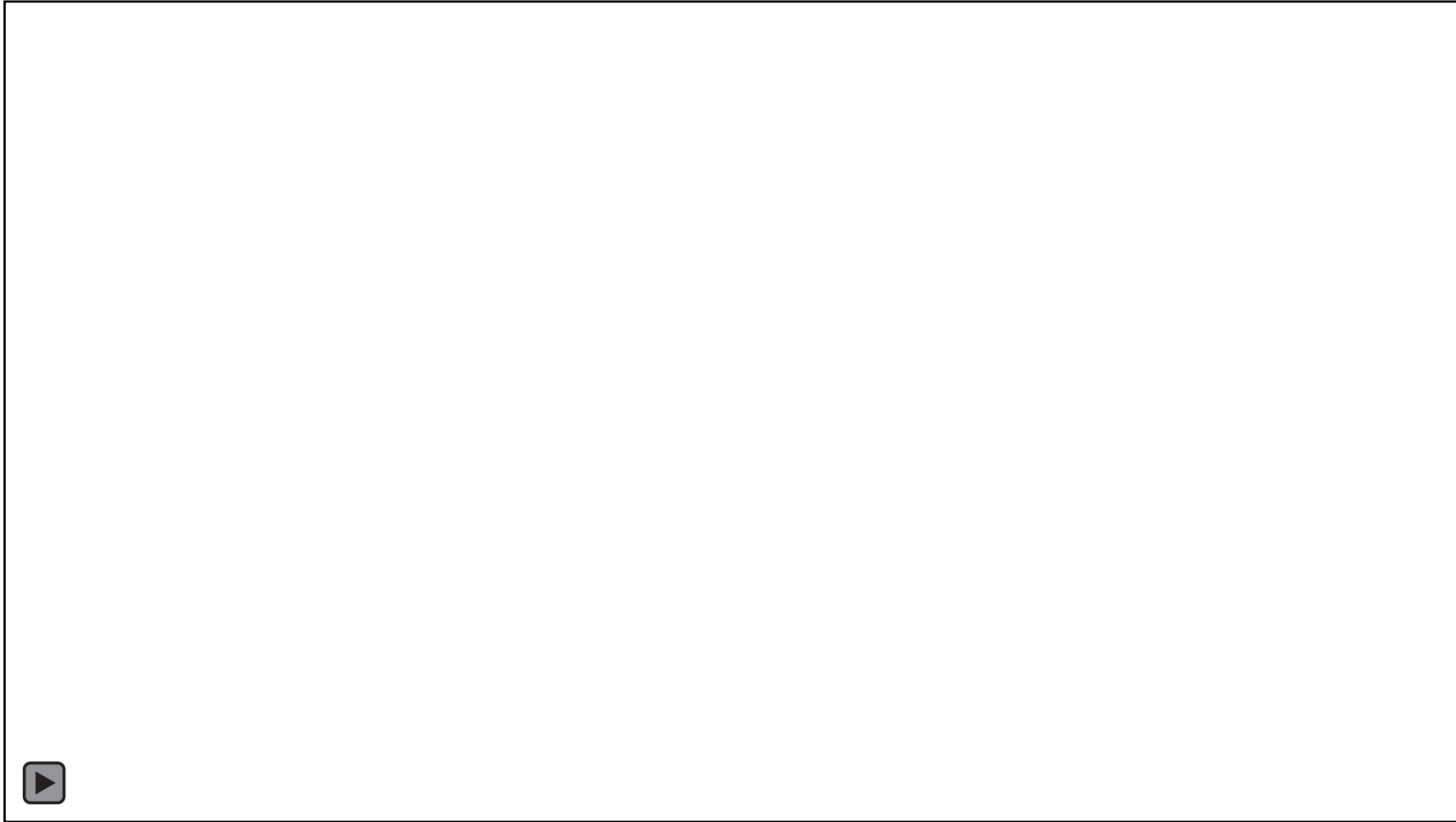




3 DAY BUILDING WEALTH BOOTCAMP

CONTRACTS, CLOSINGS, AND FRAUD

MY CONFESSION



DAVID LEBWITH, ESQ

Attorney Lebwith brings 32 plus years of experience in transactional real estate and the conveyance of small and medium sized businesses. Attorney Lebwith helps many homeowners with smooth closings on the most important decision in their lives – the purchase or sale of their home.



