

Real Estate Investing 3.0TM

Forget everything you know about

**REAL ESTATE
INVESTING**

and Start Making

REAL MONEY

JP VAUGHAN

Real Estate Investing 3.0™

Forget Everything You Know About
Investing in Real Estate and
Start Making REAL MONEY...

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Ginger Marks

Cover Design & Layout

<http://www.DocUmeantDesigns.com>

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Why Most Real Estate Investors Struggle

I've been a real estate investor and a real estate educator for many years, and I'm always struck by how many real estate beginners are starting the wrong way. These mistakes are stalling their success—big time—because they lead to confusion, frustration, and stress.

Lack of fundamental real estate investing knowledge and the wrong approach are the two main causes for so much struggling and waste of time.

It's why the overwhelming majority of people new to real estate investing fail to achieve their dreams, even if they buy lots of home study courses, study like crazy, and work really hard.

I'm going to address the issues I see because I know from over 18 years of experience as a real estate investing educator that our unique perspective can really make a tremendous difference in your real estate business, as it has for so many others.

I'm worried—no, make that **disgusted**—that you are not getting the quality of real estate investing information you need... or deserve, especially at a time like this where missteps can be bad news and opportunities taken can build a fortune.

The explosion of so-called real estate "Experts" and "Gurus" and "Fast-Talking Hucksters" are coming at us from every direction... hype, promises and one-time offers.

And you know what really makes me mad? A lot of these guys **are not even real estate investors**. They may have done a deal or two (maybe not), but they're really just marketers trying to make a quick buck.

In fact, there's a guy out there who markets to these wannabe gurus and tells them that he can train them to pitch real estate courses ***even if they've never done a deal!***

Here's the clincher... None of these so-called "experts" give the same advice or can even agree on what actions you should take.



Do you see why you're overloaded and confused? Real estate beginners are in the strange position of having more real estate investing "information" than ever before and feeling more and more *confused about how to get started*.

What's missing is practical and objective step-by-step real estate advice that works. Real actionable information you can use—right now—to start making cash and cash-flow in today's real estate market. The real **how-to**...what comes first, second, third...

Listen. I'm not sitting on the sidelines any longer. I don't want your dreams to fall by the wayside because of lack of knowledge, confusion, or the *wrong information*.

And I'm going to tell you how to fix that. But first, let's take a look at where the real estate investing industry is today and put it into perspective.



Putting the Real Estate “Market” into Perspective

Is now a good time to invest in real estate? Has the market “bottomed out”? Is it time to buy? Time to sell?

Does anyone on this planet really know the answer?

I don't have a crystal ball, but I do know this: The circumstances leading up to our current real estate market have created incredible, once-in-a-lifetime opportunities.

Yes, prices were cheaper a year ago, but they still have a long, long way to go before we can say the market has “recovered.”

And in many areas of the country, this is the first time in many years that you can actually get a positive cash flow from a rental house.

Everyone knows that you want to buy low and sell high. Right?

But the truth is that most people are so scared and so mind-boggled that they wait and wait and wait and then end up buying too high. Or not buying at all. Does that make any sense?

Here's the truth. IF you have the correct knowledge and IF you have the right strategy, you can make money in ANY real estate market. Slow, fast, sideways—it doesn't matter.

I'm going to tell you more about that in a minute. But first, let me tell you a little bit about myself...



Who Is J.P. Vaughan?



JP Vaughan

I'm J.P. Vaughan, the Publisher of CREonline.com. I started investing in real estate full time in 1988. We founded [Creative Real Estate Online](http://CreativeRealEstateOnline.com) in 1995.

I got my undergraduate degree from the University of Michigan, *cum laude*, and I'm an attorney with a Juris Doctorate degree.

In 1995, when the internet was in its infancy, we became intrigued by this then new medium as a way to share real estate investing information and educational materials.

Our mission was to provide powerful, useful, and practical real estate investing information so that visitors could *achieve financial independence through education*.

Educating yourself about real estate investing options and successful methods is the only proven way to succeed and achieve long-term financial security. No "get rich quick" scheme can do that for you.

With that philosophy in mind, we've compiled a massive array of real estate investing educational materials, and we've attracted an impressive team of CRE Online experts.

We were the first and only real estate investing information web site in existence in 1995, and we are still the *#1 real estate investing site*.

Over the years, we've worked hard to maintain our stellar reputation. We're known for the high quality of the information we publish and for our integrity. I still *personally* review ALL of the articles we publish because I want to be absolutely certain that the information is solid and correct.

