




CSP INVESTMENTS LLC

FY20/1 Review

NOV 2020



Your Partner In Success

- ❖ Founded at 2014 in Florida, USA by **Joshua Rothstein** - an experienced Israeli Entrepreneur.
- ❖ Initiating, funding & managing more than 300 real estates deals for last 6 years, with total budget of more than **10 M \$**
- ❖ Serving more than 100 Clients for last years (many of them return clients !!)
- ❖ Working in several States:
 - I. Florida
 - II. New York
 - III. South Carolina
 - IV. Indiana
 - V. Ohio
 - VI. Oklahoma



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My moto: "Let's make it happen !!"

- ❖ Israeli Entrepreneur
- ❖ Born in 1972
- ❖ People Lover
- ❖ Love my family and sons-in-laws
- ❖ Start the day with Gym, Finish with a good book...



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CORE VALUES



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**It's all about
People**



Transparency



Reliability



**Win-Win
Deals**

VISION & GOALS



- ✓ Let as much people as we could enjoy Passive Income
- ✓ Going out of "Rat Race"
- ✓ Proper Financial Education
- ✓ Work = **Less** , but: Time with Family = **More**



Ensuring our Clients'
monthly incomes

Bi-Weekly Newsletter
sent to CSP current
and interested
Clients

With You At All Time

Courses Discounts

Free Financial & Real
Estates Webinar

It's A Team Effort:

ISRAEL	USA
Joshua Rothstein - CEO & Owner	
Project Manager	
Lawyers	
Accountant	Real Estate Agents
	Contractors
	Property Management Lead
	Insurance Agent
	Professionals in fields, such as: Roof and Air Condition Plumbing



OUR DNA

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WHY WE CHOOSE COLOMBIA, SOUTH CAROLINA?

- ❑ Capital city of SC State, having 150 K citizens
- ❑ 1.5-hour drive only to Charlotte where you (also..) have an international Airport
- ❑ Close to a huge Army camp
- ❑ Hosting governments institutions
- ❑ >65 % of houses in Colombia rented by young families and Local Universities graduates



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Case Study For New Joiner Investor

❖ Location:

Colombia , South Carolina

❖ Type of Deal:

- 2 Single Home-Family units : Buy & Hold
- Buying cost: 200 K \$

❖ Numbers behind the Deal: (\$)

Cost (to buy)	Monthly Rental (Gross)	% Yield
Buying- 200 K	1.5 K	8%



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WHY WE CHOOSE ANDERSON, INDIANA?



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- ❑ **One of best cities to invest in Mid-West USA**
- ❑ **Main city at Indianapolis Area, where you have:**

- **Leading Universities, Central Airport, Amazon Headquarter branch**

- ❑ **~50 % of the houses in the city are rental !!**
(mostly to young families and students)

- **Also,**



(One of most USA famous Race Stadiums..)



Case Study For Low-Risk Investors



Phase 1

❖ Location:

Anderson , IN

❖ Type of Deal:

- 29 Single Home-Family units : Buy & Hold
- Buying cost: 1.2 M \$

❖ Numbers behind the Deal: (\$)

Cost (to buy)	Monthly Rental (Gross)	% Yield
Buying- 1.2 M	15 K	15%

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Anderson , IN – Cont.:

Next Plans: (\$)

Upgrading the units (Renovation) : 200 K



Value of Assets- after renovation: 1.68 M



Monthly Rental- after renovation : 21K

Phase 2

Assets Value Increase	% Yield Increase
1.2M -> 1.68 M: 40%	15K-> 21K: 30%

Case Study For *Medium* Risk Investors



❖ Location:

Colombia, SC

❖ Type of Deal:

47 Single units Home-Family : Buy & Hold
Buying cost: 2.4 M \$

❖ Numbers behind the Deal: (\$)

Cost (to buy)	Monthly Rental (Gross)	% Yield
Buying- 2.4 M	30 K	15%

Phase 1



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Colombia, SC- Cont.:

❖ **Next Plans: (\$)**

Upgrading units (Renovation) – 300 K



Value of Assets- after renovation: 3.4 M



Monthly Rental- after renovation : 42K

Phase 2



Assets Value Increase	% Yield Increase
2.4 M -> 3.4 M: 41%	30 K-> 42 K: 40%

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Case Study For *Professional* Investors



❖ Location:

Indianapolis, IN

Phase 1

❖ Type of Deal:

84 Single units Home-Family:

Buy & Hold → Leverage → **Buy More Units**

❖ Buying cost: 4.1 M \$

❖ Numbers behind the Deal: (\$)

Cost (to buy)	Monthly Rental (Gross)	% Yield
Buying- 4.1 M	56 K	14%



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Case Study For *Professional* Investors



Indianapolis, IN- Cont. :

Phase 2

❖ Next Plans: (\$)

Upgrading units (Renovation) – 450 K

➡ Value of Assets- after renovation: 5.9 M

➡ Monthly Rental- after renovation : 80 K

❖ Numbers behind the Deal: (\$)

Assets Value Increase	% Yield Increase
4.1 M -> 5.9 M : 43%	56K-> 80K: 44%

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WHY CLEVELAND, OHIO?



