Investment Property Demo

1. Not to Replace an Investment Property Analysis/Management type software
2. It’s just about being smarter, using a tool to maximize everything.
3. A Tax write off on a program you will have forever with constant upgrades! No brainer!
4. This is for their cash flow. They don’t care about “Paying off debt” They care about increasing their cash flow, increasing their wealth, making better decisions that will affect their long game.
5. They care about Building equity and “building off of” that equity to create more cash flow and wealth
6. They want something easy that even their bookkeeper can use.
7. They want to optimize it as best as mathematically possible. And need an optimization tool to minimize interest, increase equity faster to leverage it and use to get more properties and have a complete understanding of how every decision in their economy effects their goals and game plan before they even have to make that decision.
8. Knowledge is Power for them! Execution of that knowledge is what really matters (Tony Robbins)
9. To investors all it is a GAME- let them play the game!
10. DEMO:
	1. Show Mortgages
	2. Repairs and Maintenance – Typically 1% of total Value = $30k a year ($2500/month)
	3. Show taxes and miscellaneous expenses
	4. So important:
		1. Forecasting, Planning for the future
		2. Repairs, New Roof needed in a year etc.

**Examples to include:**

1. $60,000 truck for properties – buy it in January 2023
2. New Property in January 2023 – AIRBNB $300k Mortgage - $1000 weekly rental - conservative
3. Plan another new property in June 2023 – That you know needs a new roof in a year – Put Action plan for $20k in June 2024. $300,000 Property - Rental for $2200 a month
4. NO MONEY DOWN ACQUISITION - $400,000 Property with no money down! - $100k from HELOC and rest as a mortgage $300k - $2500 A month rental.

**LAST THING to Show**

**SWITCH OFFSET ACCOUNT TO HELOC and show payoff time! Can Also be a Business Line of Credit!**

**QUESTION: If I can save you $50,000 just by switching that one thing it is worth it!!!**