

About Cashflow Rentals

Cashflow Rentals is a bilingual consultancy that helps international investors buy, finance and manage U.S. rental property remotely. Founded in 2024 by David and Jo Garner, the company guides clients through property sourcing, foreign national financing, purchase support and property management, with no U.S. credit, Social Security Number or residency required. Co-founder David Garner has personally purchased more than 120 U.S. rental properties from overseas since 2016. The company is based in Brazil and invests across the U.S. Midwest.

Fast Facts

FOUNDED 2024	FOUNDERS David Garner and Jo Garner	BUSINESS TYPE Consultancy, not a real estate broker	BASED Brazil, clients worldwide	MARKETS Across the U.S. Midwest
TRACK RECORD 120+ U.S. rentals purchased since 2016	FINANCING SECURED \$5.5M+ foreign national loans	CLIENT PURCHASES 50+ since 2024, 10% to 12% typical gross yield	LANGUAGES English and Spanish	SERVICES Sourcing, financing, purchase, management

Spokespeople



David Garner

Co-Founder and General Manager

British investor who has personally purchased more than 120 U.S. rental properties as a foreign national since 2016. Based in Brazil, he speaks openly about the mistakes that shaped his quality-first approach.



Jo Garner

Co-Founder and Operations Manager

Australian-Argentinian investor with a Master's Degree in Coaching Psychology from the University of Sydney and 15+ years in organizational development and client support.

Story Angles

Why foreign investors are buying U.S. rentals. Where the numbers still work for buyers from abroad.

Buying a house you never visit. Remote due diligence and closing by Remote Online Notarization (RON).

Owning U.S. property as a non-resident. LLCs, FIRPTA basics and the net election.

U.S. mortgages with no U.S. credit. How Debt Service Coverage Ratio (DSCR) loans work for non-residents.

Quality over hype. Lessons from 120+ purchases, including the mistakes.

Housing affordability, seen from abroad. U.S. rent-to-price ratios versus Canada, the UK and Australia.

Recent Coverage

Homes.com: DSCR loans explained: How real estate investors qualify without traditional income verification	Oct 20, 2026
The Breakthrough with Stephen Husted: The Real Estate Trap Behind Cheap Rental Properties (Ep. 90)	Oct 8, 2026
Financial Tech Times: What Role Does Real Estate Play in a Personal Wealth Portfolio?	Aug 4, 2025
RealtyNews: 12 Significant Shifts in Buyer Preferences in the Current Market	Jun 20, 2025
High Net Worth Magazine: Real Estate and Taxes: 7 Tips for High-Net-Worth Individuals	Jun 18, 2025

Cashflow Rentals (CFR Property Consultants LLC) is a consultancy company and does not act as a real estate broker or investment advisor.