- ✓ **Second Large City, in highly-growing metropolis**
(> 400 K citizens)
- ✓ **Health Care leading City , and having as well:**
Leading Universities, Central Airport, Cleveland Cavs..
- ✓ **~65 % of the houses in the**
city are rental !!
(mostly to young families and students)

• Also,

Avg Yield:
> 10 %



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Case Study For Single-Family Investors



❖ Location:

Cleveland, OH

Phase 1

❖ Type of Deal:

3 Duplexes = 6 Units

Home-Family : Buy & Hold

Buying cost: 350 K \$

❖ Numbers behind the Deal: (\$)



Cost (to buy)	Monthly Rental (Gross)	% Yield
Buying- 350 K	2.5 K	9%

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Case Study For Single-Family Investors



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Cleveland, OH- Cont. :

Phase 2

❖ Next Plans: (\$)

Upgrading units (Renovation) – 150 K

→ Value of Assets- after renovation: 550 K

→ Monthly Rental- after renovation : 4.5 K

❖ Numbers behind the Deal: (\$)

Assets Value Increase	% Yield increase
350 K -> 550 K	2.5 K -> 4.5K: 18%

Jersey City, NY – Speechless...

- ✓ **10 Min (!) drive from World Trade Center in NY**
- ✓ **One of the fastest **Growing** metropolitan areas on the East Coast. (> 10 % YoY)**
- ✓ **Many young families**
- ✓ **Price to Rent Ratio : **24 % !!****

<https://www.mashvisor.com/blog/jersey-city-real-estate-market/>



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Case Study For Retired Investors- Let your Cash work for you!!



❖ Type of Deal:

Leverage your money:

- ✓ Apartments building , incl **8** Rented units
- ✓ Buy & Rent
- ✓ Renovation , Increase Value
- ✓ Re-finance
- ✓ Next great deal...

❖ Numbers behind the Deal: (\$)

- ✓ Buying cost: **1.5 M \$**
- ✓ Monthly Rental Per-unit: 1,500 \$

Cost (to buy)	Monthly Rental (Gross)	% Yield
Buying- 1.5 M	12 K	9 %



Case Study For Retired Investors- Let your Cash work for you!!



Jersey City, NY- Cont. :

After 1-2
Years

Upgrading units (Renovation) - **200 K \$**

➔ Value of Assets- after renovation: **2 M \$**

➔ Monthly Rental- after renovation : **15 K**

Assets Value Increase	% Yield Increase
1.5 M -> 2 M	12 K- > 15K : 25 %

Next... Leverage ..

After 5 Year

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Commercial Deal (Colombia, SC)



Deal Details:



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- ✓ Company Offices in **Central** Colombia, South Carolina
- ✓ Buying cost: **2.85 M \$**
- ✓ Monthly Rental : **25 K \$**

Start point: **10 % Yield**

After every 2 years:

- ✓ Asset Value Increase: **2 % UP** (YoY)

And.. After 5 years:

RE- FINANCE and moving to NEXT GREAT DEAL!!



LOOKING FORWARD FY 21

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The Best Is The Head Of Us



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Our Blueprint For Success



Leverage Long-Term Deals



Deals > 3 M \$ (per deal)



**Working with Financial
Entities**



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We Love Talking To Prospects:

Some of our deals on the pipe

- ▶ Cleveland, OH - 3 Duplexes
Estimated budget:
700,000 \$
- ▶ Colombia, SC- 15 units / 16 units
Estimated budget:
1.5 M \$
- ▶ Indianapolis, IN- 84 units
Estimated budget:
4 M \$

(Buy & Rent)



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CONTACT US..



