

Learn How to Get All the Money You  
**Need to Buy Houses, Land  
& Commercial Real Estate!**  
...Without Banks, Hard Money Lenders, or Credit Checks!

October 21, 22, & 23, 2005  
Atlanta, Georgia

Dear Investor,

What Can You Achieve If You Have Access to a \$500,000 or even a Million Dollars to Buy Real Estate? Really, What Can You Achieve if You did not have to rely on Banks, Seller Financing or Hard Money Lenders? I know this much....You could reach your goals a lot sooner if you have your own private bank! With private money, you will exponentially grow your business into a real estate empire faster than with any other funding!

Ask yourself, are you closing on all the deals you want? Can you close more deals if you have an unlimited supply of money with no limits? Stupid question, right? Having access to Private Money is a key to success in my own real estate business and you'll find that most successful full-time investors have their own private banks too. Learn to utilize Other People's Money and you will build your real estate empire a lot bigger and sooner than you could imagine!

How many deals have you passed on this year because you didn't have access to the funds? Was it 10, 20 or even 50 or more? Most investors tell me they passed on at least 20 deals! For me, 20 deals will net a minimum of \$20,000 each deal. That equals **\$400,000 in profit!** Look at what you're missing when you cannot close because of the funding! If you're looking for the common key to success among full-time real estate investors, it's access to **the cash to fund their deals**. Successful investors have learned the art of using Other People's Money and not their own.

Now, you can learn how to tap the same resource as Joe Arlt, Dyches Boddiford, John Mangham, Douglas Rutherford and myself. We all use private money in building our real estate machine! **If you're an investor that needs cash to close deals**, put everything else aside. Sign up before you do anything else today!

**You'll Never Worry Again About How to Fund Your Real Estate Deals...**

Get on the fast track to building your real estate business. Stop worrying how to fund those deals. You need to focus on finding the deals and negotiating a deal, not how to fund it. Once you tap into this funding goldmine, you can close on deals in days, not weeks! No more mortgage brokers! No more critiques by banker or brokers! With Private Money and Money Partners...

- ✓ **You can have unlimited access to the funds you need to close every deal!**
- ✓ You'll never have to loose a deal again because you didn't have the funds!
- ✓ **You can crank up your buying machine to close more deals...day in and day out!**
- ✓ You can close within a couple of days instead of weeks.
- ✓ **You can make Cash Offers with confidence and ability to close!**
- ✓ You will dominate your cash poor competitors!

- ✓ **You may become a flume investor sooner than expected!**
- ✓ You will be able to take full advantage of a hot market and even resort areas!
- ✓ **You can forget about getting rejected by banks! You will have your own bank!**
- ✓ You don't have to pay those junk fees, high loan costs, or other fees charged by banks, brokers and hard money lenders.
- ✓ **You can forget about down-payments!**
- ✓ You can extend scope of investing to commercial properties, land development, mobile home parks and any other area you like!
- ✓ **You can buy, rehab, and profit with none of your own money.**

**Here are common problems with other sources of funding.**

Banks & Mortgage Brokers	Seller Financing	Hard Money Lenders
<ul style="list-style-type: none"> <li>□ Require down-payments.</li> <li>□ Lengthy process.</li> <li>□ Often limit the number of loans.</li> <li>□ Seek long-term collateral.</li> <li>□ Discourage land acquisitions.</li> <li>□ Credit checks &amp; High fees.</li> <li>□ Single-Family Focused.</li> <li>□ Principle &amp; Interest Payments</li> </ul>	<ul style="list-style-type: none"> <li>□ Limited Deals in a Hot Market.</li> <li>□ Cash is often required to bring loan current.</li> <li>□ Lack substantial equity.</li> <li>□ Inconsistent flow of deals</li> <li>□ Competitively sought.</li> </ul>	<ul style="list-style-type: none"> <li>□ Upfront Costs</li> <li>□ Short-Term Funding Focused</li> <li>□ High Interest Rates</li> <li>□ Require Experience</li> <li>□ Credit Check is still required</li> </ul>

**You will gain the competitive advantage** you need over you competition after you attend this event! **With Private Money, you will...**

- ✓ Have unlimited access to funding with no credit checks or limits!
- ✓ The option to fund your deals with no payments!
- ✓ You have much less competition.
- ✓ All the No Money down deals you want.
- ✓ You can finally have a consistent flow of deals.
- ✓ You will have no limits on the number of deals.
- ✓ Close deals FASTER!
- ✓ No restrictions on commercial or multi-family deals.
- ✓ Reduce or eliminate your cash flow problems.
- ✓ The confidence to know you can close any deal.

