



trusa

INVESTMENT MANAGEMENT

trusa.com.tr

**BUY A HOUSE IN USA
GET YOUR RENT IN US DOLLARS**



In USA Since
2005

In Turkey since
2015



Erdem SEZER
CEO / Co-Founder

A young national athlete goes to America in 1996, stays there for about 12 years, after university he buys a few houses in the USA. The rent income in dollars is twice or nearly three times more than the rental income of a house in Turkey. So when he comes back home, he starts searching ways to transfer his money in the States into his account in Turkey and pay his taxes. Briefly, the ways to get his money with no hassle.

During this period, he realized that a lawyer, an accountant and a real estate agent were also involved and it became a very long, difficult and expensive process.

Making things easier for himself brought the idea of founding **TRUSA Investment Management** Company. After a long process, **TRUSA Investment Management** Company was active in the USA in 2005 with two American partners. In years between 2005-2015 **TRUSA** was active in the States.

With the motto "Seamless Investment, profit in dollars." **TRUSA** has become a company that can provide rent guarantee for all its sales since 2015.

TRUSA, providing rent guarantee for all its sales since 2015, has quickly become the leader in its field in Turkey by assisting its clients to invest more than 4800 houses as of today .

Trusa's Story





TRUSA;

Assists investors in Turkey to purchase “existing (used) houses” and manage (collect rent and take care of) them afterwards.

TRUSA; being established in 2005 in America, is the only company in its field that can provide sales with the option of “rent guarantee existing (used) houses”.

In addition to its individual customers, TRUSA provides the purchasing and management processes of Turkish companies operating in the same field and selling **"existing (used) house with rent guarantee option"**.

In short even if you start purchasing a “existing used houses with the rent guarantee option” with another company, TRUSA will continue and complete that process.

Due to this strong foundation, it would be appropriate to say that TRUSA is the right address to purchase existing (used) house from America.



TRUSA **ADVANTAGES**

- ★ The title deed of your real estate is issued in your name. First, the copy will be sent to you by e-mail, and then the original will be sent to you by mail.
- ★ You will have a rental income nearly three times more than the rent income you can get in Turkey. (with the rent guarantee option)
- ★ All the needs of your house such as renting, maintenance and follow-up are provided by TRUSA professionals in America.
- ★ As of 2018 TRUSA manages the properties that it assists purchasing with TRUSA INVESTMENT LLC Property Management Company from their offices in 5 different states with their own teams. In that way you will never pay high amounts of fees to subcontractors for the maintenance of your property, you can get TRUSA team's service.
- ★ Your rent is deposited in US Dollars to your bank account in the country you specify.
- ★ You can be directed to experienced professionals for residence permit and citizenship applications services in America according to your needs.
- ★ With a team of 71 professionals in 5 offices in America, we provide a real estate portfolio of the highest profit investment options to our investors.

and now...

TRUSA "FLIP", you can earn high profits in a short time like 6 months for the house you purchase in the States, by selling it after it is renovated by our teams.

“

An Investment Opportunity Sample;

With Trusa, an average rent income of a house you will purchase in America (**\$60.000**) after the rent guarantee commission is deducted brings **\$450-\$500** a month which is nearly three times more than the rent income you will get in Turkey.

The example above is not given to attract investors, it is one of the investment options of TRUSA.

Your Annual Expenses;

1. Real Estate Tax (Approximately one month rent income)
2. Natural Disaster Insurance (Approximately one month rent income)

The Return of Investment of a property you purchase from America will be around 11-12 years in US Dollars including all the expenses (taxes, natural disaster insurance and rent guarantee commission)

In other words, your \$60.000 investment will make net \$4.500-\$5.000 a year.

”



FREQUENTLY ASKED QUESTIONS

Why Only Existing (used) House?

Unlike Turkey, there is no discount for purchasing new properties in America or they are not cheaper than existing (used) houses that are in similar condition.

