

## It is Finally Happening Like Never Before!

Starting soon is a new era in real estate investing! This is when a select few people will begin a learn-while-you-earn mentoring process to become real estate millionaires. These individuals will be learning and at the same time earning monthly incomes. The program called "Mentoring to Success" is designed to supplement participants' incomes until they can begin full-time investing as a career, and give them the tools to make real estate investing a full-time career.

If you are chosen, you will have the opportunity to work with an inner-circle of individuals who have over 100 years of combined real estate investing experience. You will learn from them and work with them to achieve your personal financial goals while being personally coached through each and every deal you find.

In addition, you can expect the following:

Software that will jump-start your investing,

Up-to-the-minute investing ideas and trends before everyone else finds them,

Hands-on training with actual live calls to prospects,

Ongoing Classroom trainings to cover all aspects of real estate investing,

Contracts and review of Disclosure Docs that are must have by every investor,

A focus on doing deals with little or no money out-of-pocket,

Learn the secrets of how a few local investors are making six figure monthly incomes in this worst-of-worst markets in at least 15 years,

Go with your mentors when they make presentations or have them go with you to make your presentations,

On-going Master Mind group,

Full reimbursement of your tuition as you do deals with your Mentors,

A sharp focus on specific areas of real estate investing that are most profitable, but fit your personal abilities and needs,

Your entire professional team is ready, willing and able to start the first day so no looking is necessary on your own,

One full year of Coaching and Mentoring to help you earn more money,

And much, much more.

The program is designed to get every participant to start making money in real estate using their chosen method of buying, selling, wholesaling, renting, rehabbing, lease optioning, short selling, buying at the court house steps, or whatever it takes to make the transaction profitable. Since part of the program will be partnering deals with the mentors, with each successfully closed deal, the mentor(s) will give back the partner a portion of the deal until their tuition is fully reimbursed. This means that the mentoring students will be able to earn income as they proceed through the course and get their tuition reimbursed as they do profitable deals. This ultimately means that every successful participant\* will have no cost for their entire mentoring program.

### Core Concepts

Legal and Ethical Real Estate Transactions that are a win-win for all parties

Do deals with as little money as possible, or no money at all

Understanding Asset Protection entities and using them properly

Use of Roth IRA's to get completely tax-free capital gains

Deal structuring to benefit from creative financing

Targeting specific lead sources with campaigns that are the most productive

What to really expect as a real estate investors and why

How to deal with sellers and buyers both retail and wholesale

Dominating the wholesale market because it has changed greatly

How to beat out higher offers and get the deals

How the entire cycle of investing works with every aspect covered in detail so you "jump start" your career (getting prepared and started, marketing for sellers, marketing for buyers, qualifying deals, negotiations with sellers and buyers, contracting, closing – what to expect, repeat the cycle)

Re-negotiating the deal after it is under contract

Understanding new and future "anti-investor" legislation and disclosures to avoid being fined or worst

Learn how to look at commercial properties that may be deals

Auto-pilot systems to run as much of your business as possible

Determining if it is a deal or no deal before you see the property by screening the prospects

Finding buyers in the most adverse of market conditions

### WARNING

This mentoring program requires WORK. If you believe that all you have to do is simply buy a course from a Guru and watch it sit on your shelf at home to become successful, this course is NOT for you. Participants will be asked to develop a "millionaire mindset" which means changing some of your comfortable habits that keep you from being successful! So, if you are interested in gaining immediate control of what feels like a rudderless ship, or rocketing your existing real estate investing to new levels, please fill out the questionnaire on the reverse side of this page and fax it back to Dave Dinkel at 954-424-9020.

*"The greatest gift a man can give himself is to fulfill his dreams and the dreams of his loved ones."* Let us help you start fulfilling your dreams!

\*successful participant simply means that he/she completes a minimum number of profitable deals within one year of beginning his/her training. Profitable deal means a net profit to the partners of at least \$5,000.

## BREIA's - "Mentoring to Success" Investor Program – Pre-Qualification Questionnaire

***This Program is Very Limited to give every participant personal attention for a full six months!***

*Take as much space as is needed on another piece of paper to answer. If you are unable to answer any question, just say so and move on. Time is of the essence, because every day you fail to move ahead, you have lost a precious part of your life that can't be recovered. Get started now by faxing this sheet to 954-424-9020 or e-mailing it to [Dave@WJL.net](mailto:Dave@WJL.net)*

Name \_\_\_\_\_

Cell \_\_\_\_\_

Address \_\_\_\_\_

Home \_\_\_\_\_

E-mail \_\_\_\_\_

Fax. \_\_\_\_\_

Why do you want to join "Mentoring to Success"?

What are your personal dreams and aspirations?

What do you want this program to do for you?

What habits do you think are bad for you?

Are you willing to change certain habits that may be keeping you from success? Y\_\_\_\_, N \_\_\_\_\_

Detail where you want to be in:

6 months

1 year

2 years

3 years

How do you expect to get to these goals?

What is the most fulfilling thing that you currently do that brings you great personal satisfaction?

Are you willing to commit yourself to a rigorous mentoring program where you do the work necessary to make you successful?

What do you consider successful?

Detail in writing a visual picture of what you want your future home to look like.

How computer literate are you?

What type and "size" of computer do you have at home?

Do you consider yourself "proficient" online?

How much money do you safely have to invest in real estate?

What is your greatest fear of investing in real estate?

What is your second and third greatest fear of investing in real estate?

How many courses have you purchased or how much money have you spent on courses?

Who are these courses by?

How much money do you have to get started with expenses for your mentoring, including a monthly advertising budget?

What do you want to do the most - [ ] Rehab and sell retail, [ ] Wholesale [ ] Purchase your own home?

Are you willing to be in a Master Mind Group and share information that you have or will find out? Y\_\_\_\_, N \_\_\_\_\_