

# Hackett & Henderson Holdings, LLC

## Real Estate Investment Prospectus

Private Real Estate Brokerage

Complete Property Management

Commercial & Residential Income Properties

Real Estate Trust Deed Mortgage Investments

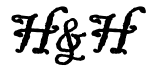
Foreclosure, REO & Distressed Property Acquisitions

*Hackett & Henderson Holdings, LLC. 3075 Edinger Ave, Tustin, CA 92780*

Office: 626-826-8198 Fax: 909-393-0010

Email: [Info@mhrealestateandinvestments.net](mailto:Info@mhrealestateandinvestments.net) Web: [www.HHRealEstateHoldings.com](http://www.HHRealEstateHoldings.com)

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Hackett & Henderson Holdings, LLC, is proud to present this prospectus regarding our Real Estate Division's activities in assisting investors to locate, acquire and/or operate undervalued and distressed property. By utilizing our proprietary models and services, our investors benefit from optimized returns on investment and reduced risk through our profitable and conservative strategies.

## **Economic Outlook**

The state of the local California economy has deteriorated since the credit crisis of 2008. As a result of the collapse in asset values, banking institutions and investment entities have seen their portfolios collapse and many have themselves gone out of business or required government aid. Despite the grim economic outlook, the savvy investor can utilize proven strategies and techniques to secure superior returns on their investment capital.

## **Supply**

There continues to be a large supply of de-valued high potential real estate investment properties. As banks, mortgage companies and distressed home-owners continue to liquidate their real estate assets, properties can be located in both high volume and high quality. By using the professional services of exceptional real estate professionals with a long-term track record of expertise, the prudent investor should be able to realize significant returns on investment capital, considerably higher than investments in other market sectors.

## **Demand**

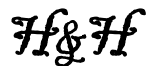
Despite the current availability of quality real estate investment properties at pricing that is advantageous to the acquiring investor, the long-term demand and valuations for income generating real property can be predicted to provide consistent and growing rates of return to the investor. Among the factors that lie beneath these trends are the growing population demographics and growing demand for rental properties by tenants pushed out of home ownership due to the economic downturn.

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## Your Path to Profitability

The key to locating properties of this potential is in the firm & principals with whom you work. A proven and experienced real estate investment firm, namely Hackett & Henderson Holdings, LLC., can effectively locate, negotiate, and manage those value properties which will provide exceptionally favorable rates of return while minimizing risk by exercising due diligence and buying at below-market prices.

## Return on Investment

Hackett & Henderson Holdings, LLC, has formulated an economic model that will facilitate a capitalization rate on an investment in value real estate with a competitive and generous rate of return on investment. The optimal ROI will be determined through the usage of a combination of cash and leverage to optimize returns while minimizing downside risk. Our investors also receive a quarterly dividend based on portfolio performance of at least an annualized rate of 5%.

The key to our model is the experienced principals of Hackett & Henderson Holdings, LLC., whose understanding of market cycles, local, regional and national real estate factors combined with a sophisticated economic model allow them to carefully evaluate each property for maximum return.

Our professional services include:

- Successfully locating, negotiating and acquiring investment properties at the right terms:
  - Banked Owned or Foreclosure Investment Properties: Namely Single Family Residences, Multi-Family Residences and Apartment Buildings
  - Short Sales
  - Distressed Properties & Rehab Projects
- Negotiate pricing in an aggressive manner for sellers and owners lacking liquidity
- Provide professional support to hold and manage the properties to maximize their cash flows while ensuring the debt service on the leveraged amount optimizes investor return on investment and minimizes market risks.

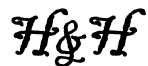
By utilizing Hackett & Henderson Holdings, LLC, investors can make prudent acquisition and management decisions yielding them a higher rate of return. Our expertise in locating and securing properties that are capable of meeting this scenario makes this a viable option for the investor looking to capitalize on the current market opportunity in real estate.