On the contrary, the purchaser pays extra for the brand new house that is being bought. As the tax amount will raise accordingly and the net income is the main issue for the investor, buying a brand new house should never be the first option.

Single House? Apartment Flat?

The idea that apartments are cheaper than single houses comes from your experience in Turkey. On the contrary, as maintenance and handicraft is more expensive in the States, apartment's monthly expense (HOA) will always be higher. For example, if you consider both a single house and an apartment flat getting the same amount of \$1000 a month, as the owner will pay the monthly expense (HOA) of the apartment, there will always be an expense of \$300-\$350 each month. Whereas the maintenance expense of a single house will be paid by the owner. TRUSA gets an appraisal for each house that will be purchased, sees the latest condition of it and all the costs that may come up later in a detailed report (approximately 30 pages long) and starts the transaction process after agreeing with you.

With the help of this foundation and services, an apartment with the same purchasing price and rent income will generate a net rent of \$650 while a single house will make around \$1000 a month.

Under what circumstances does it make sense to purchase apartment flats?

However, if the management of the apartment is done by your management company, then it makes sense. In that case subcontractors will not be included, you will not have to pay a high amount of (HOA) monthly expense and your rent income will not decrease. Since the expenses of the apartment will be divided into shareholders of the building, your expense will be less than the expense of a single house. As these conditions are very rare, single houses are recommended as they don't have HOA expenses.

What is Rent Guarantee Option?

TRUSA has been working with one of the leading insurance companies in America since 2015. With this 25 year agreement, TRUSA customers can purchase a property with the rent guarantee, if they wish, on condition that they pay %8 of their rent each month. This option is one of the most important features that makes TRUSA the leader in its field in Turkey as of today. If you want you can purchase your house without rent guarantee and not pay %8 of your rent.

What is included in the %8 rent guarantee commision?

%8 commision includes the transfer of your rent to your Turkish Bank Account or abroad on the 7th of each month and your insurance of getting your rent every month in time, even if your tenants can't pay the rent, pays late or even your house sits vacant for a while.

From which states can we purchase a house?

The strength of TRUSA comes from the fact that it doesn't sell the houses it builds, so it assists the investors to buy the right house with the "know-how" experience of more than 15 years. For that reason you can buy a house from the city you want in the state you want, even from the Street you want. However when it comes to the point of purchasing the houses with the highest rent income, we will provide all the detailed information you will need and the keys of purchasing the right property in our office.

What does TRUSA commision include?

TRUSA charges %5 of the sales price of the property as commision for the assistance it provides. This commision includes attorney fees, accountant fees, title registration fee and real estate commision. During the purchase process you also pay inspection fee for the property you want to buy. This varies around \$250-\$300 depending on the size of the property and the state.

Visit to the American Consulate;

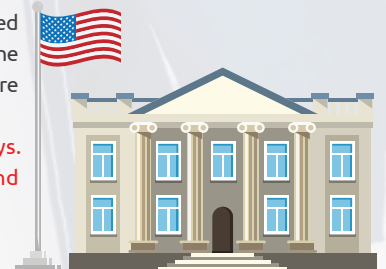
We make a short visit to the Notary Department of the US Consulate in Istanbul, with TRUSA, during the process of purchasing your house in America. The purpose of this visit is to prepare the necessary documents that will be needed to get your tax identification number which will match your name with your property. This procedure at the notary will take for about 15 minutes as this department is not in the visa application department, and it is also easy to get an appointment any day.



We invite you to TRUSA for answers to these questions and all your other questions.

After the deposit payment, we need to get the "Certified Copy-Original Copy" of your passport with a visit to the American Consulate with a TRUSA member, and make sure to deliver that document to our lawyers in the U.S.A.

The house purchase process is approximately 30 days.
The duration is the same for American citizens and foreign buyers.



TRUSA IN AMERICA

TRUSA Investment Management, with offices located in Michigan, Ohio, Illinois, Wisconsin and New York, with 71 employees and solution partners in all States, provides access to all selected investment property portfolios in America.