***Are You Tired of Bird-Dogging Deals for Just a Finder's Fee?***  
**Why settle for a small finder's fee?**

**Since you know how to find the deals, aren't you tired of watching the cash-rich investors and rehabbers make the big money?**

**Leave your cash-poor competition behind. Let your broke competitors fight over the no-equity deals and start letting them bring deals that need cash to YOU!**

**\$1497.00** includes your admission, lunch, software, manual,

12 months of follow-up coaching, and more!  
**We'll mail you the software as soon as you register!**

Click to Reserve Your Seat Today!

Or Call 1-866-290-4183

## Are You Limiting Your Success With Owner-Financing?

What about owner-financed deals? You should continue to sign up all the owner-financed deals that fit your criteria. But in some of my markets owner-financed deals are getting harder to find and your competition is getting smarter! You will find some owner-financed deals require substantial cash for back payments and legal fees to stop foreclosure.

Some deals will require at least \$20,000 to bring the loan current. Yet, others may only require \$3,000. So you just don't need money partners for all cash deals, you need them for all types including subject-to deals and pre-foreclosure deals. Think about how many deals you have passed on because you didn't have the funds to bring the loan current. Having access to substantial cash will increase your ability to close more deals, have a consistent flow of deals and not depend so much on the ebb or flow of motivated sellers. What can you do with Cash than you cannot with Seller Financing?

With **Access to Private Money and Money Partners**, you can buy:

- ✓ **Properties at Auction like Foreclosures, Tax & Sheriff Sales**
- ✓ **Real Estate Owned (REO) Post-Foreclosure Deals**
- ✓ **Government Foreclosures (VA, HUD or FHA)**
- ✓ **Properties in the MLS**
- ✓ **Practically ANY DEAL YOU FIND!!**

When buying Real Estate with CASH, you're not limited as with other strategies or methods!

***The program is very unique, and you have never seen anything like it.***

**I, personally, guarantee you will learn MORE WAYS to create deals with Other People's Money than any other event or course!**

**Here are just a few of the Private Money secrets that are in store for you at this seminar:**

- How to raise an unlimited amount of capital to fund your deals.
- **How to understand the different types of potential money partners and their mindset.**
- How to gain instant credibility and build your list of potential partners fast.
- **Step-by-Step how to structure deals in more ways than any other event or course!**
- The 3 different types of money partners and what they want.
- **How to get a consistent flow of referrals.**
- How to approach money partners.
- **Scripts to use with every type of prospect.**
- How to get money partners begging you to invest their money.
- **How to maintain control of all your deal.**
- How to setup entities and structure partners for long-term deals.
- **Which partners to avoid and why.**

- How to fund small deal to large deals.
- **What and how much to offer your money partners.**
- How to structure tax-free income to your money partners.
- **How to structure short-term deals most common for flips and rehabbers.**
- How to structure mid-term and long-term deals for investment property.
- **Hybrid deal structuring and 'floor to ceiling' deal structuring.**
- What tools are important to build your empire.
- **How to structure deals to achieve your goals and objectives.**
- What works in YOUR area and market!
- **No interest-No payments deal structuring.**
- All the forms for each unique type of deal; more than any other course!

**Out of all the real estate strategies and techniques, this is the ONLY system that works in every market!**

**If you invest in a hot market** like Southern California, District of Columbia, Coastal area of Virginia, Florida, New Hampshire, or a resort market, then ignore the gurus!! The gurus would have you believe that anyone can create enough subject-to (subject2) deals to live on in hot markets! This is simply **not true!** You can find a few creative deals in super-hot markets but most sellers, even desperate, motivated sellers know they can get top-dollar for their real estate. Sellers will dump their property on a Realtor and in these hot markets, the property sells Fast for **Cash!** So in order to compete in these hot markets, you need **cash!** Because....**CASH is KING!** In hot markets, **Cash does the talking or the investor is walking**

**"But Matt, I'm in a \_\_\_\_\_ market. What about...."**

It doesn't matter what market you're in or what area of the country, this program **WORKS EVERYWHERE!** It is the best program of its kind for Real Estate Investors and Real Estate Entrepreneurs who really want to have the money to invest without going to the banks and grueling applications process. **Wanna-bes need not attend ...** If you guru-worship or cherish their 'in-the-box' methods, please don't bother signing up. I cannot help you. You will not enjoy this training because I tell it like it is and **I tell the truth** about what it takes to succeed using private money and money partners.