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CSP INVESTMENTS
CEO

Joshua Rothstein

List Of Properties Columbia, South Carolina

	Address	Value	Buying Year	Monthly Rent Income
1	125 Gala dr	100000\$	2017	800
2	6535 Frost st	75000\$	2018	850
3	Argent A	50000\$	2016	450
4	Argent B	50000\$	2016	450
5	Argent C	50000\$	2016	450
6	1506 Jerome	68000\$	2018	800
7	1557 Jeromr	69000\$	2018	800
8	2441 Waites st	65000\$	2018	750
9	907 Delverton	75000\$	2017	850
10	338 Glenn dr	70000\$	2017	800
11	Bowling	55000\$	2016	600
12	Chappelwhite	140000\$	2017	1250
13	800 South Holly	240000\$	2016	2200
14	Kendall 15	55000\$	2019	550
15	Kendall 17	55000\$	2019	550
16	Kendall 19	55000\$	2019	515
17	Kendall 21	55000\$	2019	495
18	Lincolnshire dr 208	70000\$	2019	895
19	Mcalister st 1712	55000\$	2019	550
20	Mcalister st 1714	55000\$	2019	550

21	Mcalister st 1720	55000\$	2019	550
22	Mcalister st 1722	55000\$	2019	625
23	Mcalister st 1724	55000\$	2019	550
24	Mcalister st 1726	55000\$	2019	445
25	Mcalister st 1728	55000\$	2019	550
26	Mcalister st 1729	70000\$	2019	700
27	Mcalister st 1730	60000\$	2019	550
28	Mcalister st 1731	60000\$	2019	550
29	Mcalister st 1734	70000\$	2019	695
30	Orr st 2529	55000\$	2019	550
31	Orr st 2531	55000\$	2019	435
32	Peachwood dr 1105	75000\$	2020	895
33	Rockymount rd 1001	70000\$	2020	975
34	Rockymount rd 1009	70000\$	2020	695
35	Rockymount rd 1013	75000\$	2020	695
36	Rockymount rd 1017	75000\$	2020	895
37	Rockymount rd 1025	70000\$	2020	695
38	Rockymount rd 1029	75000\$	2020	695
39	Rockyview dr 100	65000\$	2020	975
40	Rockyview dr 104	65000\$	2020	725
41	301 BRIERCLIFF	\$55000	2020	725
42	3834 BREWER	\$58000	2020	700
43	324 STANFORD	\$78000	2020	975
44	405 WILDSMERE	\$55000	2020	695
45	7018 AMICK DR.	\$85000	2020	995
46	166 LYNN ST	\$55000	2020	695
47	168 LYNN ST	\$55000	2020	495
48	170 LYNN ST	\$55000	2020	450
49	3640 HOYT ST	\$62000	2020	745
50	2475 SENATE ST	\$68000	2020	795

INDIANA, Indianapolis

51	BRADBURY 1602	90000\$	2017	805
52	TABOR 1638	75000\$	2017	750
53	TABOR 1711	75000\$	2017	750
54	TABOR 1715	75000\$	2017	750
55	3752 N DEARBORN	70000\$	2018	660

INDIANA, Anderson

56	2402 Locust Street	55000\$	2019	750
57	1212 Layton Road	50000\$	2019	550
58	1212 B Layton Road	50000\$	2019	400
59	3224 West 18th	57000\$	2019	500
60	2112 Shiffeld Road	80000\$	2019	570
61	2112 LafayetteStreet	50000\$	2019	700
62	2112 B Lafayette Street	50000\$	2019	550
63	2112 C Lafayette Street	50000\$	2019	550
64	625 Milton Ave	55000\$	2019	600
65	1907 Norwood street	75000\$	2019	550
66	421 E 37th Street	65000\$	2018	650

67	2301 Chase sreet	65000\$	2018	750
68	117 W Vinyard Street	70000\$	2018	750
69	2213 Central Ave	55000\$	2018	550
70	2406 Locust Strret	50000\$	2018	550
71	2408 Locust Street	50000\$	2018	550
72	2316 Fletcher Street	70000\$	2018	650
73	223 Webstre Street	57000\$	2018	520
74	825 Sycamore Road	58000\$	2018	650
75	1904 W 14th	58000\$	2019	600
76	2415 Tamarack Street	75000\$	2019	700
77	4008 Delaware Road	65000\$	2019	750
78	2633 Main Street	55000\$	2019	500
79	2633 B Main Street	50000\$	2019	500
80	2635 Main Street	50000\$	2019	400
81	613 Ruddle street	55000\$	2019	550
82	1550 Rable Road	58000\$	2019	650
83	2416 Lucust Street	60000\$	2019	750
84	1906 W 18st	58000\$	2019	600

FLORIDA, Jacksonville

85	1248W	60000\$	2019	850
86	1604E	65000\$	2019	800
87	2103 Lambert st	60000\$	2019	700

OHIO, Cleveland

88	1237 E 170st A	\$50000	2020	650
89	1237 E 170st B	\$50000	2020	650
90	1213 E 173st A	\$50000	2020	650
91	1213 E 173st B	\$50000	2020	650
92	1093 E 169st A	\$50000	2020	650
93	1093 E 169st B	\$40000	2020	650