TRUSA Investment Management makes all kinds of investment opportunities of America accessible with its foundation. It provides maintenance service with its +24 people maintenance team and equipment in 5 States when needed.

And in addition to these...

in the State of Florida

TRUSA renovation **(FLIP)** is at your service with 7 pickup trucks and a staff of 34 people...

You can find all the investment tools you have been dreaming of such as house rent, office rent or businessline rent profit with high foreign exchange in TRUSA.





INVESTMENT MANAGEMENT

1400+

NUMBER OF CUSTOMERS

4800+

HOUSES SOLD

150+

**MONTHLY REAL ESTATE
PORTFOLIO**

* As of January 1, 2023

HOME PURCHASING GUIDE



1

LET'S FIND OUR HOME

Trusa Investment Management portfolio is renewed every day. Our investment portfolio consists of houses with the fastest return. Now let's find the most suitable house for you, whether it is on our portfolio or not.



2

LET US REPORT OUR PURCHASE REQUEST

Now that we have found the house you want, we can make our request. To complete the request part and start the purchasing process \$25,000 downpayment needs to be made.



3

INSPECTION REPORT

Let's get an inspection report for the house we requested within 10 days. The inspection report shows the costs that might come up in the future after the house is purchased. After getting the inspection report, if we come up with urgent maintenance issues, we ask the seller to make those repairs stated in the inspection report. The inspection report varies around \$250-\$300 and is paid by the buyer.



4

CONTROL

Let's check whether all the maintenance issues stated in the report have been repaired or not.



5

DEED TRANSFER APPOINTMENT

Payment of the remaining balance, after our attorney gets an appointment from the Title Registration Office to transfer your deed.



6

YOUR HOME IS REGISTERED IN YOUR NAME

Congratulations on your new house. Your deed is now in your name. We receive our keys and take them to our tenants. (TRUSA commission is paid at this point %5)



7

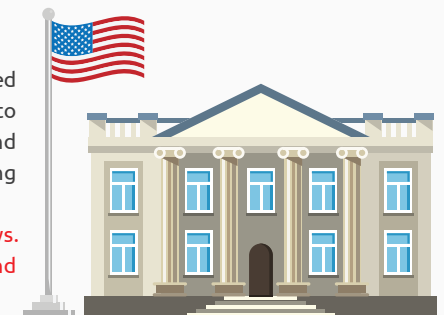
START RECEIVING YOUR RENT

Your first rent is deposited in your account within 2 working days right after the sale is completed.

AMERICAN CONSULATE

After the deposit payment, we need to get the "Certified Copy - Original copy of your passport with your visit to the American consulate with our official and ensure the continuation of transactions by delivering it to our lawyers in America.

The house purchase process is approximately 30 days. The duration is the same for American citizens and foreign buyers.



HOME PURCHASING CALENDAR



\$25,000
DEPOSITE DATE

01.01.2023



INSPECTION
DATE

04.01.2023



GETTING
INSPECTION REPORTS

09.01.2023



CONTROL
DATE

16.01.2023



PAYMENT OF THE
REMAINING BALANCE

23.01.2023









DEED
TRANSFER DATE

24.01.2023





Note: Due to public holidays, deed transfer date may change +/- 10 days.

HOUSES PURCHASED WITH TRUSA









 Price	\$67,500
 Region	* Contact Us
 Rent	\$570
 Rent Guaranteed Income	\$524
 Return of Investment (Year)	10,7
 House Type	Apartment House








 Price	\$89,000
 Region	* Contact Us
 Rent	\$770
 Rent Guaranteed Income	\$708
 Return of Investment (Year)	10,4
 House Type	Single House









 Price	\$79,000
 Region	* Contact Us
 Rent	\$660
 Rent Guaranteed Income	\$607
 Return of Investment (Year)	10,8
 House Type	Single House









 Price	\$81,000
 Region	* Contact Us
 Rent	\$680
 Rent Guaranteed Income	\$625
 Return of Investment (Year)	10,8
 House Type	Single House









