

Why so many average Japanese office workers are quietly investing in “The California Countdown to 2020” ...

Let us show you what they’re so excited about... why this investment is set to take off... and how you can use the very same strategy to retire in comfort in the next 7 – 10 years.

If you’ve ever wanted to find a better way to build your retirement savings in a safe, but lucrative way, there’s never been a better time.

The 2008 market crash has driven land prices to historical lows. The mountains around Los Angeles, much like Kyoto, have given the 2nd largest city in all of America only 1 place left to grow. And, at the same time, the solar revolution has transformed that same area into an oasis of clean energy and jobs.

Now is the time to look into your future

International investors from around the world are putting their money here because not only is California property a great way to protect their savings from devaluation/ inflation problems, many of them have already seen the value of these properties jump 45% over the past 4 years, and we’re not even close to the 2020 deadline yet.

If you’re interested in enjoying a comfortable retirement despite the problems with the pension reform – we’d like to talk with you to show you where the best opportunities are right now.

And you don’t need to be able to speak English to take advantage of this opportunity.

As our service to you, we will pay for a 3rd-party, native level Japanese translator to answer any question that you may have along the way.

I’ll tell you how that works in just a minute. But first I’d like to introduce our company and show you how we can turn even 10% of the money that you need for your retirement into a funding stream that will allow you to retire at 60 and never need to work at the combini, even if you live to be 80, 90 or 100 years old.

Why Velur Enterprises, Inc.?

We are the oldest Land Banking Corporation in California.

With 34 years of experience and over 23,000 investors served, we know this business better than anyone. Just look at our 75% repeat investor rate for proof of that.

Jeremiah Magone – Velur lead generation page. Nov. 27th, 2013
(619) 445 – 4319 jeremiah@themarketingconnect.com

We are also the largest company involved in selling premium undeveloped real estate, transacting at around \$20 – 30 million every year.

But these are not just American investors...

We are an internationally-minded business with clients in Australia, The Philippines, China, Thailand, Canada, Mexico and of course Japan.

Why are we the best?

Because we take the mystery out of finding quality land investments in Southern California.

We have all of the relevant city master plans... we follow every trend... and we coach you through the negotiation process so that you can effectively retire the day that you decide to sell your property.

Let me give you some more reasons why our privately held portfolio of land is set to soar in value as the 2020 deadline draws near.

- Assembly Bill 32 (AB32)

Los Angeles is choked in smog, oil prices are going up and businesses are suffering. In 2006, California voters passed AB 32 “The Global Warming Solutions Act” and the countdown to produce at least 33% of California’s energy needs by renewable resources by 2020 officially began. Solar farms have already consolidated 22,000 acres in the Antelope valley and 16,000 acres in neighboring Kern County in the race to make this goal a reality.



- L.A.’s huge demand for electricity.

To support clean energy development, Los Angeles has committed itself to buying every kilowatt of solar and wind power produced in the Antelope Valley. They have also invested over a billion dollars to create more than 70 miles of high power transmission lines, affectionately known by Land Bankers as “The blue lines of gold”.

- Los Angeles is growing fast.

But Antelope Valley is growing much faster, topping the charts with an estimated 30% increase in population between 2012 and 2020. This creates a huge demand for housing, jobs, infrastructure and services, and this is the key to understanding why land prices are set to boom.



- Geography.

Surrounded by mountains, LA doesn’t have anywhere left to grow except to the North. This constraint has effectively funneled all of Los Angeles’s

future development over the mountains to the Antelope Valley where the land is flat and comparatively inexpensive.

- Rail – The Metro Link and The XpressWest
California has taken another big step in cutting CO² emissions with its plan to create a \$68.3 billion San Diego – San Francisco “Metro Link” rail system. The hub station of Palmdale will also provide the only connection to the high speed XpressWest, which will connect Colorado, Utah and Los Vegas to the West Coast. Warren Buffett has also decided to get in on all of this development by purchasing the neighboring Lancaster train station and spending over \$44 billion to purchase the nationwide Burlington Northern Santa Fe Railway.



- Inland ports
L.A. is the 7th busiest port in the world, but by 2020 the current volume of 17 million containers is projected to nearly double. The problem is that the docks are already at max. capacity. The solution has been for LA to construct the \$3.2 billion E-220 6-lane freeway to connect the LA docks to the “inland ports” of Lancaster and Palmdale. 71.5% of all future warehousing space in LA County will be in this area, making the Antelope Valley the undisputed distribution center of the West Coast.

