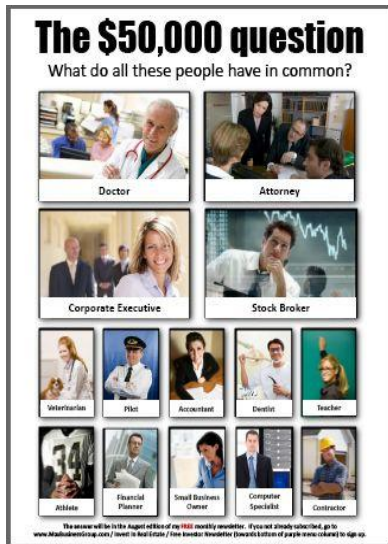


How to make BIG money helping busy professionals invest in real estate

First, let me **answer the \$50,000 question**: What do all these people have in common?



1. They are familiar with a variety of investment venues (stock, bonds, annuities, CD's, etc)
2. They already have an investment portfolio
3. That investment portfolio is probably not balanced well
4. They have lost quite a bit of their savings between current investments and retirement funds and are searching for new and safer ways to invest their money- ones that will provide higher return returns than they are getting now (if any).
5. They all are very busy professional people and have NO time to look for new investment opportunities- the **professional investor**.

Now, I think we could all agree that busy professionals have some unique challenges that they must overcome if they are to take advantage of all the benefits that investing in real estate has to offer. However, of all the challenges, **TIME** is the issue that keeps them from considering real estate as an investment venue.

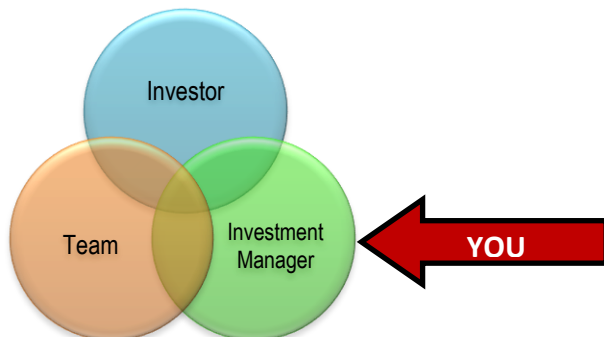
So how much time does it take to purchase an income producing property? In my [August 2009 Newsletter](#), I wrote an article entitled Real Estate Investing for the Busy Professional in which I analyzed all the activities it takes to find and purchase an investment level property. I also noted the amount of time for each of the activities. You might be surprised to find that there are 53 different activities or steps it takes to invest in real estate, starting with understanding one's purpose to closing on the property. **Those 53 steps cost the investor around 65-78 hours or MORE of their precious time!**

Remembering that they are **busy professional investors**, and that they have NO time to invest in the traditional real estate process, how can they purchase high performing real estate in a way that meets their challenging needs? Well the answer to that question is YOU! You ARE the solution!

I have designed a simple yet comprehensive, step by step process, that YOU can follow, to take on nearly all the activities that the busy professional doesn't have time to- thus reducing his or her involvement in the time intensive process of buying real estate from 78 hours to less than 5 hours, over a 30 day period. Do you think you could find some busy people that might want your help and willing to pay you well for your time and effort? You bet- because you are the solution to their challenges 3, 4, and 5 above! Your new business helps them get back on track and helps secure their future in a high return, low risk way.

How it works

In your new business there are three players: The Investor, You, and the Team. In the article I state: “They [the professional investor] also will have the need for an “investment manager” to oversee the entire investment process for them- bringing them only the best investments on a silver platter from which to choose. On the time / money scale, these investors tend to have NO time and a substantial amount of money available. MY TEAM DOES ALL THE WORK! The interactions between the members look like this.



In this model the Investment Manager (You) manages the investment process for the investor. You also create and work with a Team made up of the best Realtor®, Real Estate Attorney, Lender, Insurance Agent, Contractor, etc. available to deliver on the Investor’s needs and guide you, through the process from start to finish. Is that something you think you can do? In most cases it’s something you have already done- but worked too hard at it. I’ve simplified the process.



What do I do?

As the investment manager you:

1. Identify and find busy professionals that would like to invest in real estate (from marketing)
2. Talk to them about their investment goals (using worksheet)
3. Find out how they are going to make decisions (using worksheet)
4. Talk to your team about what the investor want to buy (discussion)
5. Provide a list of the best properties to the investor for review (from purchased analysis)
6. Go look at the properties he/she finds of most interest (take a tour with Realtor)
7. Collect information about the property while looking at it (using worksheet)
8. Have the new information analyzed (from purchased analysis)
9. Take report of the top 3-4 properties back to the investor for his decision on which one/s to buy
10. Work with your team to close the deal (not much to do)
11. CASH a very nice check for all your hard work!



How much money can I make?

