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# *URBAN RENEWAL PARTNERS*

*Transforming Under Performing Real Estate into High Quality, High Return Investments*



## *WHERE THE RICH INVEST \$50,000*

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If you received a check in the mail tomorrow for \$50,000 what would you do? Look into buying your first house? Go on a shopping spree with your family? Heck! Why not buy that new boat you've had your eye on? You deserve it!

We all know when it comes down to spending \$50,000 it's hard to decide on just one or two things that you **really** need that will make your life better. As much as I wish it were true, you can't sip piña colada's on a white sandy beach for the rest of your life with only 50 g's. You can sure try, but \$50,000 won't last long.

However, if you're like me and want to see your money grow, you probably said you would invest it and turn that \$50,000 -> \$100,000 with little to no risk. Unfortunately for most, it's not as easy as saying "Put it all on black!" and then walk away with double your investment 30 seconds later. Here are the top three ways I would invest \$50,000 passively:

# #3 INVEST IN MUTUAL FUNDS / ETFs

## OUT OF SIGHT - OUT OF MIND

The first way to invest \$50,000 may not seem out of the ordinary. Investing your money into a low-cost, low-risk S & P Mutual Fund such as VOO or SPY is never a bad idea. Especially when you are only paying .09% to Vanguard each year for management. These funds diversify your investment across America's top 500 companies ensuring as low-risk as stock investing gets.

For example, Since December 1928 - over the last 92 years - The S & P 500 has averaged an 7% return on investment each year according to MacroTrends.com. If you invested \$100 in December 1928 with an average return of 8.5% compounded - you would have \$181,775.74. That's 1,817.75x your initial investment thanks to the power of compounding interest!

Now , let's use our \$50,000 as our initial investment and see how long it takes for us to reach \$100,000: Use the compound interest calculator [HERE](#)

\$50,000 Invested at 7% takes **11 years** to reach your goal of \$100,000 (Pre Tax) Not too

bad if you can live without \$50,000 until the next decade.

# #2 INVEST IN A ROTH IRA

## RETIREMENT IS ONLY \_\_\_ YEARS AWAY!

The second way to invest \$50,000 is by using your **tax-deducted** Roth IRA investment account to reach your goal of retirement. If your lucky, you are in your twenties and can afford to live without your investment until the age of 60. A Roth IRA is very similar to investing in mutual funds / ETFs except you **do not** have to pay taxes on your earnings once you reach the prime age of 60 years young.

Another factor to consider when investing in your Roth IRA is that only \$6,000 each year can be deposited into your retirement. That means it will take you almost 5 years just to have your \$50,000 now be fully invested into your account.

Now using the example from above: Investing \$6,000 each year until all \$50,000 is invested at a 7% return leaves you with \$61,558 at the end of year **8**

With no further investment at a 7% return that \$61,558 turns into \$100,000 **Post-Tax** 8 Years later!

For a Combined **16 years** before you reach your goal. Bringing your Effective Interest Rate down to 5%

# #1 INVEST IN REAL ESTATE

**EQUITY + CASHFLOW = FREEDOM**

The last and most effective way to invest your \$50,000 is in owning real estate. Depending on where you live, \$50,000 may or may not be enough for a down payment. In this case, we will look into owning a piece of an Apartment Building.

Owning an apartment building can seem like a daunting task in the beginning; however, qualified investors can invest alongside experienced operators passively and still receive returns greater than the stock market.

Find out whether or not you qualify as a passive investor [HERE](#)

I always recommend my close friends and families to invest with a Real Estate Investment firm such as Urban Renewal Partners, whose core criteria is 100+ unit apartment buildings in the Southeast region of the US. [Where in the Southeast?](#) Even more important, Urban Renewal Partners strive to give their Passive investors a 15% compounded return on their investment. Double the average return of the Stock Market!

Let's say you invest \$50,000 passively on a 100 unit apartment building in Greenville, South Carolina. [Why Greenville?](#) At a 15% average compounded return, it takes only **5 years** for your \$50,000 to turn into **\$100,567.86**

**That's 11 years less than using a Roth IRA and 6 years less than mutual funds / ETFs**

Find out how to invest in Real Estate using your Roth IRA [HERE](#)

Investing passively allows you receive all of the advantages of owning real estate without the Tenant, Toilets, or Trash! All you do is sit back, relax (or even sleep), and have your money grow!



Dylan Palmer