- “Millenials”
This is the term used to describe the population of LA born after the early 90s who are just now starting to get married and begin their adult lives. The Antelope Valley is an attractive place for them to live because it allows them to buy new, large, solar-powered homes for half the price of buying a much smaller house in central LA.



- Big businesses
Companies such as Google, Rite Aid, Cisco Systems, AV Solar, Build Your Dreams and Ecolution have all moved into the area to take advantage of its rapid growth. Kinkisharyo even moved its US headquarters from Massachusetts to fill its new order for 175 new light rail cars.

- An easy commute to work
Thanks to the Japanese train manufacturer, Kinkisharyo, LA will soon have a direct commuter train from central LA to Lancaster and Palmdale. This will make living in the Antelope Valley more convenient and that will ultimately bring more people to the area, speeding development.

- The enterprise zone
This is a zone encompassing the centers of Lancaster and Palmdale that is becoming a very attractive opportunity for national and international businesses alike. Here, any company with over 500 employees will receive a \$37,440 tax credit for every employee that they hire over a 5-year period.



This gives businesses a chance to set up operations close to the 2nd-largest city in America – and the government will even help them reduce their hiring costs. This is good for the workers, good for big business and good for the local economy.

- Edwards Air Force Base

A longtime resident of the Antelope Valley, this base is responsible for paying \$1.9 billion in salaries annually. They are also a major client for various space and military contractors in the area. This provides a steady footing for the economy in the area.

- A diverse job base

Billions of dollars of investment in an area of less than 500,000 people means that there are a lot of jobs for everyone. Whether these jobs are in housing, solar, infrastructure, transportation, shipping, manufacturing, government-related or with local commerce, the wide range of jobs also means that this is an economy that has long term growth potential.

- Infrastructure investments

There are hundreds of millions of dollars in projects going on all over Lancaster and Palmdale. New roads, highway off ramps and utilities are needed to keep up with the sudden surge in population. These projects have the double benefit of increasing the convenience of the area, leading to further development, and of automatically raising land values in a 3-mile radius through a process called the “unearned increment”.



ASSOCIATION OF GOVERNMENTS Regional Transportation Plan	
New Interchange at SR-14 x Avenue G:	\$15 million
New Interchange at SR-14 x Avenue J:	\$10 million
New Interchange at SR-14 x Avenue K:	\$15 million
New Interchange at SR-14 x Avenue L:	\$5 million
New Interchange at SR-14 x Avenue M:	\$20 million
Enhance Palmdale Blvd x 5 th East to 10 th East:	\$25 million
New Southbound SR-14 on-ramp from Palmdale Blvd:	\$25 million
New SR-138 interchange at 10 th West:	\$15 million
Widen SR-138 (SR-14) from Rancho Vista to Palmdale Blvd:	\$25 million
SR-138 enhancements from I-5 to SR-14:	\$25 million

These are just some of the reasons that our clients are so happy with their investments.

Let me give you a few examples of their success

One of our clients bought 2 ½ acres with \$67,000 in 2002 and sold for \$300,000 just 2 years later.

Like many of our investors, he was so delighted with this returns that he decided to roll those earnings into another property along with a friend’s \$100,000, and since then they’ve been offered 1.3... 1.5... 2.4... 3.1... and most recently 6.2 million.

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 Affiliate offices world - wide

CE\$ 00

PARCEL # 7277820 SIZE ± 11.0 ACRES
 Subject to easements of record or prescribed by law

LOCATION SOUTH OF RAMONA EXPRESS HWY. X REDLANDS AVE.
 LEGAL DESCRIPTION IN THE N½, SW¼, NE¼, SEC.8, T4S, R3W, CITY OF FERRIS, RIVERSIDE CO.
 TOTAL INVESTMENT \$ 405,000.00 DOWN PAYMENT 35.0 %
 FINANCING: A.I.T.D. PAYABLE 10 YEARS INC. INT. 10.0 %
 TAXES PROP. 13 *EXACT LEGALS TO BE GIVEN IN ESCROW.
 CITY OF FERRIS ZONING - LIGHT INDUSTRIAL

1 1/2 MILES FREEWAY 215.
 RAMONA EXPRESS WAY (PAVED, ELECTRICITY, TELEPHONE)

1. Written Offer:
 \$ 6.50 psf
 x 479,160 sq. ft.
\$3,134,000.00 Potential ROI 765%

2. Verbal Offer:
 \$ 13.00 psf
 x 479,160 sq. ft.
\$6,229,080.00 Potential ROI 1547%

This plat is for aid in locating land parcels with references shown. While this plat is believed to be correct, the company does not assume any liability from inaccuracies on the plat. This plat is for internal use only.