#### **Who Should Attend This Event?**

Anyone who wants to start buying more real estate without any limitations set by lenders or the balance of your bank account. You should attend this event if you're tired of no-equity deals. You should attend this event if you desire to expand into multifamily properties, commercial real estate or land development. You should attend this event if you're in a hot market (seller's market)! You should attend this event if you want a larger pool of properties to choose from. **You should attend this event if you simply want unlimited access to cash!**

#### **Who Should NOT Attend This Event**

Do not attend this event if you aren't open to new ideas, techniques or think you know it all. Much of the information at this event will be very different than what you've heard.

Trust me, you will profit for it.

Those looking to borrow money and partner with others solely to take advantage of them and if you guru worship, then this event it not for you!

If you have been to other private money training events, You **MUST** attend  
merely to learn what it's like  
**to drink from a fire hose!**

***Enough said!***

**We'll show you what works!** You'll learn how to approach prospective money partners, how to build their interest,

what to say, how to structure the deals, and I'll even give you all the paperwork for each and every type of strategy!! The best part.. our systems are based on our experience as full-time active real estate investors... not some guru or their bootcamp!

### How Will This Event Be Different?

It's different because we focus on teaching methods that work for everyone! You will learn how to structure every possible deal and we'll show you more resources to access than any other event! We don't waste time on showing you methods that 99% will not use. This event is different because you will learn...

- ✔ **How to structure deals more than just one way! Actually, you'll learn how to structure short-term, mid-term and long-term deals! Whichever suits your goals.**
- ✔ How to attract and find money partners without having to speak in front of a group!
- ✔ **You will learn the 3 different target groups of money partners and what they want.**
- ✔ Which systems work for busy people and how to work around your current job.
- ✔ **The SINGLE MOST OVERLOOKED resource that you can leverage besides cash!**
- ✔ Specialized entity structuring for money partner transactions.
- ✔ **The 5 secret qualities of the perfect money partner.**
- ✔ How to identify partners that could cause havoc for you and how to avoid them.
- ✔ **How to get rid of bad partners and how to spot them before you partner with them! The savings here is worth more than the cost of the seminar!**

### There will be No sales! That's right!

No one will sell anything! You'll get 100% how-to information!

## GUARANTEED!!!

**Only at this event** will you learn methods like **Hybrid Deal Structuring** and **Floor to Ceiling Deal Structuring**...plus more unique strategies and techniques that we use to create our real estate empire!

**Sign up now and I'll even coach you** after the bootcamp via a private members-only site or 12 months of conference calls!!

I personally guarantee this is the best training on Private Money..hands down. Plus no one will pitch products or seminars at this event!!

**Sign up now and you can stop worrying about funding your real estate deals.** We will show you exactly what to say, how to say it, how to structure deals, which documents you need, and how to fill them out. In addition, I'll personally coach you after the event

To Your Success in Real Estate, To Your Success in Real Estate,

*Matt Scott*

Matt Scott

**P.S. I will guarantee your money back** if you experience the first full day and then decide it's not for you. At the end of the 1st day just tell me this information is not right for you and I'll write you check right there and then!

Seating is limited and You can expect this event to sell out fast. Since you know Private Money **will get you to the Next Level**, sign up now and avoid any chance of losing your seat.

It's guaranteed to be the best event on Private Money so you don't have anything to lose. Do your part and sign up now!

### Easy Ways to Register:

**\$1497.00** includes your admission, lunch, software, manual, 12 months of follow-up, and more!

**We'll mail you the software as soon as you register!**

**Online:**

Click to Reserve Your Seat Today!

**By Phone:** Or Call 1-866-290-4183

**October 21-23, 2005 in Atlanta, Georgia at the Hilton Garden Inn**

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**HOTEL INFORMATION:**

**FOR RESERVATIONS PLEASE CALL**  
404-766-0303 or Toll free at 1-877-STAY-HGI

**Reserve your room on Thursday (October 20st), Friday (October 21st)  
and Saturday (October 22) night.**

**\*\*The Room Rate is only \$75 a night for the Private Money Bootcamp!**

**This special rate expires October 1st or when it's SOLD OUT! Hurry!!**

**Hilton Garden Inn**

Atlanta Airport/Millennium Center  
2301 Sullivan Road, College Park, GA 30337  
**Tel:** 1-404-766-0303 **Fax:** 1-404-766-5444

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