I personally know all the "real" players in the real estate education industry.

I've known Ron LeGrand for many years. This man alone is responsible for starting thousands and thousands of real estate investors on the road to success. Here's what Ron faxed me in April of 2000: "*When J.P. Vaughan speaks, we listen!*"

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I knew Robert Kiyosaki *before* he became famous. In fact, he was the Keynote Speaker for two of our conventions (and did not charge us a fee).

I'm not going to name names, but many of today's real estate gurus got started on CRE Online. If you don't believe me, spend several hours going through our 400+ visitor [Success Stories](#). You may recognize some names.

Helping other people has always been important to me, and I think I've followed that path throughout my life.

When I was practicing law, we represented catastrophically injured people... everything from brain injuries to severed limbs to quadriplegia to death. David vs. Goliath.

And when we started CRE Online in 1995, our mission was to help people achieve financial independence through education, to help people who didn't have a lot of money to spend get ahead in life.

You see, there was no good FREE real estate investing information available anywhere at the time. We changed that and, over the past 18 years, we've helped thousands of people change their lives for the better.

But that's enough about me. Let's get back to talking about investing in real estate.

As I was saying, IF you have the correct knowledge and IF you have the right strategy, you can make money in ANY real estate market. Slow, fast, sideways—it doesn't matter.



You Can Still Build a Successful Real Estate Business

Regardless of how the general “real estate market” as a whole is doing, when you have the correct knowledge and the right strategy, you’ll be able to identify *profitable situations*. Did you notice I said *profitable situations*? I said that for a reason.

We’re not looking for houses or four–plexes or apartments. We’re looking for *situations* that will allow us to put together a profitable real estate deal. We’re looking for a *situation* where the property owner is motivated to sell—right now.

The one thing that makes me absolutely crazy is to hear a real estate beginner talk about how he was driving around for five hours looking for a house to buy. What?!?

You don’t make money by mindlessly driving around in your car. You make money by working smarter. You make money in this game by identifying situations where the odds are in your favor to make a good deal with a healthy profit.

The key is to get motivated sellers to call you.

But what is a “motivated seller”? A motivated seller is someone who is anxious or even desperate to sell. They have a very big need in their life to sell quickly, which allows you to negotiate a big discount.

What causes the motivation? It can be a wide variety of reasons such as divorce, loss of job, behind on mortgage payments, ill health, burned out landlord, bankruptcy, probate (heirs want cash now) and so on.

And how do you get motivated sellers to call you? There are many ways to do that.



Here are 12 ways you can connect directly with the home owner:

1. **Bandit Signs**—Market your message to sellers driving down busy streets without worrying about code enforcement fines.
2. **Magnetic Vehicle Signs**—Market your message to everyone who sees your car.
3. **Public Records**—Market to the opportunities created from death, divorce, bankruptcy, and other life-changing events.
4. **Internet Classifieds**—Simple, cheap, and effective ways to connect with sellers online.
5. **Bird Dogs**—Create a team of property locators who can connect you to more motivated sellers.
6. **“Yellow” Letters**—Direct mail campaigns using personal letters that resonate with motivated sellers and create a 10% to 15% response rate.
7. **Postcards**—Focus your mailings to the right houses, with the right message, and your phone will be ringing with motivated sellers.
8. **Code Violators**—Solve problems for motivated sellers who own houses with code violations. The *Freedom of Information Act* allows you to get access to the list for free.
9. **Burned Out Landlords**—Market directly to struggling landlords through the court house records and automate the whole process.
10. **Vacant Houses**—Identify the opportunities created by vacant houses and how to skip trace to find the sellers.
11. **Expired Listings**—They want to sell! Market directly to the owners of expired real estate listings.
12. **“Moving”**—Market to sellers who are obtaining self-storage units and u-hauls and are being forced to move fast.



In our [Affordable Personal Coaching & Training Program](#), we teach all of these strategies (and a lot more) in great detail and help you develop your own personal marketing plan for certain success.

Despite scare tactics to the contrary, the sky is not falling. There's still plenty of time to make lots of money in real estate. And since other people are doing it every day of the week, you can too, IF you have the correct knowledge and IF you have the right strategy.



Obstacles to Achieving Your Real Estate Success

As you've already seen, what the real estate "market" is or is not doing is NOT an obstacle to your success with real estate.

Let's take a look at one fundamental problem most real estate rookies experience.

