

START HERE —

Investing in U.S. Rental Property **as a Foreign Investor**

How overseas investors buy, finance, and own high-quality U.S. rental property, safely and remotely.

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Everything you need to understand how investing in U.S. rental property works, from who we are to your next step.

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WELCOME MESSAGE

Welcome to Cashflow Rentals



Investing in U.S. real estate from another country can seem complicated, especially if you have never purchased property in the United States before.

The good news is that foreign investors buy U.S. rental properties every day, and the entire process can be completed remotely.

At Cashflow Rentals, we help international investors purchase high-quality U.S. rental properties, obtain financing, and build long-term wealth through professionally managed real estate investments.

Our goal is to help you build wealth safely and remotely, with experienced people guiding you at every stage.

This guide walks you through who we are, how we work, and exactly what to expect, from your first conversation to owning a managed U.S. rental property.

Best regards,

David Garner

GENERAL MANAGER

Who We Are

Foreign investors ourselves, helping foreign investors.

Cashflow Rentals was founded by husband-and-wife team **David and Jo**. As foreign investors ourselves, we understand the challenges of investing in another country, because we have been through the process personally.

Since 2016, we have purchased and managed more than 120 U.S. rental properties and experienced both the successes and the challenges that come with real estate investing.

Today, our mission is to use that experience to help other foreign investors build wealth safely and remotely through U.S. real estate.



We proudly serve clients in both **English and Spanish** and work with a trusted network of lenders, property managers, insurance brokers, accountants, and attorneys to support our clients throughout the investment process.

120+

U.S. rental properties
purchased & managed

2016

Investing & managing
remotely since

**English &
Spanish**

Fully bilingual support

Our Mission

We help foreign investors purchase and own U.S. rental properties safely, remotely, and with confidence.

From sourcing the right property to financing, due diligence, closing, and ongoing management, we guide investors through every stage of the process.

01

SOURCE

Find the Right Property

We help you identify high-quality investment opportunities that align with your goals, financing requirements, and long-term strategy.

02

PURCHASE

Buy With Confidence

We coordinate with lenders, inspectors, appraisers, title companies, and insurance providers to ensure your transaction runs smoothly.

03

OWN

Manage Remotely

We help investors navigate the realities of owning U.S. real estate from overseas and provide ongoing guidance throughout the ownership journey.

Why We Invest Differently

Many investors are attracted to inexpensive properties that promise exceptionally high returns. Our experience has taught us to look more carefully.

WHAT CHEAP, HIGH-YIELD STOCK OFTEN HIDES

- Higher vacancy rates
- More maintenance issues
- Greater tenant turnover
- More management challenges

WHAT WE CHOOSE INSTEAD

- Fully renovated properties
- Professionally managed
- Tenant-occupied from day one
- Stable, high-demand neighborhoods



Stable neighborhoods with strong, sustained rental demand.

OUR GOAL IS SIMPLE

Predictable cash flow, quality tenants, and long-term growth.

Typical Investment Example

Many of our clients purchase in the \$150,000 to \$250,000 range.

EXAMPLE - \$200,000 PROPERTY

Purchase Price **\$200,000**

Down Payment (30%) **\$60,000**

Closing Costs & Reserves **~\$10,000**

Total Cash Required **~\$70,000**

**Projected Net Annual
Free Cash Flow \$5,600**

NO U.S. credit score
typically required

NO U.S. residency required

NO U.S. visa required



Karl C.

Taipei, Taiwan



CLIENT TESTIMONIAL

"I have been very happy with the support provided by David and his team. This was my first purchase in the United States, and it was a steep learning curve for me. Having now gone through the process, I feel more confident in expanding my portfolio into the next property."

How the Process Works

Six clear steps, then the rent starts arriving.

01 Choose a Property

We help you identify a property that matches your investment goals and financing requirements.

02 Sign the Purchase Contract

You sign a purchase contract to secure the property while due diligence begins.

03 Set Up Your U.S. LLC & Bank Account

We help establish your U.S. investment structure, including your LLC, EIN, and U.S. bank account.

04 Inspection & Appraisal

Independent professionals inspect and appraise the property. We review the reports with you and help you understand the findings.

05 Financing Approval

The lender completes underwriting and verifies your funds. We help prepare your documentation so approval runs smoothly.

06 Remote Closing

Documents are signed online, funds are transferred through escrow, and ownership is transferred to you.

07

Start Receiving Rental Income

The property manager continues managing the property and collecting rent on your behalf, while you monitor everything through an online owner portal.

Why Investors Choose Cashflow Rentals

120+

Properties Purchased & Managed

Direct experience purchasing and managing more than 120 U.S. rental properties for international investors since 2016.



Professional property management already in place



Independent appraisals and home inspections



Access to financing designed for foreign investors



Fully bilingual support in English and Spanish



Assistance with LLC formation, banking, insurance & closing



Ongoing support before, during, and after your purchase

NEXT STEPS

Schedule a Free Consultation

We'll discuss your investment goals, explain your financing options, answer your questions, and help you determine whether investing in U.S. real estate is the right fit for you.

Your U.S. rental portfolio starts with one conversation.

A relaxed, no-pressure conversation about your goals, and a clear picture of what investing in U.S. real estate would look like for you.

SCHEDULE A FREE CONSULTATION

OR BOOK ONLINE

calendly.com/davidgarner/enquiry

30 minutes · No obligation · English & Spanish available

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