

# *Accelerate Your Financial Independence*

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June 2011

*Part A*

Back To Basic

# *Benefits Of Real Estate*

Mortgage Miracle

Leverage

Tax Benefits

Deductions

Side Business

Occupation Fuel

Solve Many Financial Challenges

*Part B*

Accelerating

# *Scenario #1*

# *The Property*

## *House #1*

- Single Family in Metro Phoenix
- Purchase Price: \$75,000 (Total costs)
- 3 Bedrooms, 2 Bathrooms, 1500 Sq. Ft., 2 Car Garage, Built in 2003, Good School District

# *Financial Assumptions*

- Purchase price: \$75,000
- Loan 80%: \$60,000
- Down-payment (20%): \$15,000
- Interest rate: 5%
- Annual rent income: \$11,000
- Expenses: Annual mortgage payment: \$3,000
- Annual expenses: \$2,800
- Net cash flow: \$5,200 | \$430 Month

# *Option 1*

- Get \$430 cash flow per month or \$5,200 per year
- Payoff mortgage in 30 years or sell property at some point

## *Option 2*

- Take \$0 in cash-flow
- Apply mortgage acceleration technique
- Pay house in 12 years

## *House #2*

- Same financial details
- Bought 1 year after house 1
- Gets paid off after 11 years with the help of house 1



*Scenario #2*

# *Financial Assumptions*

- House # 3
- Purchase price: \$80,000
- Rehab costs: 15,000
- Holding costs: \$5,000
- Total: \$100,000
- Selling price: \$125,000
- Selling expenses: \$12,500
- Net price: \$115,000
- Net profit: \$12,500
- Duration 5 months
- ROI: 12.5% | 25% annually

# *Investor Versions*

- Real Estate Investor 1.0
- Real Estate Investor 2.0
- Real Estate Investor 2.5
- Real Estate Investor 3.0



# *Your Real Estate Engines*

## Short-term Engine

No land-lording

In and out in a short period of time

Greater unknown factor

## Long-term Engine

The Power of leverage

Slow and requires stamina



# *Real Estate Investor 3.0*

- Acquisition:
  - Auction
  - Owner
  - MLS
  - REO
- Exit:
  - Flip
  - Lease-to-own
  - Owner financing
  - Rent

# *Contact Info*

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*Questions*