

Why invest in the USA

- Property prices below market value
- Annual NET Yields from 6% to 11%, plus capital appreciation
- Investment in the first world economy and in US Dollars which is still the reference currency globally
- Absolute protection of private property thanks to a strict certainty of property rights
- Renovated properties complete with due diligence
- PROPERTIES ALREADY LEASED which assure an income from day one
- Regular rental payments with strong landlord protection rights

We are the direct owners, not the intermediaries



Real Proposals



Price:	79.000 \$		
Pre-crisis Price:	158.000 \$		
Monthly Rental:	950 \$	p/m	NET Yield
Gross Rental:	14,43 %	p/a	8,07 %
Property Management:	76 \$	p/m	
Property Taxes:	93 \$	p/m	
HOA:	250 \$	p/m	
Net Rental:	6.372 \$	p/a	



Price:	69.000 \$		
Pre-crisis Price:	152.000 \$		
Monthly Rental:	800 \$	p/m	NET Yield
Gross Rental:	13,91 %	p/a	7,39 %
Property Management:	64 \$	p/m	
Property Taxes:	86 \$	p/m	
HOA:	225 \$	p/m	
Net Rental:	5.100 \$	p/a	

Contacts

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OVERSEAS PROPERTY INVESTMENT SOLUTIONS AND SERVICES.

HIGH YIELDING PROPERTY INVESTMENTS.



Who we are

Since 2008, OPISAS has been offering clients real estate opportunities that can immediately generate a considerable annual income, in addition to capital appreciation over time, with the guarantee that clients become the sole owner of the properties in question. In addition to being an international group specialized in the sale and brokerage of real estate investments, in most cases, OPISAS personally purchased, renovated and rented to tenants with high creditworthiness the properties on offer.

"We are the first to invest in our properties."
Christian Calusa, CEO & Founder

Our Services

The support given to customers is continually present, thanks to the numerous services accessible in collaboration with professional partners with proven industry experience:

- Accounting, tax and legal assistance
- Company creation and renewal services
- Domiciliation and registered agent
- Bank account services
- Property management services
- Property inspections
- HOA payments
- Property tax payments
- Rent collection
- Tenant screening and placement
- Advisory services
- Due diligence and compliance

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Real Proposals



Baltimore

Price:	107.500 \$		
Monthly Rental:	1.400 \$	p/m	
Gross Rental:	15,63 %	p/a	NET Yield
Property Management:	140 \$	p/m	11,11%
Property Taxes:	105 \$	p/m	
Insurance:	160 \$	p/m	
Net Rental:	11.940 \$	p/a	



Chicago

Price:	350.000 \$		
Monthly Rental:	4.000 \$	p/m	
Gross Rental:	13,71 %	p/a	NET Yield
Property Management:	400 \$	p/m	9,34%
Property Taxes:	325 \$	p/m	
Insurance:	550 \$	p/m	
Net Rental:	32.700 \$	p/a	



Philadelphia

Price:	105.000 \$		
Monthly Rental:	1.050 \$	p/m	
Gross Rental:	12,00 %	p/a	NET Yield
Property Management:	105 \$	p/m	8,34%
Property Taxes:	75 \$	p/m	
Insurance:	140 \$	p/m	
Net Rental:	8.760 \$	p/a	

Why invest in the UK

- NET annual yield of 10% ASSURED for a duration of up to 10 years
- Predefined exit strategies with resale options up to 125% of the initial investment



Investment example



Total Investment	Net Yield %	Annual Net Yield	Monthly Net Yield
£ 70.000	10%	£ 7.000	£ 583,33
110% Buy-back after 5 years	115% Buy-back after 7 years	120% Buy-back after 9 years	125% Buy-back after 10 years
£ 77.000	£ 80.500	£ 84.000	£ 87.500
Total collected rents:		10 x £ 7.000	70.000 £
125% Buy-back after 10 years:			87.500 £
Total:			157.000 £
Total Investment:			70.000 £
Net Return:			87.500 £
ROI:			125 %