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## Current Investment Targets

The ultimate purpose of this prospectus is to give you a clear understanding of how your money will be invested and the reasoning behind it so you can rest easy knowing your hard earned capital is being put to good use and the risk is commensurate with the return being offered.



1. The first property is a larger triplex listed for \$134,000. The three units are currently rented out for a combined \$2,250 per month. The gross annual return on this property is over 20% purely from the cash flow.
2. The second property is another triplex listed for \$90,000. These three units are rented out for a combined \$1,950 per month. The gross annual return on this property from cash flow is 26%.

Our plan is to negotiate below market prices on a number of properties similar to those above with strong positive cash flows and hold onto them until we deem it optimal to divest to maximize valuation in relation to cash flow.

## Exit Strategy

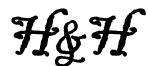
The Hackett & Henderson Holdings, LLC, model is based on an expected investment term of 5 – 7 years. During the holding period through the final exchange or sell point, the principals will be attentive to market forces to aggressively sell the properties for the optimum price to achieve the highest amount of appreciation. This is just as important as acquiring the property at the right terms to maximize the returns to the investor group. By carefully coordinating our property management and divestiture operations we can maximize present and future values of the investment property.

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## **Hackett & Henderson Holdings, LLC, Background**

14 years in the making this business venture is the result of the ruminations of two college roommates and their spouses.

**Rob Hackett** had a successful career as a project and engineering manager for Fair Isaac Corp., home of the FICO® score, the most widely used credit bureau score in the world with more than 100 billion scores sold to date. Prior to his management career, Rob served the Southern California community as a sworn member of the Laguna Beach Police Department. Rob has since gone on to acquire an MBA from the University of Southern California.

**Jessica Hackett** has a Ph.D. in Electrical Engineering from the University of Southern California. and extensive knowledge of credit analysis and financial modeling from her tenure at Experian, a leading global information services company, providing data and analytical tools to clients in more than 90 countries.

**David Henderson** spent 15 years with Wells Fargo Bank working in the subprime and distressed asset divisions. He has garnered extensive experience in property valuations and real estate investment strategies from firsthand experience working for one of the largest sub-prime originators in the country. He holds a bachelor's degree in Management Science plus an MBA in conjunction with active licensing as a real estate broker and insurance specialist. This combination of practical experience and theoretical education allows his clients to be confident they are working with someone that knows how to grow an investment fund.

**Claudia Henderson** is the final member of the leadership team and brings exceptional negotiation and people skills to the table. She has a bachelor's degree in International Business and years of experience working with people of diverse backgrounds. Claudia also has 10 years of experience in credit analysis, real estate underwriting and legal contracts.

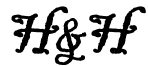
This executive team has the education, the intelligence, the career foundation, the integrity and a proven work ethic to produce excellent results for its investors.

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## Track Record & Legacy

Prior Projects:

- MH Real Estate & Investments
  - Property Acquisitions in the Chino Hills, CA Area
  - Initiated in 2004
  - Current Holdings valued at over \$3 million
  - Average Annual Return – 43.57% despite worst economic environment since the Great Depression
- MH Property Services
  - Manages units for Real Estate Investors
  - Annualized growth of 214%
  - Proprietary systems ensure efficient operations so Investors get better returns

## Affiliates

- National Association of Realtors
- California Association of Realtors
- Tri-County Association of Realtors
- USC Marshall Alumni Association
- Apartment Owners Association
- Real Estate Finance & Investment Society
- UC San Diego Alumni Association
- Real Estate Connect

## Why Use Hackett & Henderson Holdings for your Real Estate Investing Needs:

- Track record of integrity, excellence, hard work and dedication to our Investor's needs.
- We have the ability and resources to locate under-valued properties and negotiate below market prices for our investors.
- We have the ability and experience managing properties.
- We know how to maximize returns while minimizing risk.

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