Symptom: Buying anything that looks like it'll make you some money, getting no results.

Cause: Opportunistic Thinking

Problem: Lack of Strategy

The first thing we need to look at is your thinking. There are two opposing ways of looking at things when it comes to real estate investing. There's opportunistic thinking and strategic thinking.

Here's the deal: Opportunity seekers think opportunistically and *real estate entrepreneurs think strategically*.

An opportunity seeker is always looking for the next big "opportunity" of the moment to make lots of money fast. You've probably seen email ads for this kind of thing.

Make \$10,000 per week with no experience, no work, no nothing. As long as you can fog up a mirror, you'll make a fortune!

Slight exaggeration, but you get the point.

Opportunity seekers buy lots of products, use only a few of them, and then abandon those when the next new "easy" way to make money comes along. They have tons of books and courses collecting dust on the bookshelf or in the closet.

A true *real estate entrepreneur* is completely different because he or she has a vision of what they want to accomplish in the long run. Things like *financial independence* rather than "get rich quick."



And real estate entrepreneurs think strategically, knowing their biggest opportunities will come by following their ideal strategies and not by jumping on the hot new product everyone is buying this week.

We understand everyone has different needs. But I think we can all agree that lump sums of cash through wholesaling and monthly cashflow can combine into a terrific strategy. That's why we teach two tracks:

1. **Fast Cash Now**—through wholesaling and fix and flip
2. **Wealth Building**—for long term buy and hold, private lending, seller financing, landlording

Aside from opportunistic thinking and lack of a strategy, the two biggest *obstacles* to real estate success are:

1. Lack of correct knowledge
2. Fear

How do I know this? We did a survey of our 60,000+ CRE Online subscribers recently and the responses were on par with a similar survey we did over ten years ago. Nothing has changed. Different decade, same problems.

The #1 problem by a far was **getting started**.

These are the top three problems stated in the survey, in order of importance:

1. Getting Started

2. Finding Deals
3. Finding the Money

Here are some more common concerns our subscribers listed in the survey. How many apply to you?



- Getting the tools and guidance
- Not knowing what to look for or even what questions to ask
- Confusion—too many experts, too many gurus
- What really works?
- The “how-to”
- What do I do first, second, third?
- Overwhelmed
- Analysis paralysis
- Knowing when a deal is “right”
- Finding profitable deals
- Finding buyers
- Tired of spinning my wheels
- Don’t know where to begin
- Finding funding

Finding deals and finding the money are **EASY** when you have the correct knowledge and the right strategy. *Getting started* is a little tougher because it can be based on fear. Fear of the unknown, fear of failure, fear of success.

But fear can be vanquished too, IF you allow us to help you and guide you along the way.

From our survey, we KNEW what the stumbling blocks were for most beginners trying to get started, and that’s exactly why we’ve structured our [*Affordable Personal Coaching & Training Program*](#) the way we *have*.

We structured it to fit your needs.

We know that book–knowledge alone, even if it’s the best, isn’t enough for most beginners to really take off and soar. And we also know that the cost of today’s real estate coaching programs is prohibitive for most beginners. Ranging from \$5,000 to \$10,000 to \$25,000 and more, it’s a very high cost indeed.

That’s why **affordable personal coaching** is included as part of our program. We’ll be there right with you to steer you in the right direction, teach you everything you need to know, and answer all your questions.

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No more excuses because hand–holding is included.

Your *confusion and frustration will vanish* because you'll have the correct knowledge and the right strategy, so you can make money in ANY real estate market.

You'll know what to do and when to do it, and you can *feel capable, confident, and in control of your financial destiny*. You'll be proud of yourself and be able to hold your head up high.



The Truth: You Do NOT Need Money or Good Credit

Successful real estate investors can make money in any economy, in any market, but today's real estate market can make it even easier because of the abundance of motivated sellers out there.

You do NOT need your own money or credit. But you DO need the correct real estate investing knowledge and the right strategy.

Here are four real estate investment strategies you can implement right now *without using any of your own money or credit.*

1. Wholesaling—Quick Flipping

This is the classic buy low/sell low strategy and it's the best way to make *fast cash.*

You find a seller who is motivated, negotiate a low purchase price, and you both sign a purchase contract. Now you "assign" your contract to another buyer, usually an investor.

For example, you contract to buy a house worth \$100,000 for \$57,000. You "assign" your contract to your new buyer for \$5,000. You never actually "owned" the house, you never used your own money, and your credit was never an issue.

