



REAL ESTATE INVESTMENT PROPOSAL



CCS Inc. Your Real Estate Investment Solution

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California Contractors State License Board # 1047699



WHY CHOOSE US

Goals

To create a successful real estate venture that will sustain any economic market.

Objectives

Acquire and develop investment real estate that provides an above average, risk-adjusted return through the acquisition of properties benefiting from ground-up or value-added construction.

Strategies

Our experienced approach to real estate investment is contingent on our specific investors' short-term and long-term goals. From its inception, the investment selection process commences with a detailed property analysis employed by our team of professionals. Each property is carefully selected employing value-added and opportunistic strategies. When identified, our team of professionals formulate a strategy to enhance the quality and marketability of the property using three (3) major components for success: 1) Low Costs; 2) Management; and 3) Execution.

Low Costs

Integral to our objective of providing an above average, risk-adjusted return is our ability to provide low-cost construction. We guarantee that every real estate development will have the lowest construction cost while still drastically enhancing the marketability of the investment. Keeping our overall cost low benefits our investors in creating a higher rate of return on their investment.

Management

The key to a successful real estate investment is the ability to seamlessly manage the value-added and/or ground-up construction. Our team of professionals will reduce costs, construction time and stress by providing top-level management for each investment. We provide construction planning to project delivery and protecting our investment by providing quality assurance, cost control, and risk management.

Execution

We are not only a service-oriented firm, but as owners and investors alike, we are aware that our success is contingent on helping our clients meet with individual and specific investment goals. Integrity, hard work, planning, and long-term goals give us a competitive advantage that allow us to execute and deliver a successful rate of return for our investors.



CONSTRUCTION

It is just construction...

Our experience has shown that an acquisition of a successful real estate investment is, one must identify the “right” investment opportunity, but also understand how to properly enhance that investment through a value-added and/or ground-up construction. It is essential to have a thorough understanding of construction development for any real estate investment opportunity.

Our team is highly experienced in development, providing the project with the right construction and design services needed to increase the value of the investment. As part of our services, we manage the development process to ensure a seamless and swift execution of all investment properties. We know and understand that results matter. Therefore, our proactive approach to construction management is a key to our success. Investors can rest assured that their investment is our top priority.

FLUCTUATING REAL ESTATE MARKET

Thriving Market

A thriving market yields the quickest return on an investment. Our goal in this flourishing market is to place great emphasis on developing our investments swiftly so that our clients can confidentially see results, a model we like to call “set-in, get-out.”

Depressed Market

A depressed market is one filled with big opportunity. In stark contrast to the aggressive “get-in, get-out” model, a depressed market yields an opportunity for our investors to acquire passive investments to their portfolio. We believe that investors’ confidence in us should not waiver in times of a market crisis.

It is our experience that a depressed market should be capitalized upon, lending itself to an influx of investment deals. Our main focus is the location of real estate



investment property that provide stable passive income, but also have value-added and/or ground-up opportunities, making the subject investment deal highly lucrative.

Our investors receive a fixed return of income for four (4) years, predetermined and agreed upon by contract. As part of the service, our team of professionals will assume all management responsibilities related to the real estate investment, until the market stabilizes, and the investment is sold.

OUR APPROACH

Part of our approach is that we find real estate investment deals within areas that zoned for R1.5 and R3. What does this mean? It means, we identify properties that can be converted from single family residences to multi-unit residences. In real estate, this approach is called the highest and best use. Using this method, in conjunction with our ability to provide the lowest cost for construction, we can maximize the profit for any investment. By adding units, thereby increasing the overall square footage of the investment, we assure that our clients can achieve an above average rate of return on their investment.

To get the most for your investment, we ensure a high capitalization rate (CAP Rate), also known as the yearly income return on your investment. What counts is the dollar amount of the percentage of profit and how quickly the profit from rent will cover the investment and that is the bottom line. We secure higher than average CAP rate by keeping construction cost low, and above average rent thereby making each investment a successful one.

