



MODULE 2

START WITH THE END IN MIND

An aerial photograph of a suburban neighborhood with numerous houses, green lawns, and trees. A semi-transparent white overlay with a yellow border is positioned on the right side of the image. The text "HOW MANY?" is written in bold black letters on this overlay.

HOW MANY?



**WE HAVE TWO PATHS TO ACHIEVE
YOUR GOALS, LEVERAGE, OR PAID OFF.
NEITHER IS WRONG, JUST DIFFERENT.**



SCENARIO #1

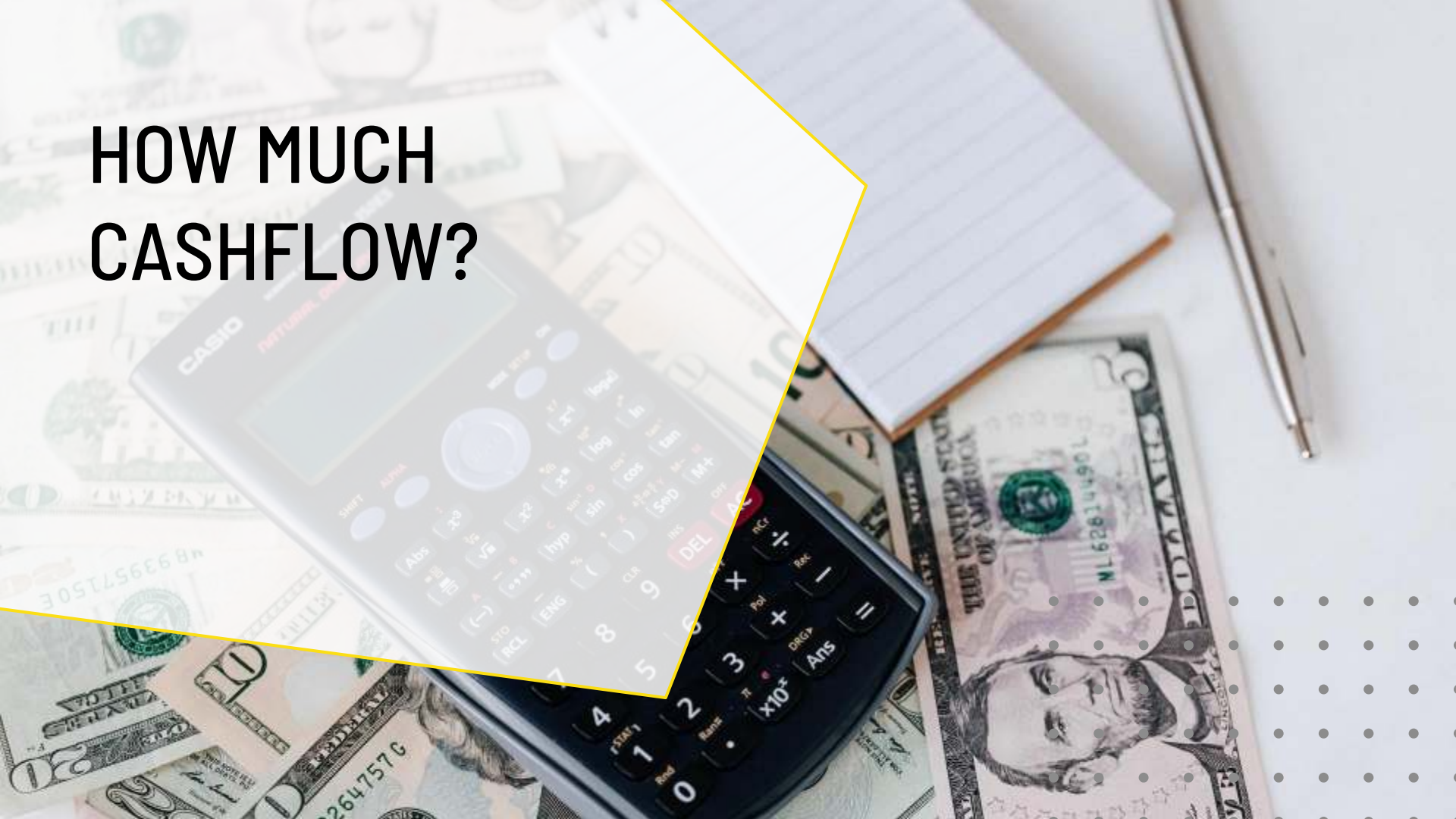
10 HOUSES A MONTH
PAID FOR AT \$1000/ MO
RENT = 10K MO
PASSIVE INCOME