2. "Subject To" the Existing Mortgage

Would you like to buy houses without needing to get a new mortgage?

Buying houses "subject to" means that the buyer makes the acquisition without paying off the existing mortgage on the property. You use the seller's existing financing, taking title "subject to the existing financing." You agree to make the seller's mortgage payments, and the seller gives you the deed.

The ownership of the property changes to you, but the debt does not get formally assumed and does not get paid off at closing. The mortgage remains in the name of the person who originally took the loan when the house was originally purchased.



Sounds crazy, doesn't it? But it's not. Motivated people who need to get rid of their house do it every day.

3. Lease Options

A "lease option" couples a real estate "option" with a "lease" on the property.

Control without ownership is the essence of tying up houses on a long-term lease with an option to buy. Think of this investing model as seller financing in disguise.

The real estate investor gains a long-term lease—at least four to five years in length. The lease also contains an option to buy the house at today's price.

An option provides the investor the legal right to buy but is not a legal obligation to buy the house. As part of the lease agreement, the investor gains the right to sub-lease the property to other tenants.

What did the real estate investor gain in this model?

The investor has control of a real estate asset with no money down. With this control, he can rent the house for the next four to five years and enjoy the cash flow. He also has the right, but not obligation, to actually buy the house at any time in the negotiated option period.

You can use this strategy to both "buy" real estate and to "sell" real estate.

4. Private Money (Hard Money, Soft Money, and Joint Ventures)

These are all "private" money sources that allow you to put together a real estate deal without using your own money. Here's the difference.

Hard money is usually much more expensive than other private money. The lender looks solely to the property for repayment, so your credit is not an issue.

The maximum loan amount is 65% of market value, the interest rate is very high (maybe the current rate plus another 6 %+), and you have to pay 5 to 10 "points" for the loan. Each "point" equals 1% of the loan amount.

Like I said, it's expensive money.

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But hard money can really serve a purpose and has launched many successful real estate investing careers.

Soft private money is usually a lot less expensive than hard money, though it may be tougher to find. Do you know people (like my dear mother) who keep their savings in CDs getting less than 2% interest? Perfect for private money. At 6%, they're tripling their yield.

Joint ventures are like a partnership. The real estate investor does all the work but provides none of the money for the deal. The JV partner provides all the money.

Both parties in the joint venture agree to share the rental income and future equity. The equity can be split 25/75, 50/50 or however you work it out with your private lender.

My partner, Jim Ingersoll, teaches a 2-day **Private Money Workshop**. And we're including all the videos from that Workshop as a bonus to all the "Early Birds" who sign up for our [*Affordable Personal Coaching & Training Program*](#).

Be sure to get your copy.

Discover how to fire your bank and your hard money lender and buy as many houses as you want—without ever needing a bank—by learning to structure winning joint ventures with private lenders.

No more banks to slow down your wealth building plans. No more banks to say "no" to funding your deals. No more banks to hold you back from achieving your goals.

Buy as many houses as you want without ever needing a bank again.



More about Affordable Personal Coaching

As I mentioned earlier, our survey told me what the stumbling blocks were for most beginners trying to get started. It also told me what they wanted the MOST:

A real estate mentor or coach that does not cost a fortune.

That's why I included affordable personal coaching as part of our program.

But there was a little problem. I certainly couldn't do everything myself. Who should I choose as a partner for this new project? I knew it would be challenging. And it was.

But I had a little secret up my sleeve....



Jim Ingersoll

Jim was already a regular contributor on our CRE Online Blog, contributing many great articles. And he's also the host of our Real Estate Investing Forum, where he answers lots of questions every week.

He's also currently investing in today's real estate market, so that's a major plus—no theory or speculation—real hands-on knowledge and current advice. And when I first met Jim many months ago, we became fast friends. Jim also has experience teaching others how to acquire lump sums of cash, generate cashflow, and build wealth.

Here's the icing on the cake: Jim specializes in no money down, and **he's an expert on acquiring and using private money**.

"Just wanted to let you know we signed a sales contract for \$206,000 this afternoon. That gave us a \$37,728 joint venture profit. We owe a great deal to you.

Jim, your coaching provided me with the direction that we put into action, resulting in a tremendous success! I am very fortunate to have made your acquaintance to which I say THANK YOU." -Chris Mattingly

"I have been working with Jim Ingersoll for 10 months. During this time, we have made a private loan to an experienced real estate "flipper," joint ventured to purchase two rental homes using IRA funds, bought another rental home which we are currently renovating and already have a tenant, and purchased and flipped a house..." -Barbara and Kevin Thomas



Perfect. What more could we ask for?