 Price	\$94,000
 Region	* Contact Us
 Rent	\$790
 Rent Guaranteed Income	\$726
 Return of Investment (Year)	10,7
 House Type	Single House



 Price	\$95,000
 Region	* Contact Us
 Rent	\$880
 Rent Guaranteed Income	\$809
 Return of Investment (Year)	9,7
 House Type	Single House

HOUSES WITH HIGH PRICES AND THE TYPES WE DO NOT RECOMMEND BUYING



 Price	\$128,000
 Region	* Contact Us
 Rent	\$775
 Rent Guaranteed Income	\$713
 Return of Investment (Year)	14,9
 House Type	Single House



 Price	\$193,000
 Region	* Contact Us
 Rent	\$880
 Rent Guaranteed Income	\$810
 Return of Investment (Year)	19,8
 House Type	Single House

These types of houses, whose rent decreases while its price increases, **ARE NOT SUITABLE FOR TRUSA INVESTMENT PLAN.**

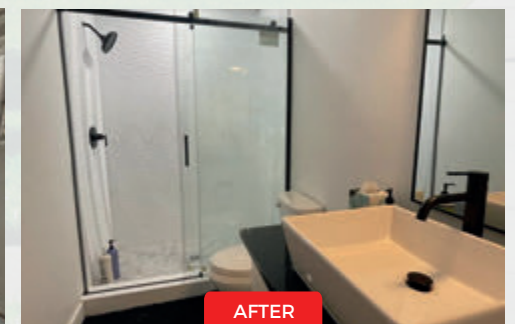
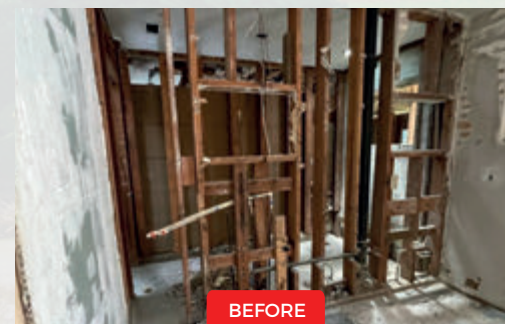
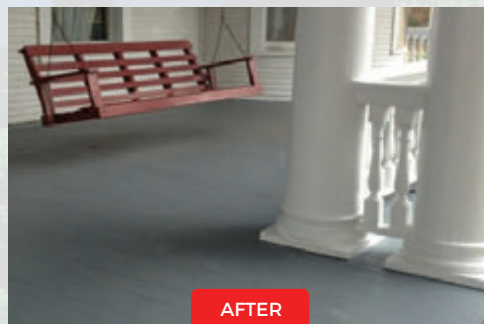
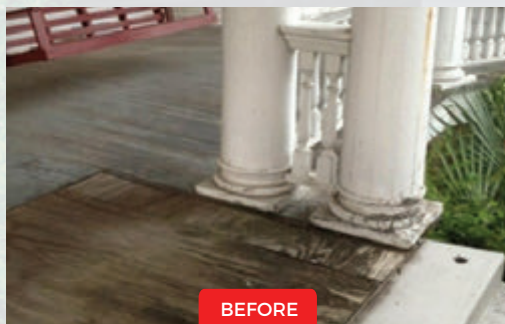
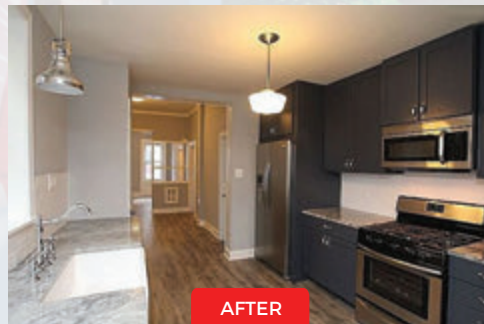
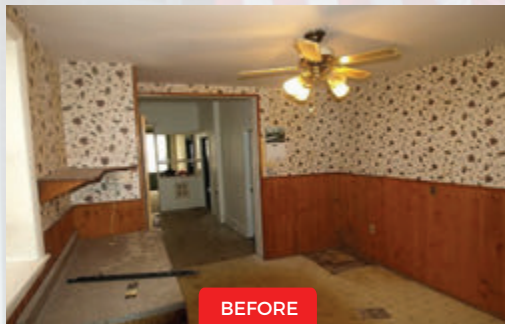
18 Years of Experience
in America



