



  
**Commercial**  
Housing & Storage

  
Rehabilitated  
**Residential**

California  
  
**Agriculture**

Opportunities for  
**Lenders**  


---

# Dry Creek Land Company

**Exceptional Value For  
Conservative Investors**



## Dry Creek Land Company, LLC

Dry Creek Land Co. is an independent real estate investment group based in California. We are not Realtors® nor associated with any real estate agency. Our specialty is the purchase and sale of residential properties nationwide. We buy all kinds of houses in all areas and in all conditions and have capital resources available which enable us to make purchases under multiple programs.

We have experienced personnel with expertise in purchase, documentations, rehabilitation and marketing of real estate properties. We work with Realtors® and other professionals including attorneys, certified public accountants and title experts to assure an optimum outcome.

Many properties become available through situations such as foreclosures, bankruptcies, probate, divorce, abandonment, and inherited properties. Dry Creek Land has learned how to identify these situations, evaluate the potential for the property owner and the Company and help turn problems into viable solutions.

With a controlling interest in over 1,000 real estate transactions, Dry Creek has borrowed and repaid more than \$50,000,000 through private lenders. It also manages a \$25,000,000 residential and commercial portfolio in which it holds 50% equity interest.

Many programs are available to investors who desire to build long-term wealth through real estate. Countless Americans owe their financial success to real estate investing. Dry Creek Land Company may have the right opportunity for you.





## Good Results Come From Good People



### Our Management Team

**Jeffrey A. Kemmer**  
*President*

A seventh generation member of a farming family, Jeff established in 1983, Custom Chemicides, an agricultural chemical manufacturing company that continues to distribute products globally.

In the fall of 1999, Jeff founded Dry Creek Land Company, LLC, that focused on the purchase, rehabilitation and sale of single family homes.

Now operating its residential acquisition and sales program in ten (10) states, Jeff presides over an established and veteran company .

**Fred Allen**  
*Controller*

Fred Allen, a seasoned veteran of start-up and small business financial and general management issues, is Dry Creek's Chief Financial Officer. Before joining the firm in January 2005. Fred was CFO for

a manufacturing company operating in nine states with 3,600 employees and annual sales of \$425 million.

Fred's responsibilities for Dry Creek include resource acquisition, private lender relationships, legal, insurance, accounting and compliance matters. In addition, he acts as chief project manager for the renovation and sales preparation/presentation of purchased property.

**Kari Folweiler**  
*Vice President*

Kari Folweiler has managed the acquisition and marketing of all real estate properties processed by Dry Creek during the past three years. She is responsible for locating, evaluating and acquiring suitable properties that meet Dry Creek's investment criteria.

Prior to joining Dry Creek, Kari worked in marketing professional services specializing in legal and business communications. ■



## A Diverse History of Growth and Success

**D**ry Creek Land Company is the legacy of seven generations of family farming. It has grown to include a series of California based real estate investment and development corporations, each with its own area of specialization. The firm's historical legacy has been solidified by long-standing relationships with companies and people who have helped make Dry Creek Land Company a significant boutique developer, as well as a specialty investment company with a successful record of helping its partners ride market cycles profitably.

Today, Dry Creek Land Company is well placed because of its expansion beyond farming into targeted commercial real estate development and single and multi-family residential rehabilitation—both countercyclical to traditional new home market forces.

Dry Creek Land Company owns and manages niche farming operations and investments, develops commercial housing and storage projects and rehabilitates single and multi-family residential for sale to investors and family owners.

With measured risk during the past eight years, Dry Creek Land Company has developed its broad based single and multi-family residential portfolio through almost 1,000 transactions as the principle investor.

The company's current residential portfolio with an updated market value over \$6,500,000 combines with the Dry Creek Land Company's \$21,000,000 commercial and farm portfolio to make Dry Creek a stable, diversified and growing institution.

Dry Creek Land Company has developed a low overhead/high performance reputation with its investors and the Certified Public Accountants, Tax Advisors, Financial Planners and other professionals advising them. The Company's success has been earned through a deep understanding of its boutique specialty areas, and a fierce commitment to focus on what it knows.



# Dry Creek Land Company Today



**Agricultural**



**Commercial**

## **Residential**



***Single Family***

***Multi Family***





# Dry Creek Land Company Today



**Before**



**After**



**Before**



**After**



# Dry Creek Land Company Today



## Cleveland Homes



## Detroit Homes





# Dry Creek Land Company Today



## Pittsburgh Homes



## S. Carolina Homes









## We Value Our Clients— They Value Us



We have been working with Jeff and Debbie for several months now, and I would like to say that they are a delight to work with. In a business where way too many so-called real estate professionals are mediocre at best, and investors whose only main focus is profit, I have found Jeff and Debbie to have great concern for not only their “deals” but the people involved in them.

They are easy to work with, easy to communicate with, and always up front with their business dealings.

—S. L.



Jeff Kemmer is someone you can count on and who will produce the results you need. I have done business with Dry Creek Land for several years and would recommend them to anyone. Jeff and his staff’s integrity in all business relationships, extreme honesty, and putting you first, comes shining through. They always treat you with respect, and with complete professionalism. Jeff has always gone the extra mile for me and he would for you too.

—S. D.



I’ve been fortunate enough to have known Jeff Kemmer and his team at Dry Creek Land for 4 years now. Over the course of that period, together we’ve successfully been able to help numerous families realize their dream of home ownership as well as help others in need. In every transaction, DCL has been a joy to work with and never hesitates to make sure everything meets or exceeds the expectations of both Buyer and Seller.

—D. K.



## Our Success is Built on a Solid Base of Reliable Factors

Our Dry Creek research group looks for special opportunities in selected areas of targeted communities. While many of our acquisitions would be classified as “steals”, we also sometimes acquire outstanding properties when the market timing and local conditions provide a special opportunity. Our extremely local focus in communities around the country combines with our focus on analysis and decision-making speed to create lucrative possibilities for our investors that are overlooked by other national competitors and the community’s hometown investors.

### **Access to Unique Projects**

Dry Creek Land provides its investor and lending partners with a continuing stream of unique, interesting, and straight forward projects not readily available through other channels.

### **Boutique Investment Packages**

Historically, our investors begin their relationships with Dry Creek Land Company through a professional or business referral who makes them aware of one of our investment opportunities that aligns with their individual investment needs, personal values and their social interests.

### **Continuous Communication**

The norm at Dry Creek Investment is routine communication to individual and small group investors about the operational progress and performance of their projects. In fact, our commitment to completing our communication loop with partners is at the foundation of our many deeply rooted long-term investor relationships.

**Call us for details on our real estate investment programs.  
888-431-2140**



**Dry Creek Land Company**