

A new partner for your next real estate investment

BuildBlock



Hello, I'm BuildBlock.

BuildBlock
is a global real estate investment platform for everyone
to easily and safely invest in the global market.

[What is BuildBlock? CLICK!](#)

“

I want to invest in dollar
assets ahead of potential
financial crisis

I want to gain profit
from investing
in US real estate

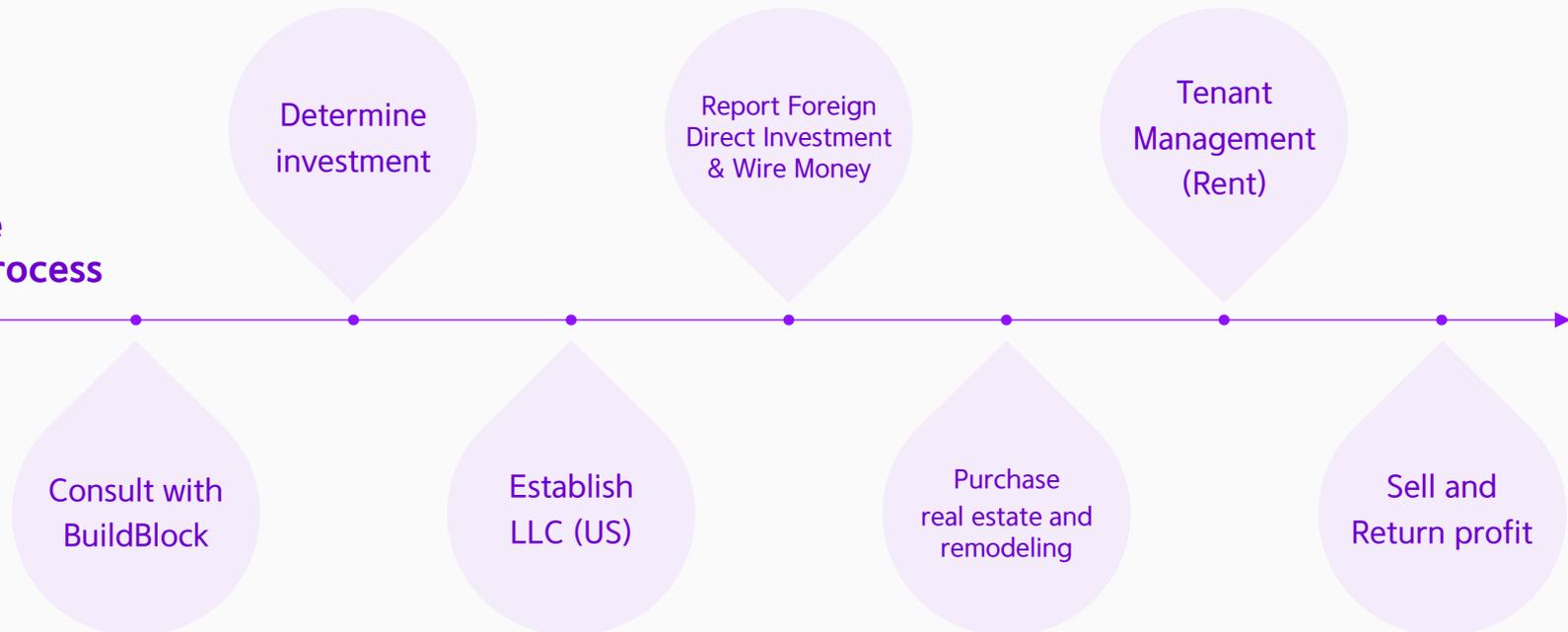
I want an online system
that I can invest and
manage my asset without
traveling to the US

”

Feeling uncertain about real estate investment?

Start your journey with BuildBlock.

US real estate investment process



Accurate US Real Estate Investment

What kind of real estate should I invest?

Through consultations, we'll introduce you to real estate properties that matches your purpose and scale.

Long-term Investment

Investment that can generate rent and future margin by investing in more than 3 years.

Short-term Investment

An aggressive investment that includes purchase, renovation (FLIP, ADU) and selling within just 1 year.

What is FLIP?

Flip refers to an investment method of purchasing an older, wooden house at a lower price and reselling it after remodeling. All tasks from finding the right flipping model to construction budget, schedule, and other various financial measures and government permit works, must be done flawlessly to maximize the profit.

What is ADU?

ADU (Accessory Dwelling Unit) is an attached or detached unit built on the same property as the main house, usually on yards or garages. You must first check whether ADU is a possible option in your property. Government permit is also a part of the required process.