Jim grew up in a small town in Western New York where he was taught to work hard, get a good education and work his way up the corporate ladder, and that is exactly what he did.

He received a B.S. in Electrical Engineering from Rochester Institute of Technology and a M.S. in Engineering Management. He started working as an Engineer and kept getting promoted and promoted until he finally became a General Manager of a multi-location manufacturing business.

Jim had global responsibilities and helped open new factories on the East Coast, West Coast, Mexico, England, and China and had hundreds of employees working for him.

As successful as he was, he discovered that no matter how hard he worked or how high he climbed, he was still just an employee. So Jim decided to chart his own course without the constraints of Corporate America.

He bought his first investment property in 1995 and continued to invest in himself by learning creative real estate methods, which allowed him to leave his corporate job in 2006. He replaced the income from his job by wholesaling houses in Richmond, VA.

In 2007, Jim wholesaled 120 houses in one year. The wholesaling continued in 2008 with another 100 deals completed.

“Working with Jim Ingersoll’s coaching I have been able to triple my rental count in 3 years”
-Mathew Starr

“I remember hearing about what an incredibly intelligent and effective investor you were from others.... Jim, you are a good, caring, honest leader in our industry who has helped countless people learn the business of investing and wealth creation.... Thank you for your incredible teaching, mentoring, leadership and, most importantly, friendship.” -Carter Ritchie

“Thanks for all the wonderful eye opening info! You have provided a step-by-step way to fire the banks and build financial freedom. The practical way it was presented was easy to understand, no smoke and mirrors, no get rich quick scheme, just a solid and sensible way to invest in real estate that works!”
-Kimberly Stewart

“Jim Ingersoll showed me how to roll over my 401k into a self-directed IRA and I am now growing my retirement account with real estate.” -Bruce Brown

“I have now started building and adding to my real estate wealth!” - Cyndi Merritt

“Did you ever wonder how the aristocracy in this country created tax free living shelters for their families? How the “Rich People” live tax free?... This is just one of the things I learned from Jim Ingersoll.” - Jason Bhattacharya



Remarkable. Jim closed 220 wholesale deals in two years!

As the market began to change, Jim started focusing aggressively on joint venture real estate deals where he would buy and hold single-family homes as rental properties. This allowed him to quickly build passive income streams from the investments without using any of his own money in the deals.

Jim enjoys teaching others how to find private lenders so that investors can buy houses and invest without needing money. He advocates leveraging real estate in joint ventures, which leads to free and clear houses that can be rented long term by quality tenants.

Jim has also published two books: *Investing Now* was published in 2010 and focuses on buying houses without banks and creating income streams by fixing and flipping houses. *Cash Flow Now* was published in 2012 and focuses on multiple streams of real estate income.

So that's my partner in this deal, Jim Ingersoll. SUPER successful, COMPLETE real estate expert. **Totally qualified to be your coach.**



From Frustration and Confusion To Financial Freedom



If you've ever been frustrated with your lack of progress, overwhelmed by the amount of real estate investing information out there, or just downright confused by the whole thing, I understand. It's really not your fault.

Just looking at that chart makes my eyes glaze over, and I've been around the block more than a time or two!

As we discussed earlier, it's tough to find the kind of quality real estate investing information you need and deserve. How do you know if the info is

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any good? Who can you trust? And now that you know there are a whole bunch of phony real estate gurus out there, trust is a serious problem.

And not only that, but let's get back to our #1 question:

How do I get started?

If you look at the chart again and then ask that question, you're probably just throwing up your hands. Or waving a white flag. How to get started can be confusing and frustrating, to say the least.

But Jim Ingersoll and I have the answer for you. We've spent many hours thinking about this issue, and discussing all the aspects, the pros and the cons, asking ourselves, *What is the best way for a real estate rookie to get started?*

It needs to be very low risk, easy to accomplish, simple, and fast. Especially **fast**, because a lot of beginners need to make some fast cash.

We **KNOW** how you need to get started and that is exactly where we start our training. It's the first module of our program, and everyone starts there, whether you're a total beginner or even if you're already done a couple of deals. That's because we want everyone we work with to acquire the correct knowledge and get rid of any wrong ideas they're been using.

So *wholesaling* (also known as "quick flipping") is where we start. It's very low risk, you don't need any money or credit, and you can make a quick \$5,000 to \$10,000 and more in profit. It's the safest and fastest way to make money, and you do not need any of your own cash or credit to do it.

