

SECRET 1:

Most successful investors build wealth in real estate by using Leverage.

Here's why...

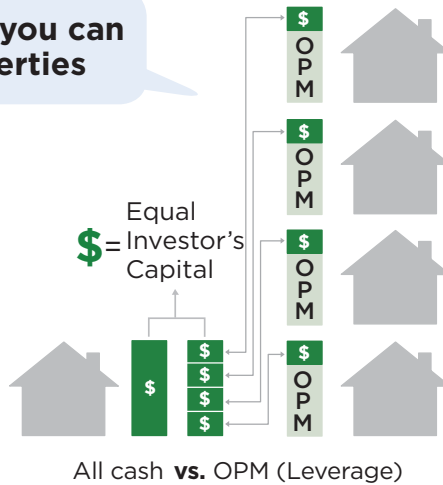


Leverage = OPM (Other Peoples Money)

A. It takes money to make money, but not all of it has to be your money. Leverage can help you increase cash flow and build wealth.

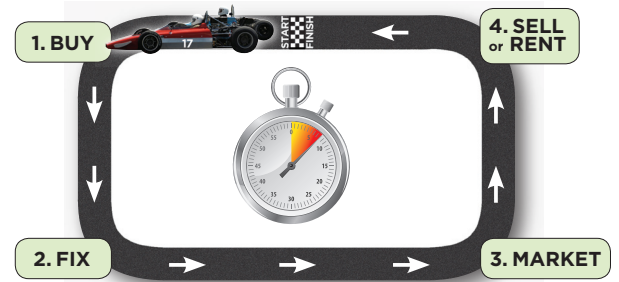
With leverage, you can buy more properties

B. Put a small amount of your capital into multiple properties instead of all your capital into a few.



With more properties you will become more efficient

C. How fast can you go around this track? As you do more laps, you will clock faster times.

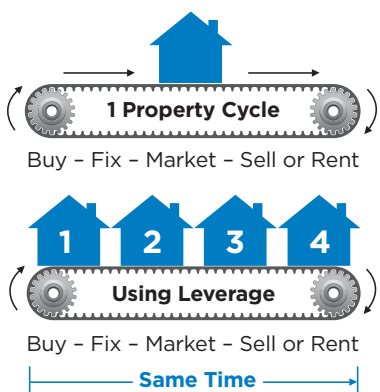


SECRET 2:

By using Leverage you can complete more properties in the same time and generate greater cash flow.

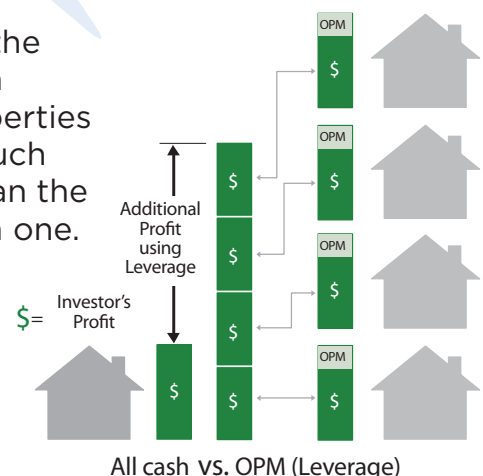
Here's how...

A. Every property goes through a cycle: Buy, Fix, Market, Sell or Rent. Complete multiple projects in the same time it takes to complete one.



Generate more profit from multiple properties by using leverage.

B. Part of the profit from many properties is often much greater than the profit from one.



SECRET 3:

Generating cash flow that exceeds your cost of living is how you fund wealth building.

