

USA★Locations\$

**The property investment &
North American Vacation
PDF magazine**



January 2013 Winter



Articles 2005-2012



This is the first PDF magazine and I have decided to compile all the old newsletters. This PDF magazine will evolve into a monthly online mag to start with and will for the first few issues be made up of 8 pages. It is hoped that others will be contributing ideas articles and pictures to our online mag and that eventually the online issue will one day be on the top shelf of the newsagents.

Thank you for your time and I look forward to working with as many positive people as possible to see this online pdf mag develop. As always the very best regards

Owen Dale



This is the town that shares my name , it was quite a find and it feels great to be able to sit at the bar and everyone knows my name. In 2007 I made my first trip to the town and I have been back in 2008 and more recently during May 2010. I am currently attempting to put together a small booklet about my trips to the town. It would make a great TV programme as I have recently found a few roads in the UK called owendale drive and owendale terrace , it is very weird that one of the roads is a stones throw away from where my mother was born. Another few roads and places have also been found the community of Owendale is in California and there is a campsite in Australia also called Owendale! Its great to have such a cool name. Another find was finding a road in Florida called Thomasdale drive in Haines city along H27 just down from Davenport. That just happens to be my dads name. The search for names has revealed some weird finds and has made my interest in the USA even more then what it was.

Originally my first trip to the USA was during September 2003 That was a quick 4 day trip with my mate to buy a vacation villa and it was that trip that sparked my interest in American property. I have become a fully licensed REALTOR which is a great achievement when I was told it would be impossible to obtain the REALTOR title and that was from a UK based USA property company ! .It was that type of attitude that has really motivated me. I must thank everyone from the town of Owendale for their excellent hospitality and I look forward to more trips in the future.



This image is one of many I took on the 14th May 2010 One of the last shuttle launches. In 1981 when the first shuttle went up I had always wanted to view one for myself. I have tried a few times before and seen them cancelled or delayed.. This one was 3rd time lucky I was set up on the day Just after 6am!. I was one of the first people on the beach that morning at Titusville. It took me almost 30 minutes to drive from kissimmee to titusville and once the shuttle had gone up it took me over 3 hours to struggle to get past the traffic, and drive back to Kissimmee.

It was a big ambition of mine to see the shuttle go up. It was worth the long wait and it made me speechless for a few minutes. I wish I could have shared the image with my mother who died in 1995. We had watched the very first launch during 1981 and it was then that I said that I would like to see the launch for myself. It was during the launch in May 2010 that I thought about that conversation back in 1981.



The History of USALocations.com (9 USA Trips and over 10'000 miles travelled)

2003 Buy Domain Names First online November 2003..

2004 Another trip and my study for the REALTOR License starts

2005 Pass real estate exams.

2006 Become a fully licensed REALTOR paying fees every month. Full access to the MLS and ability to set up free pages for clients.

Buy my first property in Valdosta. Also help with some vacation villas.

2007 A bad year the market has dropped to near zero and several agents disappear The first I was licensed with folds.

2008 Licenced with my 3rd company EXIT Realty

2009 MY 2nd Renewal of my license and I can not believe how quick time has passed, still a very difficult market and clients are being very cautious and a lot of past clients have pulled out of Florida with losses. I did try and convince them to rent out long term and several ignored my advice and paid the price.

2010 Now looking to invest in other areas and it took me 3 years to invest into Valdosta so by 2013 I will be ready to invest again.



PROPERTY INVESTMENT ADVICE

UK based REALTOR , but WHY?

The main thing about any property investment is to make sure its exactly what you want by that I mean that you should know about the objectives that you are trying to achieve . Basically most people today want to get rich easily quickly and with as least effort as possible, if that is you , then please go elsewhere. If you invest in property you have to put in a lot of unpaid work and research and sometimes even after all the work you could still lose. It all sounds bad does'nt it ,but with time and patience you can invest successfully. I have read one article from one of those UK based so called experts claiming that REALTORS selling property are mostly bad, and the article did not even know that Realtors can represent the seller and that some can represent the buyer . That is basics and its horrific to think that the person calls themselves a US property expert. The basic fact that I'd like to get over is to make sure you deal with a person with the experiance and knowledge to actually take you through the entire process and not just a greedy UK based person that adds fees to any deal and then lets the US based people take you through the deal. Talk to us and go direct cut out the UK middle mans greed.