Credible US Real Estate Investment

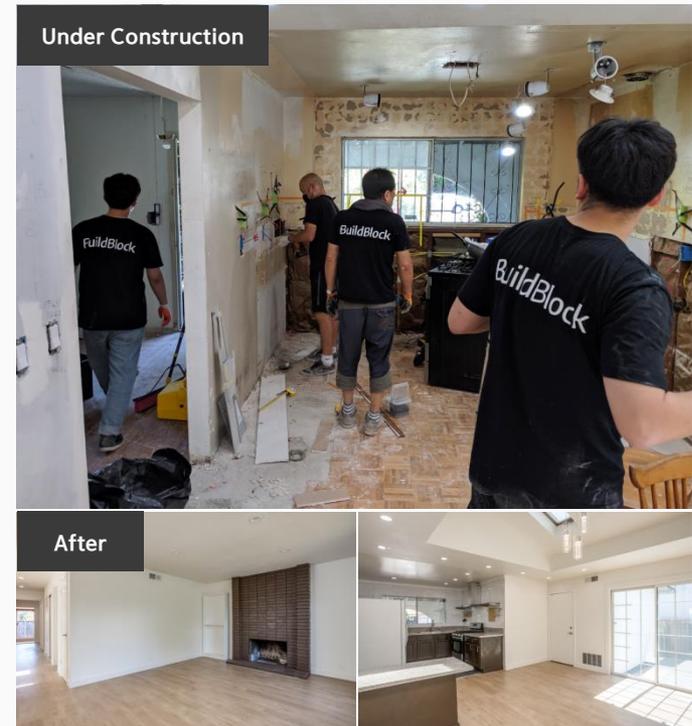
Service Introduction

From Construction to Management

The Office in Korea is responsible for communicating with the clients, and the office in the US directly manages the property on-site to enhance our credibility.

A construction team directly under BuildBlock handles high-margin investment methods such as Flip and ADU.

[Watch how my property changed, CLICK!](#)



Easy US Real Estate Investment

BuildBlock will take care of complicated paperwork



Introduction of real estate properties

Make decisions

Determine investment model

Establish local LLC

Open a local bank account

File Foreign Direct Investment paperwork

Send money internationally

Purchase property (Escrow)

Remodeling, FLIP, ADU construction plan

Long-term management (Tenant, maintenance, rent profit)

Rent profit management

File post-investment report

Monthly tax documents (US)

Annual Business Performance Report (US, KOR, Export-Import Bank)

Sell property

Dissolution of local LLC

Return profit

File local income tax (Credit for tax paid in foreign countries)

File total income tax

Investment process made easy



Make decisions

Send money internationally

Return profit

File total income tax

BuildBlock will take you through each steps of complex process of document filings to show you what and how to do it.

Convenient US Real Estate Investment

Service Introduction

Manage easy-to-miss contracts

Investors can exchange and sign various documents needed to make an investment.

Various stakeholders including LLC, local agency, and banks will exchange required documents on the BuildBlock platform with electronic signatures to process in a quicker and easier manner. This helps to simplify the process and minimize any potential disputes.

Investment-related Documents

All Docu Need to Sign Waiting Completed

LLC Operating Agreement

Deadline
Until 2020. 3. 30 12:00

Waiting

Business Plan

Deadline
Until 2020. 3. 22 23:59

Sign

Confirmation of Foreign Direct Investment
Follow-Up Obligations

Deadline
Until 2020. 3. 22 14:00

Sign

Foreign Direct Investment Report

COMPLETED

View

Application for Designation (Change) of
Foreign Exchange Bank

COMPLETED

View

BuildBlock Service Terms

COMPLETED

View

Handy US Real Estate Investment

Service Introduction

Real Estate Management Solution for your convenience

You can use BuildBlock's own real estate management solution to monitor properties thousands of miles away within a few clicks.

The screenshot displays a mobile application interface for property management. On the left, under the heading 'TENANT', there is a card for 'Outstanding Balance' showing '\$ 2,200' with a 'COMPLETED' status. Below this is a 'HOUSE INFO.' section for 'Rayen St, North Hills, CA' showing 'RENT \$ 2,200' and 'DEPOSIT \$ 7,200'. On the right, under the heading 'INVESTOR', there is a card for 'Your Balance' showing '\$ 2,200' with a 'PAY OUT' button. Above this, a 'MONTHLY RENT \$ 9,300' and 'PROPERTIES 2' are shown. A list of properties includes 'Rayen St, North Hills, CA' (Monthly Rent \$2,200 | 1 tenant) and 'Runnymede St, Van Nuys, CA' (Monthly Rent \$7,100 | 2 tenants).

Check and monetize cash flow in your property.

The screenshot displays a mobile application interface for tenant management. It shows a list of tenants for 'Runnymede St, Van Nuys, CA' (2 tenants). The first tenant is 'Jacob Wilson' in 'Room A' with 'Rent \$ 2,300', 'Deposit \$ 6,800', and 'Start Date Dec.2019'. The second tenant is 'Lily Brown' in 'Room B' with 'Rent \$ 2,600', 'Deposit \$ 7,200', and 'Start Date Jan.2020'. Below this, it shows 'Rayen St, North Hills, CA' (1 tenant) with 'Mia Davis' as the tenant, with 'Rent', 'Deposit', and 'Start Date' fields visible.

