

LandBanking

Land Resource Investments offers a Landbanking opportunity to individuals. LandBanking is a time-tested concept of buying and holding land for future sale or development. Individuals LandBank desirable properties located in the path of urban growth and then sell the properties in the future to a builder or developer.

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The LandBanking opportunity offered by Land Resource Investments is particularly suited for individuals who would like to purchase pre-development land and recognize the possibility of population growth and development.



2

Land Resource Investments can offer the real estate purchaser a specific parcel of land that is ideal for LandBanking. LRI helps purchasers complete due diligence and research to determine where urban growth is likely to occur. Land Resource Investments has resources and data to help the purchaser in their due diligence efforts.



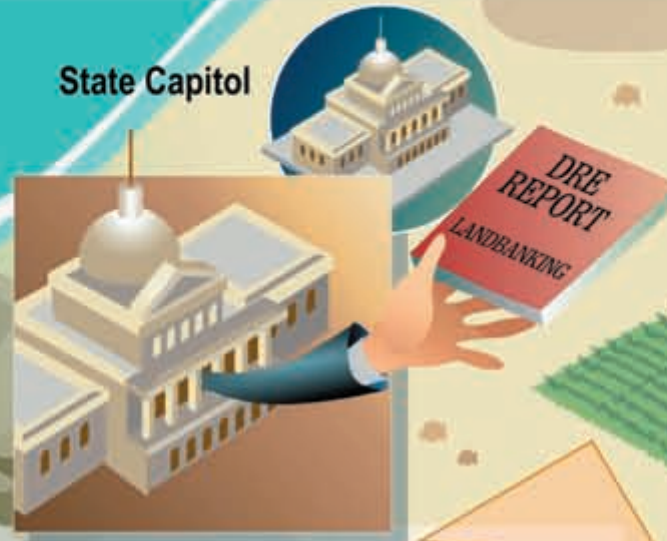
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This unique LandBanking ownership allows a real estate purchaser the opportunity to own land in the path of growth. The purchase transaction can be either with cash, financing through Land Resource Investments, or by opening or transferring funds from an existing retirement account. (IRA or 401K)



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Although the California Department of Real Estate (DRE) cannot endorse and doesn't underwrite Land Resource Investments' specific projects, they have reviewed and issued a Public Report on the LandBanking projects. This Public Report authorizes Land Resource Investments to offer LandBanking projects to the public. Each owner receives title to his or her ownership in the land parcel in the form of a grant deed insured by a policy of title insurance. Property ownership can be sold, transferred, or gifted by will.



PATH OF URBAN GROWTH

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Farmers...The Original Land Bankers

Farmers bought farm land on the outskirts of town because it was cheap. Urban sprawl caused their land to skyrocket in value. More farmers became millionaires by owning and selling land in the path of urban growth than from farming. Individuals can now benefit like the farmer through Land Resource Investments' unique form of ownership.



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Developers

Land Resource Investments projects allow the individual real estate purchaser the opportunity to LandBank property that is larger in size and a more desirable parcel than the individual would be able to LandBank on his own. Builders and developers desire large parcels close to town, near utilities and infrastructure.



Suburbs

Big City

State Capitol

Future Park Site

New Housing Developments

New Middle School

New Fire Station

Church/College

New Shopping Center

Suburbs

LAND
RESOURCE
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