



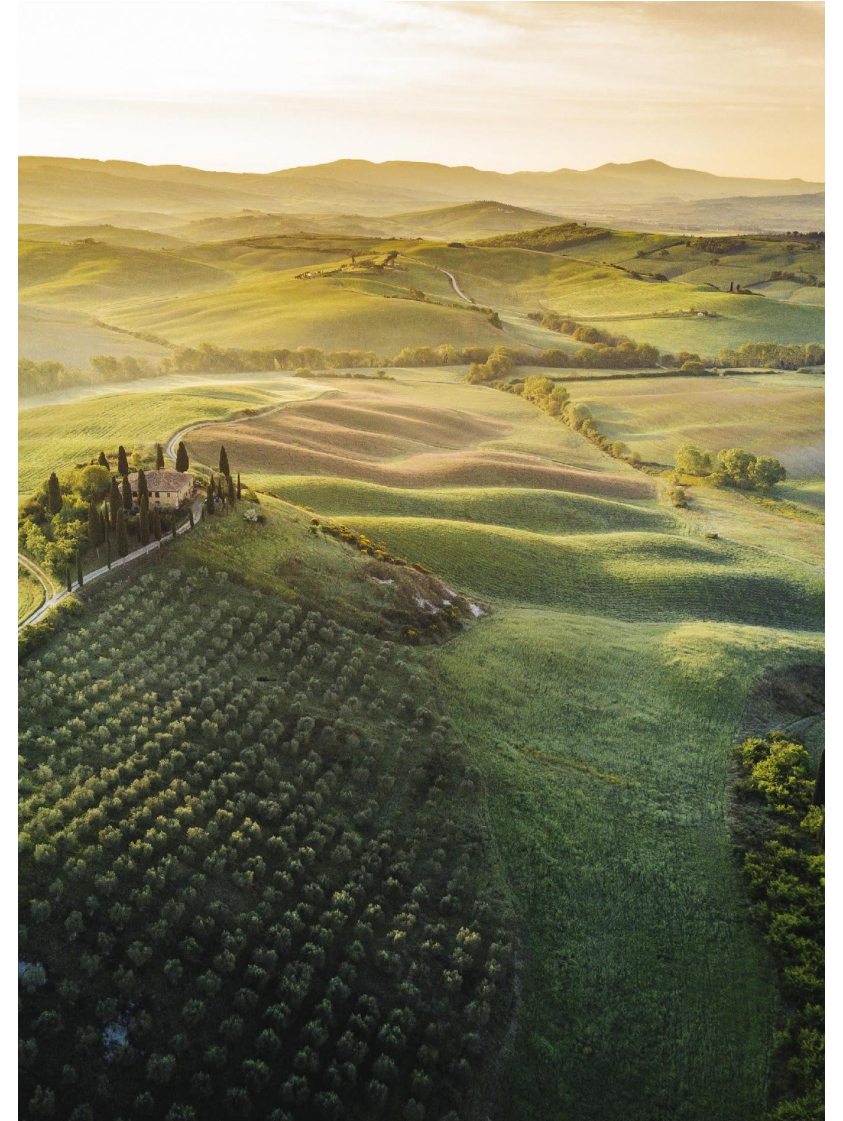
Real Estate Beginnings

Purpose of real estate...the importance of Land.

God gave Adam real estate, the garden; to take care of.

Later God told Abraham about a land He had for him.

God made a covenant with Moses & Israel... Deliverance as well as land...land flowing with milk & honey.



Two areas in which the devil has deceived the church.



Health



Finances

The Bigger Picture

*Making sense of
making money to
make a difference.*

Isaiah 61

*Rebuilding the Old
Waste Places*



Who wants to be a Millionaire

*Real Estate Has Made More Millionaires
than Any Other Investment!*



"Today remind yourself that nothing is too good to be true. Your great hopes can be realized. Your most wonderful dreams can come true. All that you really need, you can have.

An incredible goodness is operating on your behalf.

If you are living a paltry (*measly, insignificant*) life, resolve to stop it today. Expect great things to happen".

-- Norman Vincent Peale



*Fear will always stop
you from going
forward!!*



Why We Love Real Estate

- * You can rent it
- * You can sell it
- * You can create value through rehab
- * You can refi and pull cash out – NO

TAXES

Control

Control

Control

Control

Why we LOVE Real Estate

Inflation Proof

Demand

Rents will always stay ahead of inflation.

Calculated Risk Investing

1

You borrow the money and let your tenants pay it back.

2

Always ask: how much will it rent for?

3

Make sure that prices are not more than 3-4 times median income.

4

Make sure that the monthly rent returns 1% of purchase price.

Mortgage Financing

Portfolio loans

How to make yourself look good to the bank



Calculated Risk Investing

1 - Buy with equity

2 - Buy with cash flow

3 - Buy in right neighborhoods

4 - BUY with favorable financing

5 - BUY with opportunity to create equity

Getting Started...and Staying Motivated!



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Difficulties & discouragements

Bad tenants

Run out of money

Mortgages

- 10 for Freddie and Fannie

Tenants not paying on time

Teams fall apart

Things happen to get you to stop, quit, or just give up.

Learn, learn, learn

Job 8:7 Though thy beginning was small, yet thy latter end should greatly increase. (KJV)

Job 8:7 A poor thing thy old prosperity will seem, matched with the abundance He gives thee now. (Knox)

