to you in the form of a monthly dividend payment. Once the project is completed and the property is sold the principal will either be rolled into another project. Regardless of downtime when the funds are not in another project the investor continues to earn interest.



SECURITY

Every investment has risk. However, unlike many other investment vehicles, your money is backed thorough real estate. This means you have ultimate control and a physical asset that can be sold or rented out.

Ampez will keep you informed so you will know the exact project your funds are invested in. In addition you will receive regular updates on the progress of a project from purchasing to repairs to the sell date. If you so desire you will be able to personally visit the project site and view its progress.

PASSIVE



Your investment is passive. You don't research the property to buy. You are not doing the repairs. You don't manage the project from start to finish. You sit back and collect the money on your investment.

This is a capital investment only. All managing decisions are strictly reserved for the firm. This includes what property to be purchased, repairs, expenses, selling and all other project decisions are the responsibility of Ampez. 15

The Complete Process



The Process

Getting Started with Our Trust Deeds

Review the frequently asked questions

Fill out an online interest form to receive further information

Contact us and schedule an appointment:

Primary 559-320-5968

After you decide to invest

You place your funds with Ampez and sign all necessary documents.

You immediately begin to accrue interest.

ARI provides due diligence information that is available at any time to you:

- Appraisal
- Property information

You may tour projects at any stage and any time you wish.

You begin receiving your monthly interest check at the beginning of each month.

You Commit to an Investment

You may request your funds returned at anytime free of charge. However, due to the nature of real estate transactions, the return of your principal may take as long as 90 days, but never to exceed 150 days. You continue to earn interest until your principal is transferred.

The Transaction Closes

Once one project is completed and sold your money is then moved to a new project. There is, possibly, a short period of downtime between projects when your money may not be in play. However your principal funds continue to earn interest regardless.

Payments Mailed to You

On a monthly basis, Ampez Rehab Investments sends the client dividend interest checks either by mail or are direct deposited into the clients desired financial account.

For more detailed information on the process and the paper work, please call the office at

Primary – 559.320.5968
Office - 516 W. Shaw Avenue , Suite 200
Fresno, CA 93704
Telephone – 559.221.2540
Fax – 559.221.2660

Sample Scenario



Scenario 1

You invest with Ampez Rehab Investments a sum of \$50,000. You will be receiving a fixed 14% on your money.

The payments are distributed the first business day of each month.

Your interest payment:

on 50,000 would be 583.33 a month.

on 10,000 @ 11% it would be 91.66 a month

on 100,000 @ 14% it would be 1166.66 a month

The projects would be presented to you via report and the trust deeds recorded once the property is purchased. Investors receive by-monthly reports via email or fax on the progress of projects and may even personally visit the project sites if they so wish.

Sample Scenario Capital Investment - \$50,000 Annual Yield – 14%

Month	Dividend Payment
1-Jan	\$583.37
1-Feb	\$583.33
1-Mar	\$583.33
1-Apr	\$583.33
1-May	\$583.33
1-Jun	\$583.33
1-Jul	\$583.33
1-Aug	\$583.33
1-Sep	\$583.33
1-Oct	\$583.33
1-Nov	\$583.33
1-Dec	\$583.33
Annual Return:	\$7,000

Now You Know what we are about, what we do, and what we believe in. It will be up to you to take the next step. Feel free to call us or schedule an appointment to meet with one of our team members. We would be honored to hear from you and discuss any questions you may have.

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Investing That Changes The Way People Live