Realize stable rent profit from monthly tenant management, rent management, and communications with tenants.

Investment Cases

Flip

210 Br**** St, Los Angeles

Net Investment **\$100K**
Period **6 months**
Appreciation **\$280K → \$565K**
 (Sold)

BEFORE



AFTER



Long-term Investment

216 S Vi****, San Francisco

Net Investment **2019.7 ~ (Current)**
Period **3 Bedrooms, 2 Bathrooms**
 → 4 Bedrooms, 3 Bathrooms
Appreciation **\$3,600 → \$5,400**

BEFORE



AFTER



Investor Feedback

Flip

210, Be****, Los Angeles

Net Investment	\$320K
Period	7 months
Appreciation	\$850K → \$1500K (Sold)

“

Thanks to the team, I was able to get regular updates on the approximate construction progress. It was really assuring. Once again, Thank you for doing the investment on behalf.

”

210, Be****, Los Angeles Investor

Long-term investment

216 S, Vi****, San Francisco

Net Investment	2019.7 ~ (Current)
Period	3 Bedrooms, 2 Bathrooms → 4 Bedrooms, 3 Bathrooms
Appreciation	\$3,600 → \$5,400

“

Considering the increase in profit on investment property, BuildBlock has carefully designed the project from the planning stage. The team were able to legally change the design from 3 bedrooms or 2 bathrooms to 4 rooms and 3 bathrooms.

”

216 S, Vi****, San Francisco Investor

FAQ

Q. What is the **investment process**?

BuildBlock provides a service where individual investors can “directly” invest in the US real estate. Through consultations, the client, once decided, will establish an LLC under the client’s name. The investment model is such that the established LLC would acquire real estate.

Q. What is the **process of wiring money from Korea to the US**?

You’ll need to go through proper reporting channels to send more than \$50,000 per year from Korea to the US. We will work with your main bank to file the “Overseas Direct Investment” report, then send money to your LLC. BuildBlock will take care of the complex filing report process.

Q. What is the **minimum investment amount**?

BuildBlock will propose various methods to lower the barriers of international investments for individual investors. We will connect you with local mortgage loans for possible investment. We also help clients who want to invest together to open a joint LLC. Although the investment amount varies among properties, an average investment amount is about \$30,000.

Q. Who takes care of the property **after the investment**?

BuildBlock has both offices in Korea and in the United States. The Korean office is responsible for communicating with our clients, whereas the US office will oversee the local properties. Properties that clients purchased and invested will be directly managed by BuildBlock Inc. (America). Build Block Inc. currently operates a local construction team that can rebuild or remodel unit houses. You can trust us not just on simple management of tenants to remodeling, maintenance, and even business models such as FLIP or ADU.

Q. Why LLC?

LLC (Limited Liability Company) is the US-specific form of a private limited company that is similar to Korea's LLC. BuildBlock encourages investment in the US real estate via LLC for 3 reasons.

Firstly, you can save on taxes. In the US, an LLC is not required to pay federal taxes. Instead, the LLC investor must pay an income tax, which is a lot less than other forms of company or non-company structure.

Second, the process is much simpler. Compared to "Direct acquisition of overseas real estate" where one acquires a property overseas directly without an LLC, "direct overseas investment" is much simpler in documents and management.

Third, it's the accountability of an LLC. In managing real estate properties post-investment, numerous small and big accidents could incur, where tenants get injured from estate facilities. Even at an injury with the damage larger than the investment, LLC is a limited company that is responsible for up to the investment money. Although this is the worst scenario, it's worthwhile to take a look for an investment decision.

Q. Who manages the investment?

BuildBlock only aids direct investment process, and it does not make the decision or get involved in investment fund management. Clients in Korea can establish an LLC under their names and directly send the money to that LLC. Investors will never have to send money directly to a BuildBlock account.

BuildBlock will act as a manager of LLC upon the request of the client. It will manage the investment according to the contract terms. The client can always monitor and check the cash flow of the LLC online.

Q. How much taxes will I have to pay? How do I pay?

If you gain profits from the US real estate investment, you are obliged to pay taxes to both the US and Korea. However, thanks to the bilateral tax agreement, you do not need to pay the taxes again to Korea if you paid in the US, known as the deduction for tax amounts paid in a foreign country.

For our clients, BuildBlock has signed contracts with Samjeong KPMG Korea and Anjin Deloitte Korea to guide our clients on tax responsibilities regarding "Real estate investment via a US LLC for Korean residents.:

For your first step, ask us anything.



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[BuildBlock YouTube](#)



[BuildBlock Naver](#)

BuildBlock

A new partner for your next real estate investment

Partners



Dunamu & Partners



PRIMER SAZZE



kakao

