



### CASH FLOW ASSETS

If you've ever wondered how it is possible to have more personal liberty and the freedom to live your life on your own terms, the answer is really quite simple.

The answer is to buy assets. What is an asset?

An asset, at its most basic is very easy to define.

And, the difference between an asset and a liability is a crucial point of understanding. Assets are anything you own that pays you. Liabilities are anything you own that costs you. Simple. Given this definition, you may have an epiphany about certain items. For example, your home and your car, are probably not assets for you!

The bank calls your home or car an asset for one reason and for one reason only... CASH FLOW. When you have a loan against these items your lender will list these as assets because they are earning cash flow on your monthly re-payments.

Then, how can you turn the tables and create your own assets? What kinds of opportunity exist for you to create cash flow? CVIG can help you answer these questions and show you how you can get solid cash on cash returns just like a banker! Call or email us today to inquire about this rare opportunity.



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# Cash Flow US Real Estate Investments... Made Simple.



Cash flow  
investments  
backed by  
real estate



cashflow  
investments

# We Help You Grow Your Income...

WITH CASH FLOW INVESTMENTS BACKED BY REAL ESTATE.

Clear Vision Investment Group invests in residential real estate in the South Western United States. We purchase undervalued or underused properties and create rental cash flow!

## BE THE BANKER

- 8% PREFERRED ROI.
- INVESTORS ARE PAID FIRST.
- LOW MINIMUMS TO START.
- HASSLE-FREE INVESTING.
- NO PERSONAL US TAXATION.



Currently, the stage is set in the US for a tremendous opportunity to make solid cash on cash returns, of up to 8% or more through cash flow real estate. The reduction in home prices and the relative stability (and increases in some cases) in rental rates creates a situation for stronger cash on cash returns than in most parts of Canada.

## Earn Up To 8% Or More Cash On Cash Return!

### HERE'S HOW IT WORKS

Until now, most Canadian investors have only dabbled in real estate south of the border due to the "Double Taxation" effect of holding a property in the States as a Canadian. At Clear Vision, we've designed a simple solution. Through our company you can invest by loaning the funds you want to deploy south of the border with no direct ties or responsibilities to an individual property such as management or landlording! Our team in the States takes care of all the day to day operations and sends you a check each year.

### WHO QUALIFIES?

Because our system is based on a simple promissory note agreement between you and CVIG Canada, we can open this opportunity to anyone who can deploy a minimum of 10 thousand Canadian dollars. Unlike other options out there, you are not required to be an accredited investor. In this way we are able to service the needs of those of us who may not be uber wealthy but still have a desire to to create wealth.

### Let us help you grow your funds!

If you have a desire to invest at least 10 thousand Canadian, you are eligible to participate in this rare opportunity.

### What is 10k worth in the future?

If you put 10k in a Savings Account, GIC, Canadian Bond, or other "guaranteed" return investment (most pay less than 4%), how much would you earn in 5 years?

*10k @ 1% simple interest over 5 years gives you — \$10,500*

*10k @ 2% simple interest over 5 years gives you — \$11,000*

*10k @ 3% simple interest over 5 years gives you — \$11,500*

*10k @ 4% simple interest over 5 years gives you — \$12,000*

**NOTE: to keep pace with inflation you need at least 3%.**

**With a CVIG investment you can make 2 times more!**

***10k @ 8% simple interest over 5 years gives you — \$14,000***



### The CVIG Mission:

We are a creative legacy driven company, whose purpose is empowering others while providing profitable investment opportunities in diverse marketplaces for all.



### WE WORK WITH A DIVERSE CUSTOMER BASE. HOW CAN WE HELP YOU?

If you're interested in making money just like a banker does, then reach out to us at [info@clearvisioninvestmentgroup.com](mailto:info@clearvisioninvestmentgroup.com).