

HOW TO BUILD A HIGH CASH FLOW, PASSIVE INCOME REAL ESTATE PORTFOLIO STARTING WITH YOUR COMPUTER, SITTING AT HOME IN YOUR UNDERWEAR, WITHOUT CASH OR CREDIT

THE TV REHABBERS SECRET

Most people today look at TV and get their real estate success ideas from house flippers. It looks pretty tempting. Buy a home on the cheap, fix it up, and sell it for a single profit that's as much as the average American makes in a year. But if you'll notice, no one ever mentions how they find those bargain homes, where they get the money to buy and fix them up, much less how they put all the activities together to extract that kind of money from them. And, who has that kind of time anyway? It's a full time activity. And after it's done, they need to go find another one. There is a secret, simple formula by the way, I'll share with you in the later material, you must know if you absolutely have to try this or you'll lose your shirt, but let me continue. It may look like it pays better than the job or business you have now, but it's just another job, and I'll tell you there is a LOT of competition. In fact, there's overwhelming competition so that only a few can play this game, so that likely leaves you

out, I'm afraid. Let's set that aside for a moment and let me reveal something to you that could change how look at the future financially...for the good

REAL LIFE MONOPOLY

If you drive through any city or town in America, you'll see buildings of every kind. Small office buildings, small apartments, warehouses, motels and shopping strip center. Did you even wonder who owns them? Did you think about the fact that those owners collect a check every month from their tenants? They are not moving on the next deal. That are collecting money, month after month, from their small commercial investment property. That's "passive income". If you investigate a little further, you may find, though it's not the norm, one or two folks who own several properties like these. So, they have a LOT of passive income coming in month after month. And because of the equity in these properties, which they could sell for a big chunk of cash, they also have a high net worth. This is like being the winner of Saturday night's Monopoly game. Those green houses and red buildings are generating income every time another player stops on your property squares with the green or red buildings on it. Cha-ching, cha-ching...and you just sit back and collect. CHA-CHING indeed! **PASSIVE INCOME SHOULD BE YOUR GOAL !**





MAKING MONEY FROM HOME IN YOUR UNDERWEAR

Well, what these small income property owners do is NOT rocket science. And regardless of how they got hold of the down payments that may have been required to buy properties like theirs, I'm going to show that you can generate your own seed capital, as you'll learn, regardless of your situation so you can do the same thing, only far more profitably. And, no matter where you live, technology has changed the game so that you can invest anywhere, from anywhere. So, if you live in a small town, like I do (it's under 10,000 people) you can look on Google maps, see a property and even drive the neighborhood, from your computer. Here's a picture of a property I made money from that's 8 hours drive from where I live...and I have never gone there to see the property, nor met the owners face to face, nor the investors to whom I merely sold the contract who eventually bought it. Result \$25,000 to me for paper shuffling. Cha-ching. Oh, it's no junker either. Here it is, a 2,800 SF office condo unit.





\$ 25,000 PROFIT – Zero Investment – Zero Risk
Set Up with One Letter, A Contract, & One Free Ad on a
Commercial Site Web site you'll learn about.

Here's another:



A VACANT 4 PLEX

\$ 38,000 PROFIT – Zero Investment – Zero Risk
From local agent's MLS, a Contract, One Ad on Craig's List



You can make good money with PRETTY HOUSES TOO without buying or owning them.



Invested \$2,000 (but I'll show you even that's not necessary) and got back \$ 11,000 in short order, then another \$ 25,000 on end sale. Never owned it. This was a \$ 185,000 home, by the way. Let's see, that's a net profit of \$ 34,000. Homes aren't good income properties, by the way, but fine for earning seed capital.

I've just shown you \$25,000 + \$38,000 + \$ 34,000 =

That's \$ 97,000

But that's just the seed capital part and you don't need that much to get started as an income property investor. The goal is to buy and own passive income properties. Let's go on...



REVERSE ENGINEER A FINANCIAL UFO



We may not have arrived at the point that we can reverse engineer a UFO, or maybe that Roswell crash DID get us to the i-phone 6, but we can look at what the most successful people do then bring it down to earth so anyone can learn the formulas and the simple steps to achieve passive income property cash flow for life from small properties, for real !

WHY LEARN FROM ME ?