Perfect.

And it's the ideal vehicle for us to teach you all the real estate investing principles, tools, and techniques you'll need throughout your real estate investing career....

Things like how to get motivated sellers to call you, how to talk to sellers, how to find buyers, how to get investors, how to evaluate price, how to estimate cost of repairs, how to write your contracts, how to close the deal, and much, much more.



Affordable Personal Coaching & Training For Real Estate Investors

First, let me state that, because of the hands–on *personal* coaching, our [Affordable Personal Coaching & Training Program](#) is **strictly limited to 300 students**.

We will hold live group coaching calls by telephone twice per month, on the First and Third Wednesdays of the month. You will get to ask all the questions you have, and Jim and I will stay on the line until everything is answered to your satisfaction.

And don't worry if you miss a call because we will make complete transcripts available for you to read and download. Even if you don't have a question at the moment, these calls will be super educational, and you'll learn a lot by listening to the answers to the questions others ask.

In addition to the coaching calls, we have private discussion forums for our coaching students in the membership area. In between coaching calls, you can ask all your questions on our private coaching forum, and we'll answer your question as soon as possible—within 24 hours.

In addition to the personal coaching, you also get complete real estate investing ***training***. As I mentioned earlier, we are teaching two tracks:

1. The Fast Cash Modules

2. The Wealth Building Modules

Again, everyone starts with wholesaling, which is where we teach the basic and foundational concepts everyone needs to know for both wholesaling and everything else that follows.



Here are the five (5) training modules you get:

Fast Cash Modules (2)

Wholesaling: The safest and fastest income stream based on the strategy of buying houses cheap and then quick flipping to an investor for a fast profit without needing your own cash or credit to do it.

Fix and Flip: Buy, fix and sell houses for a profit. Learn to buy the right house, add value fixing it up and sell it for a nice profit.

Wealth building Modules (3)

Seller Financing—Buy houses “subject to” the existing mortgage remaining in place, learn to use lease option strategies, and learn to finance houses and eliminate the need for banks.

Private Lending—Unlock private capital and find private lenders to buy houses without banks. Learn to structure debt financing and equity financing with private lenders and self-directed IRAs.

Joint Ventures—Learn to build an entire portfolio of rental properties without needing a bank for financing. Build positive cash flow and wealth buying and holding real estate assets.

This training is designed for **beginning to intermediate** real estate investors (0 to 7 deals) and focuses on single-family houses.

You'll learn everything you need to know to from wholesaling houses to building a portfolio of rental properties and everything in between—and how to do it all without using your own money or credit.

Again, our [Affordable Personal Coaching & Training Program](#) is **strictly limited to 300 students**.



Your Fast-Action Bonus: “Private Lending Freedom” (\$500 Value)



As I mentioned earlier, Jim Ingersoll is an absolute genius when it comes to private (non–bank) financing. He recently held a 2–day live event, the *Ultimate Freedom Without Banks Bootcamp*.

We’re making ALL the videos from this event available to you as a bonus for your quick action. As soon as you sign up, you’ll get access to all the videos. Here’s part of what’s covered:

- Learn the **NUMBER ONE SECRET** to total investing freedom
- How to find **all the private money you need** to buy as many houses as you want
- How to invest in real estate without time, toilets OR tenants
- How to build your retirement savings Lightning Fast—From zero to retirement...
- Where to find the very **best real estate deals** in your market today
- Learn the keys to the **highest profit** transactions
- Discover the **#1 most important** concept that you can use to create opportunities not available to anyone else

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- How **ANYone** can build an investment portfolio no matter your age or experience
- How to fund your health care using real estate investments
- How to roll-over, set up, and effectively use self-directed IRA's to invest and earn great returns
- How to easily become a private lender and use your IRA as a bank to create great returns
- Investing models that leverage real estate assets and create double digit returns
- How to safely and securely lend money on real estate assets
- How to stretch your Roth IRA to create tax free distributions to the next generation and BEYOND
- The keys to **asset protection** and staying off the public radar
- And much, much more!

What Does it Cost?

You can take a 7-Day "Test Drive" for only \$1. Get immediate access to everything, so [join us today!](#)

I hope you learned something from this ***Real Estate Investing 3.0™*** *Special Report*. I know you'll be happy you joined our program!

Go here to sign up now:

[Affordable Personal Coaching & Training Program](#)