SELLING YOUR HOUSE AFTER RENOVATION









**TRUSA
HOMES**
"RENOVATION EXPERTS"

As of 2018, Trusa Homes started to provide sales options in Florida, Michigan and Ohio after "Flip" renovation. As you can see in the pictures below, there is a big difference after the renovation, and you can sell your house for a high price and make profit. The fact that all these services are provided by Trusa team makes this investment reasonable. We would be glad to offer you this option if you are interested.



SALES SERVICE AFTER RENOVATION OF YOUR HOUSE

Below you can find a table showing your profit for an investment in America after all the expenses like purchasing, selling and tax payments, have been deducted.

 House Purchase Price	\$150.000	\$250.000	\$350.000
 Renovation Cost	\$20.000	\$40.000	\$50.000
 Total Cost	\$170.000	\$290.000	\$400.000
 Sale Price	\$210.000	\$358.000	\$500.000
 Sales Costs	\$14.700	\$25.000	\$35.000
 Remaining Net	\$195.300	\$332.800	\$465.000
 Remaining Profit	\$25.300	\$42.800	\$65.000
	Customer: \$12.650	Customer: \$21.400	Customer: \$32.500
	Trusa : \$12.650	Trusa : \$21.400	Trusa : \$32.500



Total Process 6 Months

TRUSA BUSINESS LINE



Your high rental income investment in America does not have to be limited to just the house!

Another option we can offer you is to choose from our Business portfolio consisting of the world's leading brands. **“One of these world-known brands could be your tenant and with a long term lease agreement and stay so in the long term.”**



The prices of these options which have approximately 10 year contracts, start from \$1.000.000 and go up depending on your budget or request. You can have a well known brand as a tenant from various fields with an average of 15 years of Return of Investment.

You can contact us for detailed information.







STARBUCKS

 Price	\$ 2.900,000
 Return of Investment (Year)	17,5



JPMorganChase

 Price	\$ 2.250,000
 Return of Investment (Year)	15,5



*If you buy one of these business line options, you purchase the land and these brands lease your land.

TRUSA BUSINESS LINE

TRUSA BUSINESS LINE




WELLS FARGO

 Price	\$ 1.950,000
 Return of Investment (Year)	15,8



BURGER KING

 Price	\$ 1.340,000
 Return of Investment (Year)	15,2

*If you buy one of these business line options, you purchase the land and these brands lease your land.



INVESTMENT MANAGEMENT



Shell

Price	\$ 4.850,000
Return of Investment (Year)	15,9



FRIDAY'S

Price	\$ 2.750,000
Return of Investment (Year)	14,7

*If you buy one of the workplaces, you become the owner of the property, the brand becomes your tenant.

ADMINISTRATION

As of 2019 Trusa started managing apartment buildings in Michigan, Ohio and Wisconsin and these apartments are in its portfolio as an option for you. You can contact us and get information about these houses with high rents and low expenses.



FALSE FACTS



- * I wish it was a big house.
- * I wish it was in Miami, California, Manhattan.
- * I wish it was expensive, and
- * I would make a lot of profit.
- * I wish it was big in m2.
- * I wish it was close to my friend's house.
- * I wish it had a useful kitchen.
- * I wish it was close to my child's future school.



TRUST EXPERIENCE NOT MISINFORMATION

In USA Since
2005

In Turkey since
2015



“
TRUSA LEADS YOU TO PURCHASE THE RIGHT
HOUSE WITH ITS 18 YEARS EXPERIENCE.
”



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