The first trip in 2003 was when my mate was buying his vacation villa , He used a UK based company for his first investment. I was asking questions all the time and could not work out why he had to pay here in the UK. During my trip I visited Real Estate offices around Kissimmee and quickly found out that the UK based fee had nothing to do with the buying process at all and that extra fees only existed in the UK. I was shocked and annoyed that the uk based people were making more out of the deal then the REALTOR who had paid every month to remain licensed and attended several courses about ethics etc. The more I questioned people the more I became annoyed and I set out to become a REALTOR myself . Several people in the UK told me to forget it and it was impossible to operate as a REALTOR while based in the UK. After 3 years of study and hard work I finally became a REALTOR in 2006. The reason why I did it ,was to put a stop to all the UK based greed and to give people that wanted to invest into the USA a better deal. Ethically I wanted to give people Honesty and Integrity now if that is being naive then I must be the most naive person on this planet.





USALocations was born during 2003. I was involved with one of those Free trip deals which are so frequently used. Well I did not buy and had to pay, I quickly learnt that the property was overpriced and the agent was working for the seller. (That's why so many have a bad picture of REALTORS they do not fully understand how the system works). I bought a book and read it in 2 days I learnt more from that book in fact more than from any other source. I then met Realtors and began asking questions I spent the entire viewing trip , running into every Real Estate company along H192 Kissimmee and H27 Davenport . Every office was different and they helped me paint a picture . I came to the conclusion that the only way I could move forward was to become Licenced myself.

It took me from November 2003 until 2005 to finish the course and Obtain a License. Then I had to find a company and work with them. After a few false starts I finally ended up with EXIT. For the record I pay every month to remain licensed Total cost is around \$45 - 50 For that I have access to some Fantastic services to help Potential Investors with their search for property within Florida and also all the other states and also Canada.

You can check my License credentials online with DBPR and REALTOR.ORG and verify that I am a REALTOR. For your piece of mind you can even check my webpage online with exit realty of Orlando.

Should you want any advice just fill in my online form on the frontpage and allow me to ring you back.



Some investors it seems have more money then sense ! WHY, its simple because I have heard that some have paid over £1500 in UK based Fees !!! When they are buying a property in the USA, from the so called UK Experts!! The very same people also brag that they are the only ones to provide such a wonderful service. What a Joke The only trouble is the sick Joke is at the expense of all those ignorant Investors. It is High Time something was done to protect the UK Investor from this sort of practice. I did consider joining an organisation, which stated it was trying to do such a thing, But quickly changed my mind when I went to a presentation at the London excel show in October 2009. Their logo was on a stand where The UK based fees were an astronomical £3200 ! I did ask questions but got no answers . If I had the time I would start up an organisation to protect the potential USA Investors living in the UK.

I have started a petition which if it gets a lot of support I have people willing to look at future developments when it comes to USA investments. In an ideal world My vision would be to have everyone working to the same standard and ethics as they do in the USA, But while UK people are blindly paying UK based fees it will continue to attract everyone who wants to cash in at the UK investors expense.



USA property deals

Compare the mark-up



UK Based REALTOR

WHY NOT TRY



BUY OR DIE

Just one example from our compare the mark-up Files. This one has Been marketed by A few UK based experts. An award winning company was even part of the marketing. Its shocking and gut wrenching. Please think before you buy..

Why do so many Buy from UK Unlicensed Unregulated Overpriced Overpromoted Unrealistic USA self acclaimed Property experts?

Potentially being Overcharged for a Property they know Nothing about and Have never even seen. Our blindfold has Removed and our Eyes and ears are Wide open.

If you **do not** buy From a fully licensed And regulated Professional, you Will be lied to and No obligation to Get the full facts Overcharged and Many small facts May well be hidden Like **the basic Property address.**

If that is acceptable To you then carry on But be very aware. It will be like walking round streets full Of broken glass and Blindfolded.

FOR SALE RESALE \$23,500 3202 Fairington Village Drive, Lithonia GA 30038

Home Facts Photos (11) Map & Nearby Mortgage Comparables Sales Trends Schools

\$23'500 !

Price: \$23,500 + \$1,490 on 12/20/10

Est. payment: \$138/mo Check Your Credit Score

Bedrooms: 3
Bathrooms: 2
Property type: Apt/Condo/Townhm
Size: --
Lot: --
Price/sqft: --
Year built: 2004
Added on Trulia: 59 days ago
Total views: 17 (w/ 12/11)
MLSID: 02968253
Nearby School: Fairington Eleme... Nearby schools
Zip: 30038
Provided by: kw.com

Contact the agent

Freecreditscore.com - Check Your Credit Score

\$59'000 ?

Prices from \$59,900 / £38,000

Tenanted - Instant Income

Earn an Extra \$590 per Month

Rental Guarantee in Place

A Typical UK Based Experts Deal ??

USA Open Market Price \$63,900 / £46,000

Cash in your pocket per month after all costs are paid: \$580

Net Yield of 12%

6 Months Rental Guarantee (Purchase in September - We Upgrade This To 12 Months Rental Guarantee)

Comes with tenants in place