CASH COW



Realty Academy
.com

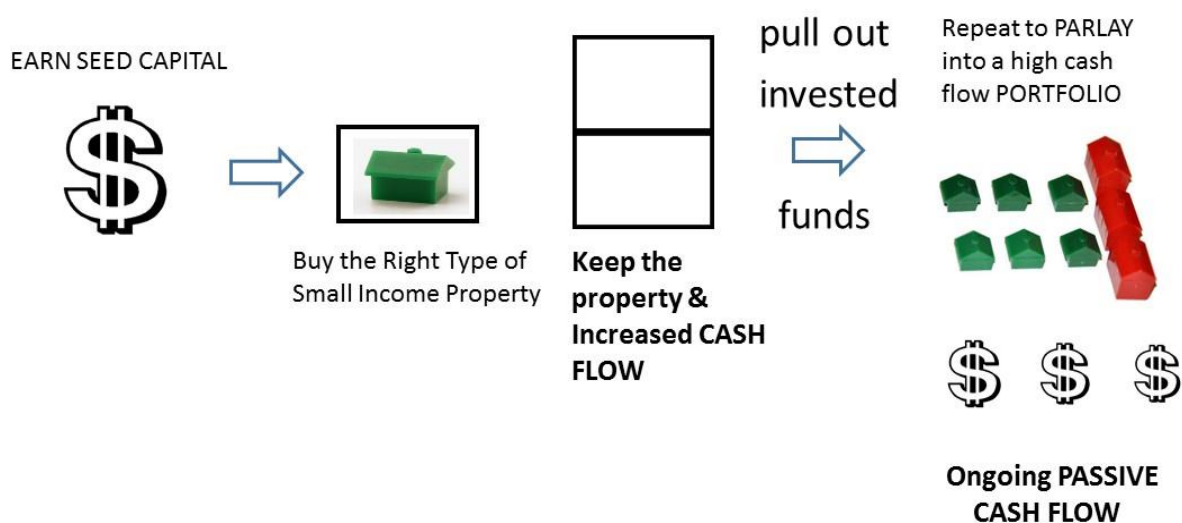


After 40 years of observing successful clients (yikes 40 years !) and dealing in every form of income property, building a property management company, and investing personally using what I learned (I won't bore you here, just check out the "About" page at this site), I distilled what I learned into what I call the **CASH COW INVESTING PLAN**.

1. Earn Seed Capital
2. Buy a First Income Property
3. Use The First, Keep It, to Finance Others.

Here's the idea in a nut shell

How to PARLAY – Recycle Your Investment



So, where does this take you ? Earning seed capital in year one, then buying only 1 property per year over the following four years, you could create for yourself....

A GOOD GOAL

A \$ 1 Million Net Worth in Equities

\$250,000 in Cash

A \$ 85,000 / Yr Passive Income

In 5 Years or Less— As little as 1 Property / Yr

This is not a guarantee, of course. You may do less or even more, but I will show you how it's done

Hey, even though I still do not fully understand cats, and I live with 3 of them, I did learn and develop a system that you can learn too. You don't have to know everything, in other words. So, just take the first step and....



IN THE 4 FREE VIDEOS....

...you'll learn how to make \$6,500 in 30 days from a nice home, not a fixer, without investment or risk or owning anything or spending any money.

And in ADDITION....

- Then you'll see how that same, pretty home could generate the \$6,500 up front and another \$18,500 in a year or two, again without your owning anything or ever going to a bank.**
- You'll see how what TV stars from shows like Pawn Stars and American Pickers do exactly what you can learn to do with real estate, and make a lot more money....**
- You'll discover what I learned aboard my clients' \$12 million Gulf Stream jet that you can duplicate with small commercial deals priced under \$250,000....yes, house priced commercial deals to make great money.**
- You'll learn how to control and profit from a property without having to buy it.**
- You'll see how a simple vacant 4 plex could change your fortunes.**

To get started, free and with no obligation, just input your first name and email address. This will set you up to get a free email series too. You'll get a confirming email. You'll then get a first email you just click to get started. There's an introductory video, then below that, 3 more free "preview" videos.

If you like what you see, you can get the inexpensive training video that goes into more depth.

I'll see you next on the **4 FREE Videos**. Just input your first name & email, I promise I won't chase you down for anything and, here's to your success ! F. Scott Tonges, creator

