



### **Does this project receive government authorization?**

Yes, each LandBank Project receives a “Public Report” issued by the California Department of Real Estate. The authorization process is quite extensive, Land Resource Investment’s in-house General Counsel submits a Subdivision Application and the authorization usually takes 7 - 9 months.

### **How does Land Resource Investments get paid?**

Land Resource Investments (LRI) can earn income a few ways:  
We receive a small fee for performing ministerial acts for the properties association.  
When the property sells in the future, we may act as the listing agent.  
We pay less for the property than it’s sold for.

### **Do LandBank Owners receive a Grant Deed?**

Yes, each LandBank Owner receives a Grant Deed that is recorded at the County Recorders Office. Each Grant Deed is insured by Fidelity National Title Company.

### **Can I sell my Real Estate, at any time?**

Yes, LandBank Owners can sell their individual interests at any time. Because each Owner has an individual Grant Deed, a transfer can take place with little complexity. The intent is to sell the property at the peak of the market with all the LandBank Owners, but there is an exit strategy. The property can be transferred, willed, given away or disposed of just like any asset.

### **When will the property be sold by the Association?**

The property will be sold when an offer is accepted by 60% of the LandBank Owners. A specific future date cannot be projected since it is subject to market and other forces, but Land Resource Investments can show facts and educate interested parties about the development forecasts.

### **How much will the property sell for in the future?**

Land Resource Investments cannot make projections of future value, nor can we suggest that past performance is indicative of future performance.



## **Can I use my IRA (Individual Retirement Account), Pension Plan or 401k Rollover?**

Yes, Land Resource Investments works with a Self Directed Retirement Plan Administrator. Your IRA or 401k would be transferred to this Administrator in compliance with all IRS rules and regulations. Handled properly your transfer is not considered a withdrawal, and thereby not a taxable event.

## **How is my current IRA transferred to a Self-Directed Administrator?**

A simple account transfer form is sent to your current IRA Administrator. An application is completed to open the new IRA Account with our approved administrator. Land Resource Investments can help you to complete all the necessary paperwork to make this transfer simple.

## **What are the Property Owners Association Dues for?**

- Property Taxes
- Corporate Franchise Tax
- Liability Insurance
- Weed Removal
- Newsletter
- Annual Association Meetings
- Ministerial Duties
- Legal Services
- CPA Services
- Other expenses of the property

## **How long has Land Resource Investments been in business?**

LRI incorporated in 1999 and received its first property sale's authorization from the California Department of Real Estate in 2000.

## **How can we contact Land Resource Investments?**

Website: [www.LandBankNation.com](http://www.LandBankNation.com)

Telephone: 800.628.9946

Fax: 775.358.4464

Corporate Office: 325 Harbour Cove Drive - Suite #211 - Sparks NV 89434 775-358-4425