



HOW TO TURN \$20,000 INTO \$166,652,415 INVESTING IN REAL ESTATE

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This Is Part #11 of a Multi-Part Educational Video Series

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Note: Due to image sizes, some blank white space will appear on some pages. Please read the report all the way to the end.

OK... you ready to become a **TOTAL** market Master, riding the appreciation wave from hot market to hot market?



So far, we've only discussed single markets – we started in Seattle and ended in Seattle; we started in Dallas; we ended in Dallas.

When we experienced a down cycle, we intentionally limited ourselves to only ONE option – putting our money in the bank and waiting it out.

How powerful do you think these tools would be if, instead of 'waiting it out' for years, you invested in other hot markets all over the U.S.?

What you're about to see was never really possible until now. Without the local market precision you get with HousingAlerts, there's no way you could successfully know when to get in and out of local markets.



First, let's see what you'd have if you'd invested that same \$20,000 in an average market in the U.S. from 1980 to 2017 and just held it. Technically, you can't actually invest in an 'average' U.S. market, but it'll work for comparison purposes, just to give you a baseline.

We're using the same assumptions we used earlier in our **LOCAL** Market Master examples, except we're only looking for an 80% LTV mortgage this time. We're going to put down 20% and borrow the remaining 80%. That's a 5-to-1 leverage multiplier.

See the chart in the lower left corner? That shows the ups and downs of the U.S. overall market. Remember, real estate cycles are like three steps forward... two and a half steps back; you make money then you give most or all of it back.

On an inflation adjusted basis, you'd realize a **TOTAL** profit of only \$31,331 during that entire holding period. A 157% R.O.I. on your \$20,000 investment. That's a measly 4.2% average ANNUAL ROI.

Now - Let's Step inside the modern world of real estate investing.



We'll follow the same model we started with. So we check out our Market Report Tools, which tells us the Nassau – Suffolk market is about to enter a wealth building phase.

Let's see what you would have made as a TMMer – a TOTAL Market Master if you lived where you wanted, and invested where it was best.



You invest that same \$20K in a property in Nassau in 1981 and purchase at full retail price.

You hold it – adding no additional value whatsoever – you’re just riding the Automatic Appreciation wave every property owner gets in that market... until 1987 when you start getting signals this wealth phase is coming to an end.

So you sell.

Your profit from that initial \$20,000 down was \$137,048, just from ‘Automatic Appreciation’!

You also got back your initial \$20K investment, so you have roughly \$157K to re-invest again!

As “Total Market Masters,” you’re no longer limited to only your local area, are you?

Nope, you can now invest ANYWHERE in the country where your money will grow the fastest, safest, surest...

How do you know where the best places are to invest?



No problem, you check out one of the other tools in HousingAlerts – we'll use the Pro-level Dream-Tool this time.



In 1987, Los Angeles, looks like a great place to put your money.

So you invest your \$157,000, buy in 1987 ...and sit back.

In 1990, you get your exit signal, so you sell.
How much did you make?

How 'bout a **\$298,838 PROFIT**. Let's add back our initial investment, and...

You now have \$455,886 to re-invest in the next hot appreciating market.



You pull up your Gold-level Hot Market Finder Software and in less than a minute you find Portland, Oregon.



You invest your profit, along with your original \$20k, in Portland, OR ...then sit back and watch.

1998 rolls around and it's time to SELL.

How'd you do?

You'd realize a **PROFIT** of over \$1,183,000 from Portland – for a total so far of just over \$1,639,000!

Can you see how this works? All you do is go from hot market to hot market and ride the local wave.

Remember, you're buying at full retail, adding NO additional value, putting 20% down and simply waiting for the next signal!

The FAR-GAP-HAM system in all its glory! It doesn't get any easier than this.



Ok... so you pulled your profits out of Portland, checked out the S.T.A.R. momentum indicator and found that San Diego is looking sweet...



So, you invest your 1.6 million in San Diego and you ride the wave until 2005 when you see hotter markets to pursue.

How much profit did San Diego GIVE you over those 10 years?

How 'bout **\$10,949,891!** Almost \$11 M in Profit simply from being in the right place, at the right time... **ON PURPOSE!**

No guessing, No gambling – just following the trail of HOT markets.

Adding back your \$1.6 million you now have over **\$12.5 MILLION** in cumulative PROFIT to reinvest.

Remember... we're still in the same period that we used when we were looking at our single city examples... investing only locally. Can you see the difference when you leverage **ALL** of the markets available as a "Total Market Master"?

So, here you are now, with over \$12.5 M to invest... What do you think we do next?



Yep, look for the next hot market.

Let's get out your Hot Market Finder tool again, and after a couple minutes of research you find Odessa, TX in 2005.



You invest your \$12.5 million in Odessa and get the signal to sell in 2009.

How much Automatic Appreciation did Odessa, TX GIVE you?

How about over \$24.1 million! In **PROFIT!**

\$24,165,222!

That's the beauty of real estate – if you combine **AUTOMATIC** appreciation with leverage – it doesn't take long to double or quadruple your investment!

Remember our leverage example earlier? 10% appreciation and a 10:1 leverage ratio double's your equity each year.

We're keeping it real simple here.

Using the FAR-GAP-HAM system:

Find an **A**verage **R**ealtor,
Get an **A**verage **P**roperty,
Hot **A**ppreciating **M**arket.

Our example captures the “automatic” appreciation each market **GIVES** you...**just for being there!**

We ignore forced appreciation and value-added strategies completely.

In hot markets, you can get much more aggressive than we did, in our simple example;

For starters, you can do no-money down or rehabs w/ cash-out refi's to control MULTIPLE properties.

Tax Sale investing works infinitely better in hot, vibrant markets.