KELLE O'KEEFE

Investor Specialist, Seller & Buyer Agent, Commercial & Portfolios Realtor! Licensed in MA & NH! 15+ years of Investment experience Named the Top 2% Realtor in New England by Keller Williams International.

Mentors new & seasoned Investors throughout each phase of a renovation process to completion and after! Off and on market hunting of properties! Expert negotiation with acquisitions! ARV & cash flow analysis.

Does not invest so as not to compete against her valued clients! Numerous investors have cashed out on flips \$\$++ and those holding to develop portfolios! Has a proven team of attorneys, contractors & vendors to assist in any need for clients!





David Lebwith, Esq.



Kelle O'Keefe, Realtor

SELF-DIRECTED IRA SOLO 401K



SELF DIRECTED IRA – TRADITIONAL OR ROTH	SOLO 401K
For the Individual	For a Company and Employee
Cannot borrow for self or family	Can borrow up to \$50k or 50%
Can buy real estate and own in IRA	Can buy real estate and own in 401k
Can do private lending	Can do private lending
Contribution limit \$7,000 (>50 = \$8,000)	Contribution limit \$69,000 (>50 = \$76,500)
Cannot live in property	Cannot live in property
UBIT for leverage	Exempt from UBIT

INFINITE BANKING CONCEPT

SELF DIRECTED IRA – TRADITIONAL OR ROTH	SOLO 401K	IBC
For the Individual	For a Company and Employee	For the individual or company
Cannot borrow for self or family	Can borrow up to \$50k or 50%	Can borrow for any reason
Can buy real estate and own in IRA	Can buy real estate and own in 401k	Can buy real estate
Can do private lending	Can do private lending	Can do private lending
Contribution limit \$7,000 (>50 = \$8,000)	Contribution limit \$69,000 (>50 = \$76,500)	Contribution limit depends on policy but it can far exceed IRA and 401k
Cannot live in property	Cannot live in property	Can live in property
UBIT for leverage	Exempt from UBIT	No taxes.....EVER!



EXAMPLES

- **Business Loans**
- **Private Lending**
- **Buy Your Own Car**

BUY A PICKUP TRUCK

- **Let's say I have a salary of \$300,000 per year**
- **I DO NOT have an Infinite Bank Account**
- **I decide to get a loan from the car dealer to buy a \$70,000 pickup truck**
- **At 6%, for a 6 year loan, I pay \$1,160 per month = \$83,527**
- **At the end of 6 years, I am \$83,527 poorer but I own a 6-year old pickup truck**



BUY A PICKUP TRUCK

- **Let's say I have a salary of \$300,000 per year**
- **I DO have an Infinite Bank Account**
- **I decide to use my Infinite Bank Account to buy a \$70,000 pickup truck**
- **At 6%, for a 6-year loan, I pay \$1,160 per month = \$83,527**
- **At the end of 6 years, I own a 6-year old pickup truck, and my Infinite Bank Account has been paid back, PLUS INTEREST**



BUY A PICKUP TRUCK

Car Loan Example				Car Loan Example			
Buy a Toyota - Borrow from Toyota				Buy a Toyota - Borrow from my Infinite Bank Account			
Purchase Price	\$70,000			Purchase Price	\$70,000		
Rate	6.0%			Rate	6.0%		
Term (years)	6			Term (years)	6		
Payment	\$1,160			Payment	\$1,160		
Total Principal Paid	\$70,000			Total Principal Paid	\$70,000		
Total Interest Paid	\$13,527			Total Interest Paid	\$13,527		
Total Paid	\$83,527			Total Paid to Myself	\$83,527		
At the end of the 6 year period I paid out \$83,527				At the end of the 6 year period I paid back my IBC \$83,527			
And I own a 6 year old truck				My Infinite Bank Account has been paid back and has a higher balance (\$13,527) than when I bought the truck			
				And I own a 6 year old truck			



LONG-TERM BUSINESS PLANS

- **Where do I start?**
 - **Cash-Flow Properties**
 - **Quick Profit Properties**
 - **Asset Builders**
 - **Short-Term Rentals**
 - **Creative Terms**