But they still refuse to sell because they know that the value of this location is only going to rise in value as we get closer to the 2020 deadline.

Another investor, who only paid \$25,000 for their land, was able to sign a lease agreement with a solar contractor where they will be paid \$28,618 - \$31,789 every year for the next 30 years. That's a total of \$906,240! And the best part about the deals is that at the end of the contract – they'll still own the property.

enXco's Minimum Rent Guarantee:	
Year 1	\$28,618
Year 2	\$28,618
Year 3	\$28,618
Year 4	\$28,618
Year 5	\$28,618
Year 6	\$28,618
Year 7	\$28,618
Year 8	\$28,618
Year 9	\$28,618
Year 10	\$28,618
Year 11	\$28,618
Year 12	\$28,618
Year 13	\$28,618
Year 14	\$28,618
Year 15	\$28,618
Year 16	\$31,798
Year 17	\$31,798
Year 18	\$31,798
Year 19	\$31,798
Year 20	\$31,798
Year 21	\$31,798
Year 22	\$31,798
Year 23	\$31,798
Year 24	\$31,798
Year 25	\$31,798
Year 26	\$31,798
Year 27	\$31,798
Year 28	\$31,798
Year 29	\$31,798
Year 30	\$31,798
TOTAL	\$ 906,240

Purchased \$ 25,000
Leased \$ 906,240
Example of a Lease Offer

Here are 2 properties that we recently sold to our investors

Major solar / wind facilities

"The blue lines of gold" high power lines

6 lane arterial road

Investors' properties

FOX FIELD

GREEN DOR

MU

Inland port

As you can see, Velur only offers investments that are directly in the path of major development.

With all of the factors that I mentioned above coming together in the next 7 years, this opportunity is almost the same as buying a piece of undeveloped land inside the Yamanote line before The Bubble hit.

Except the entry price is much lower.

A savings plan that grows day by day... not deposit by deposit

But, of course there's much more that I'd like to show you.

That's why we'd like to send you our complete PDF packet that gives you everything you need to know about this opportunity, including:

- Our 3:10:16 quality assurance checklist that ensures the investment grade quality of every parcel that we offer.
- An explanation of how the “unearned increment” works to give you a 10, 20 or 30% boost in the value of your property overnight.
- An explanation on how we support our clients with the most current market data to get them the best price on their land during sales negotiations (even if you don't speak English).
- And more....

If you like what you see and you're ready to do business, we will even pay for a native Japanese translator to help us answer any questions you may have.

More people are learning about the California Countdown to 2020 every day

If you agree that this is the kind of investment that you've been looking for – and we end up doing business together – we'll even set aside a day to meet you in LA (or drive you up from San Diego)... introduce you to the President of Velur... give you a tour of the properties... and show you all of the development in the Antelope Valley so that you can see understand this opportunity for yourself.

Get in touch with us today by clicking the link to the right →

When you do, that will take you to a contact page where you can request our “special report on the California Countdown to 2020”.

After we send you our special report we will also schedule a time with you to see one of our investor webinars which showcases the newest properties that Velur has to offer...

Our native Japanese translator is monitoring this communication, so you can send us any questions that you may have through this contact page as well.

We will answer all your questions... give you all the time you need... and send you any 3rd-party materials that you would like...

Then when you're ready, we'll take care of all the paperwork, and you'll receive the title to your land in LA County, with your name on it, in 6 – 8 weeks.

We look forward to serving you.

Sincerely,

{Signatures}

Dean McConkey and Jenny Flynn

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P.S.

Find out how Velur investors have used Land Banking as a safe and lucrative answer for their retirement needs. Just think... It doesn't matter how your company finances do and it doesn't matter how well

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-Click Here-

**To find out how you can retire
in the next 7 years**

Own a piece of LA County's future

Pay nothing now. We don't need your credit card #. Pay nothing before signing... All with a money back guarantee before closing escrow!

Japan's lawmakers handle pension reform. It only matters that the population in the Antelope valley is set to boom and with it, so will the need for more housing, business, transportation and clean renewable energy. And quality land is the key to all of that development.

[Find out more today!](#)