Investing in Notes is far more secure when the collateral is appreciating.

Wholesaling can actually be profitable in hot, active markets.

Multi-family and Commercial Real Estate trends FOLLOW residential.

You can – and SHOULD – use this for **ANY** and **EVERY** real estate investing technique.

Appreciation is the sweet sauce that makes everything else work.

There's no limit to what you can achieve.

Now, altogether, you've made over \$36.7 M so far.



In 2013, when people were bemoaning the demise of any good real estate deals, you sifted through the markets with your HousingAlerts tools and found Reno, NV, of all places.



You invested your \$36 million and sold near the end of 2017.

Reno **GAVE** you almost **\$130 million**.



As a **Total Market Master**, all told, you've now made \$166 MILLION – compared to the \$31 THOUSAND you did over the same time period as an “average” investor, oblivious to individual market cycles.

That's an **833 THOUSAND PERCENT R.O.I.** compared to a 157% ROI.

Did I say that right ... an 833 THOUSAND PERCENT ROI?

Yep – turning 20k into 166 million will do that for you.

That's an **EXTRA 166 MILLION** from investing smarter, letting **Automatic Appreciation** do all your heavy lifting.

Under the old way of doing things, you earned \$1.57 cents for each dollar you invested.

Under this FAR-GAP-HAM example, you earned more than eight THOUSAND DOLLARS for each dollar you invested.

You didn't use any special real estate skills or tactics.

You didn't send out thousands of mailers looking for distressed homeowners,

You didn't knock on doors or post bandit signs all over the neighborhood.

You didn't do any inbound or outbound marketing.

You didn't post to craigslist or maintain any buyer/seller websites to generate and manage your leads.

No Bird Dogs.

No Virtual Assistants.

You didn't go down endless dead-end paths being jerked around by buyers, sellers and banks.

You didn't risk violating all the new foreclosure and seasoning laws.

No A-to-B and B-to-C closings to orchestrate.

No complex, stressful financing to arrange

No working like a dog jumping through hoops for months only to find out months later it was all wasted effort.

In fact, you didn't invest much of your own time at all.

You simply...

Found an Average Realtor...

Got an Average Property...

In a Hot Appreciating Market.

You only had to get ONE thing right – the **H.A.M.**

The Hot Appreciating Market

And we've done that FOR you.



ONE small, simple change can take you from **\$31k to \$166 MILLION.**

From a 157% R.O.I. to a 833,262% R.O.I.

Sound too good to be true?

When you boil it all down all we're doing is avoiding the times where you give all your profit back.

And **REPLACING** it with leveraged returns from being in an appreciating market.

Obviously, in this example, you eventually own too much real estate to buy and sell on a single day. There are typically **LOTS** of hot emerging markets and lots of flat and declining markets, all at the same time. We used a **SINGLE** hot market to make it easy to follow.

In reality, you could be spreading that portfolio amongst **MULTIPLE** hot markets.

And you can estimate for yourself how much better your results would be if you bought properties at a discount, or put less money in the deal, or started off with more properties.

Imagine your results if you **COMBINED** some of the great Forced Appreciation strategies and actually **ADDED** value.

Most important, please please remember that...

You can do everything right year after year but in this volatile market it only takes one mistake to wipe-out a lifetime of success.

I've personally seen many smart, super-successful real estate investors – inches away from retiring - get completely wiped out in local down cycles.

At last check, there's something like 100 different home renovation and flipping shows on TV. We're seeing a huge influx of new investors and wanna-be home flippers.

I really hope each of you succeeds beyond your wildest dreams. Real estate's a great career. I've done it all my life; haven't had a boss since the early '80's ...if you don't count my wife.

Some of you probably take exception to my mantra:

It's the market, stupid!

You may think

"This time it's different."

"I'm only in it for the Cash Flow."

"Investing for Appreciation is Speculation."

"I'm a wholesaler, markets don't matter."

To those who still believe in those outdated mottos...

Stop and open your eyes.

You are WRONG!

Of this I am 100% certain:

If you continue to invest blindfolded to the market, you will fail.

In many cases, you'll fail spectacularly.

Forced into foreclosure and maybe bankruptcy like millions of wholesalers, flippers and buy and holders did a few years back.

Being over-leveraged in a declining market is the kiss of death, with no escape hatch.

You'll fail slowly, living a frustrated life full of stress and hard work.

Never knowing why **YOU** aren't tasting the same easy success you hear about, or see on TV.

Either way, **failure is failure.**

Your spouse, your mother-in-law, your family and friends, even your children will see you in a different light. **YOU** will look at yourself differently.

I wasted a big chunk of my early real estate career, my LIFE investing in flat real estate markets.

Back then I didn't know any better.

NO ONE knew any better.

I'm not saying this because I want you to buy HousingAlerts. I'm at a point in my life where, honestly, it just doesn't matter.

I'm telling you because that pain is **AVOIDABLE.**

Why **SHOULDN'T** you succeed?

What you've seen here is your key.

It's exactly the same thing I've told my children, and ANYONE I've loved and cared for.

I've invested over 100,000 hours of my LIFE learning and doing all things real estate.

That experience can save you a lot of painful lessons and heartache, if you let it.

The world isn't flat anymore.

Hurricanes don't show up unannounced anymore.

Technology has changed **EVERYTHING.**

Why would you still invest oblivious to your market?

If you don't get the significance of what you've seen here, investing intelligently, WITH local cycles, you'll learn it sooner or later, the hard way.

SPECIAL OFFER:

Want to get our **Hot Market Finder** and new micro market ranking tools?

If you act fast, [you can lock-in the lowest prices we've had in 12 years.](#)
You'll need the **GOLD** or **PRO** levels to [access these tools.](#)