LONG-TERM BUSINESS PLANS

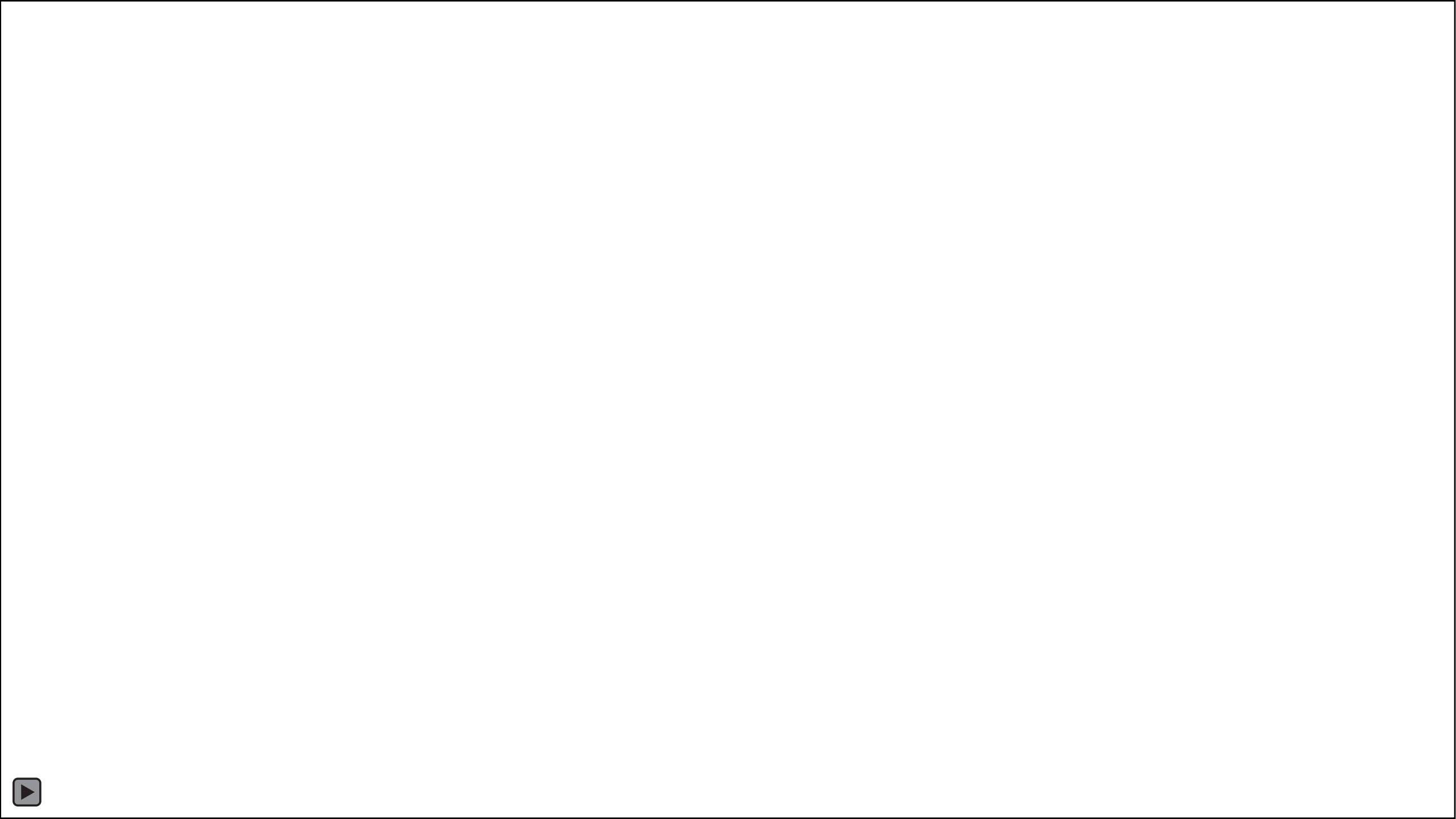
- **Where do I start?**
- **Cash Flow is CRITICAL**
- **Creative Real Estate is GREAT for generating Cash Flow**
- **Use Creative Real Estate techniques for ALL real estate deals**



TRANSACTION ENGINEERING

- **Placing a Tenant/Buyer**
- **Using Scripts**
- **Role Playing**





QUESTIONS AND ANSWERS