That will depend on the size and amount of properties that the investor buys. You get paid for your project management services for every property purchased. The program is designed for the investor to buy at least 1 property every time. If they purchase multiple properties at the same time, you get paid for each one of them. It is common for a “birddog” (one who just *finds* a property for an investor that

they end up purchasing) to make a minimum of around \$2,000 per property. The problem is that the “birddog” has to do a lot of searching for the property and then do a lot of searching and selling to find an investor that would be interested in that type of property, in its current condition and location. As you might guess, they waste a lot of time. For you help in the matter, you ***should easily make \$5,000, \$10,000, \$25,000, \$50,000 or more***, depending on the deal. The number of deals you can put together is dependent on only two things: The amount of time YOU have to invest in the process, and the number of people you can find interested in investing in real estate but don’t know how. So, how much do you want to make?

Why would a busy professional want to work with me?

You are showing busy people a proven process backed by a proven system. Professional investors will want to see three things. First, that you have ***some unique or innovative process for investing in real estate***- and you do. It’s called the REAI Report Top 50 Best Buys List- a list in which you can show the investor the financial performance of the top ½ of 1% of all income producing properties in the area (inside the marketing packet what we will give you). When the investor sees the types of returns real estate can provide to them- they will want to start working with you as soon as possible.

Second, they want to see they are working with a professional like them- people they know they can trust. So, ***what you are selling is YOUR TEAM***- the professionalism of the TEAM YOU bring to the table to help them. They can only get that team if they work with you. Professionals work in systems all day long and they will be impressed with your “system” to purchase real estate. Again, your teams bios and history will be part of your first meeting information packet.

Third, that ***YOU don’t touch or control any of their money***- ever. In the process, they will be required to purchase market research and analysis to help them get to the properties that meet or exceed their investment goals (REAI Report Top 50 Best Buys List). They will also need to purchase the 28 page final high end analysis for each of the final properties for selection (REIA Report: Investor). That is the only money out of their pocket before close, and they pay for that on-line when they order the product.

How can I lean to do this?

I have designed a very intensive training and development program where you will learn everything you need to know to help you make a great deal of money helping busy professionals. The program will be conducted in the Pittsburgh PA area. In the highly interactive program you will learn:

- How the process works
- Your leadership role
- Building your team
- Investment Strategies
- Corporate Entities
- Understanding Financial Analysis

- How to find busy professionals
- Contractual Agreement between yourself and your team
- Landing the investor
- Identifying properties
- Collecting property data
- Presenting reports to investors
- The Purchasing Process
- Closing on the Property
- After purchase activities

You will also receive a training manual, project manual (used every time you work with an existing or new investor), front end and back marketing materials customized for your personal use (for example **Download:** [Your Flyer](#)), project maps so you, your investor, and the team know exactly who does what and when, sample financial analysis reports, and on and on and on. Again, by the end of the program you will have everything you need to be highly successful and to get your new business up and running.

Money/Time= ROI: How much does it cost? How long is the program?

There are a lot of cd and book programs, boot camps, and live training venues you can take part in. Many of the cd/book program cost from \$399 - \$1,500 with some 3-4 day boot camps running \$5,000-\$7,500 plus. If you have purchased any “learning” like this I’d like to ask you a question: What has been your return on your investment so far? Or How much money have you made for your investment time and money into the program? I’d bet for the majority of you the answer is \$0!

So, how much would you pay to learn about and start a new business- one in which you control- one in which you can MAKE a great deal of money investing nothing but your time (and the cost of the program)? How much would you spend for a program that can teach you how to make \$5,000-\$10,000, \$25,000, or even \$50,000 or more per property- and the person you just worked with will be coming back time after time, and, they have professional friends that want to hire you to do the same thing for them?

Even at \$5,000, the amount you could make in your first property- would probably be the best investment YOU every made (not unlike property managers that get the first months rent for finding a tenant). The two day program with world class trainers walking you through the process step by step, providing all the pre-work, books, materials, marketing (download: Investor Flyer), training, and coaching, you need to be most successful in your new money making business, is:

\$1,295 for non-members of a local real estate club*

OR

\$795 for members of any local real estate club*

(because of the low class size this program requires a \$25 non-refundable reservation fee)

BONUS for Active Subscribers Only



For subscribers** of my monthly **Max's Real Estate Investment Strategies Newsletter**, you will receive an extra **\$100 off**, the \$1,295 or \$795 program price- making your final cost for the intensive 2 day program as low as **\$695!**

*must be a registered [subscriber to Max's Real Estate Investment Strategies Newsletter](#) as of September 30, 2009. My subscriber database will be checked for your name. No exceptions will be granted.

Download: [QREIPM Program Flyer](#).



Call Max today at 724-368-3650 or

Email: MaxWilson@MaxBusinessGroup.com

to find out more or to reserve your space to become a,

Qualified Real Estate Investment Project Manager (QREIPM)