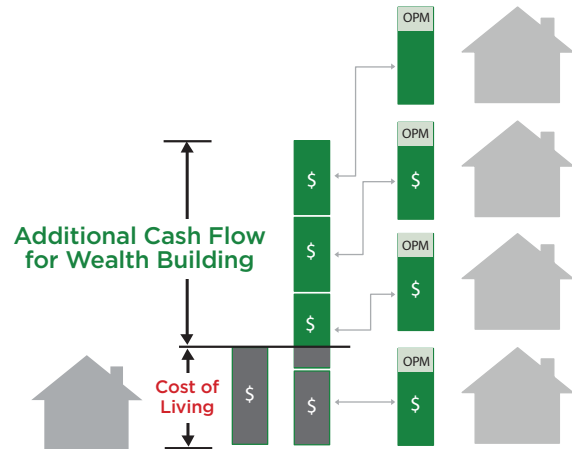
Here's how...



A. With more properties you can generate greater cash flow. More properties allow you to build wealth faster.

Additional cash flow from using Leverage

B. Generate cash flow that exceeds your cost of living by utilizing leverage.



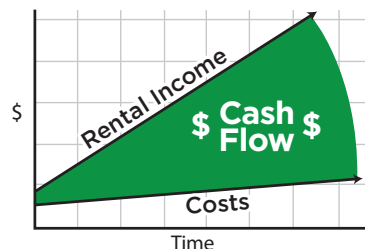
All cash vs. OPM (Leverage)

SECRET 4:

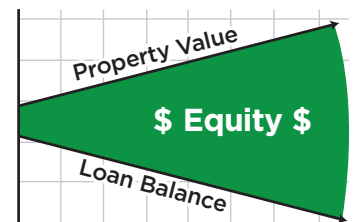
Landlords grow rich in their sleep because cash flow and equity increase over time.

Here's why...

A. Cash Flow increases over time. Rental income goes up faster than costs because loan payments are typically fixed.



B. Equity increases over time. Appreciation and loan payoff build equity.



With leverage, produce more cash flow properties and build wealth faster.

C. An Example of Building Wealth in Real Estate using Leverage.



SECRET 5:

Financial freedom results from passive cash flow that exceeds your cost of living. "My favorite holding period is forever" - Warren Buffett

Here's an example...

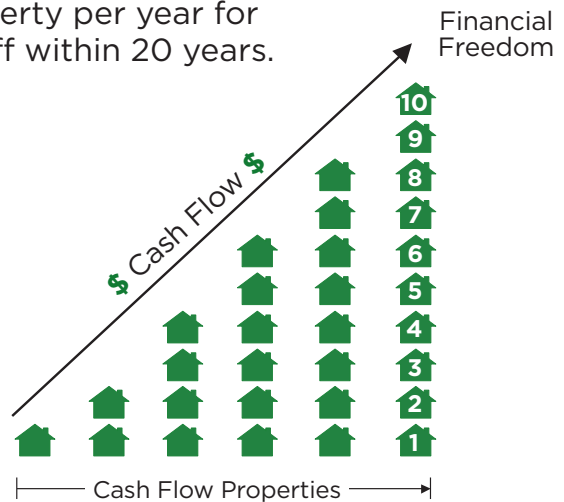
A. Buy 1 investment property per year for 10 years and pay them off within 20 years.

In 20 years you will have...

\$163,500/yr* Annual Net Cash Flow

\$1,675,000* Real Estate Equity

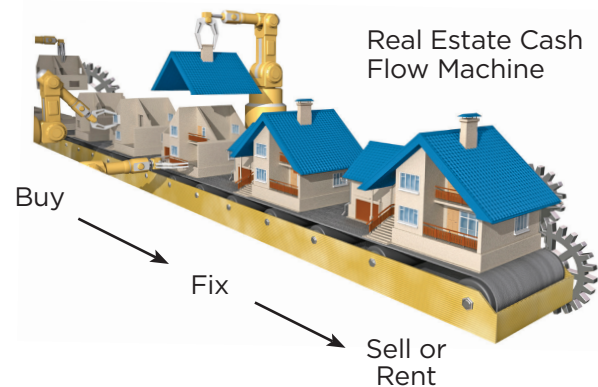
* Present property values: \$75K; Present value of monthly rent: \$900; Average US inflation for the past 50yrs: 4.1%



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