SCENARIO #2

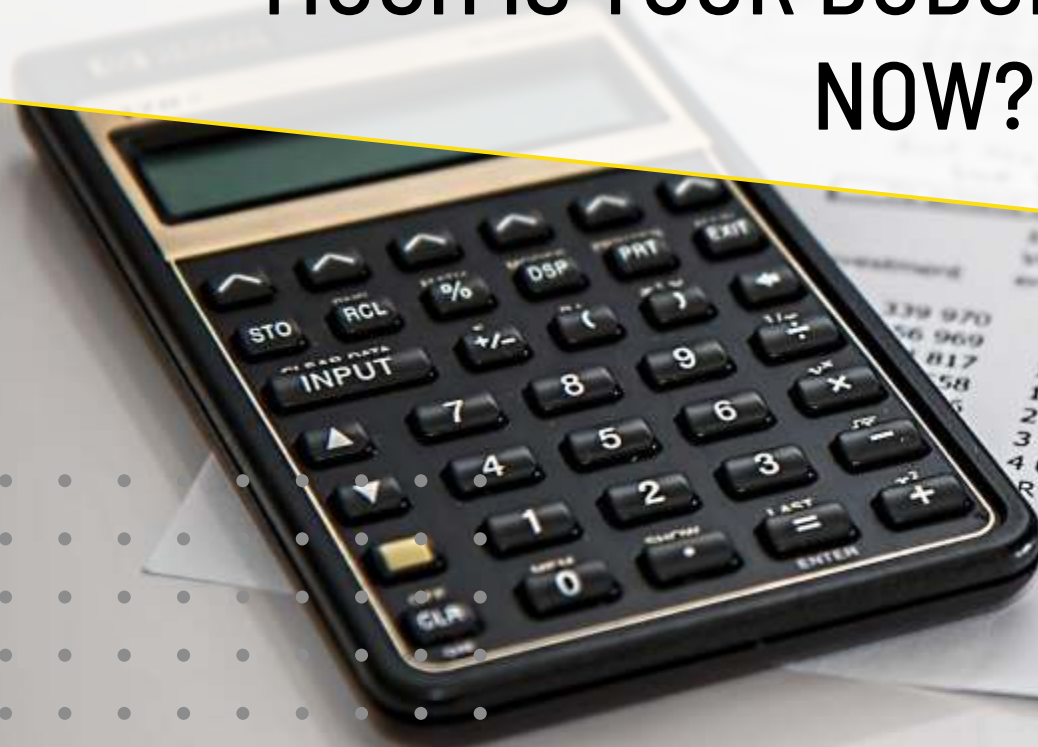
50 HOUSES WITH
LOANS, EACH
PRODUCING 200/MO
CASHFLOW = 10K IN
PASSIVE



HOW MUCH CASHFLOW?



**WE NEED TO START WITH HOW
MUCH IS YOUR BUDGET PER MONTH
NOW?**



Investment	Investment Value at Year end
424 963	467 459
446 211	1 005 037
468 522	1 620 915
491 948	2 324 149
516 545	3 124 764
542 372	4 033 850
569 491	5 063 675
Start at monthly	R 35 414

Can we do this?



**SPEND LESS THAN YOU MAKE
AND INVEST THE DIFFERENCE**

**IT DOESN'T HAPPEN
OVERNIGHT!**





**WHAT IS YOUR DREAM LIFE
BUDGET?**

SCENARIO:

How much per month for that \$2MM house? How much for that car? (Cadillac escalade example, Porsche example, Lamborghini example)



GEOGRAPHY/ MARKET?





SCENARIO

WHAT IS THE AVERAGE
HOUSE GOING FOR IN
YOUR MARKET FOR
RENT? FOR SALE?
(REDFIN EXAMPLE)

HOW LANDLORD FRIENDLY IS YOUR MARKET?



WHAT IS YOUR BUYBOX?

AGE OF HOUSE?

GARAGE?

HOW MANY BEDS/BATHS?

HOW MANY SQ FT?

DOES IT HAVE A MASTER BED?



**THIS DOESNT HAVE TO
BE SOMETHING YOU
WOULD LIVE IN... JUST
IMAGINE WHAT TYPE OF
RENTER YOU WANT TO
ATTRACT!**





THANK YOU!

MAYBE ASK A QUESTION AT THE END OF
EVERY PRESENTATION?