REASONS TO INVEST

Appreciation of Asset Value

Properties increase in value as the net operating income of the property improves through rent increases and effective management.

Physical Asset

Income-producing real estate is one of the few investments that has meaningful value as a hard asset. The land of the property has value, along with the building itself, and the income it produces has value to all future investors.

Dependable Income Stream

Assets are generally secured by leases which provide a regular and dependable income stream that produce positive cash flow.



Debt Reduced by Property Income

The debt on the property will be reduced by the income of the property's net operating income (NOI). NOI is figured by the gross income less all expenses before debt. The NOI will sufficiently fund the debt payments thereby reducing the debt balance and creating equity.

Tax Benefits

There are many tax benefits including no limit mortgage interest deductions and depreciation accelerations that can shield a portion of the positive cash flow generated and paid out to investors. At the time of sale, IRS allows investors a 1031 provision, allowing investors to exchange into a like kind instrument and defer all taxable gains into the future.

Multiple Asset Value through Leverage

A factor to consider when investing in real estate is the ability to place debt on the asset which is several times the original equity. This allows you to buy more assets with less money and significantly multiply asset value.

Multiple Cash-Flow with Low-Cost Debt

LENDING OPPORTUNITY

Hard money lending gives investors the chance to stay active in real estate without necessarily adding a property to their portfolios. Some hard money lenders may never purchase a property themselves at all. This can be a huge perk for anyone without the time and resources to actually acquire a real estate deal, as it allows lenders to tap into the lucrative potential of real estate without "getting their hands dirty," so to speak.

Another major benefit of hard money lending is the degree of control it offers. Hard money lenders get the final say in who they work with and on what terms. Anyone who has purchased a piece of real estate likely remembers the process of applying for funds, waiting on application approvals, and going through negotiations. Being a hard money lender puts you in the driver's seat—and that is quite an attractive perk for many.



OUR FOUNDER

Danny Yamnitski
President, Director of operations.

Building on over 20 years of experience in the real estate and construction industry, Mr. Yamnitski founded CCS Inc with the vision to help land lords and property owners with their real estate goals in a more efficient and less stressful way.

Having owned a large multi million dollar construction company and manage real estate developments, Mr. Yamnitski have been in the shoes of both the land lord and the contractor.

Prior to funding CCS Inc, Mr. Yamnitski grew a small renovation company into a large scale construction company that specialized in residential and commercial construction, design build projects, renovations, improvements, and build outs, He streamlined turned large profits even as the economy fluttered.

One of the largest contributions Mr. Yamnitski made for the company was the formation and implementations of a recycling service that handled all the materials for each and every project. the success of the recycling division save both the owner and his company time and money. in addition to saving millions of dollars on outsourcing and waste disposal, the process was recognized as being a major benefit to cities and local communities.

In addition to his success in the private sector Mr. Yamnitski has served as the chief consultant and vice president of Government Procurement for national government contract consulting firm. Mr. Yamnitski provided service to hundred of small, disadvantage, veteran, woman, and minority owned businesses by providing them with the tools to successfully complete construction projects according to building and safety rules and regulations with the government.

He has received numerous awards for his contribution and frequently speak at events. some achievements being a speaker for the Small Business Administration and the Association of Woman in Construction, he has been listed in Forbes magazine "names to know", and featured in the Government issue of SBA magazine. he has received recognition from government agencies include California Legislator Assembly and the chamber of commerce. On February 2012, Mr. Yamnitski, received a Certificate of Recognition from The City of Los Angeles, commence on his work to support to support small businesses and facilitate construction jobs for Los Angeles and the state of California.

Mr. Yamnitski success is based on dedication and hard work, as he often says, "for a project to be completed correctly you must be the first one on the job site and



the last one to leave. constantly monitoring quality control, building and safety rules and regulations, safety, and progression."

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