

As you drive around town, in whatever city you live in, this is how I want you to think from now on...

You need to see your city as if you were me.

HOW DO I SEE CITIES?

I see a city like a flea market with occasional bargains that I want,

Yes, any city, because they are all the same,

Like a GIGANTIC Real Estate Store... anywhere on Earth...

There are residential, commercial, and industrial areas in every city.

Anywhere in USA for example...

You get off the freeway and see the same thing, a Home Depot, a Walmart, a few fastfood joints, and an all you can eat Chinese buffet, lol.

If you are in Mexico, Bangladesh, or Japan only the store names will vary... maybe... but the "city model will be basically identical

IMAGINE THIS

You and I cruise around in my car looking for bargains to buy.

Just like in the flea market...

Only instead of nick-nacks like lsmps and old coke bottles...

I buy Real Estate for cash.

Do I personally have the cash?

Yes.. and no.. but yes..

I use Other People's Money (OPM), I never use my own cash to buy Real Estate.

WHY?

If I invest my cash I must have a good return and fast, preferrably 100% or better within the month, and obviously that is doable but I gotta dig.

But, if I use OPM then MY RETURN IS UNLIMITED.

What do I mean?

If I invest one million dollats to make a hundred grand then my ROI is 10%... decent for a month.

But...

If I make \$100,000 investing \$0 then what is my Return On Investment?

Right, it's uncalculable... INFINITE... just like I like it...

Holy crap right?

RIGHT!!!

And the coolest part....

My clients, the investors who's money I use make as much as I do, in this example \$100,000 for signing one document,

BAM!!!

So with that in mind...

BACK TO THE FLEA MARKET

- 1) I drive down Main Street and see a storefront with an apartment on top For Sale By Owner so I write the info down and shove it into the funnel
- 2) I make a right on 9th Street and two blocks down there is an old vacant house so I write the info down and shove it into the funnel
- 3) I drive downtown and find 3 commercial office buildings for sale by Realtor so I write the info down and shove them into the funnel

THE INFO I GET ON ALL LEADS IS:

Commercial

- 1) Total operating income
- 2) Total Operating Expenses
- 3) Asking Price (AP)

Residential:

- 1) Fair Market Value (FMV)

- 2) Repair cost (RC)
- 3) Asking Price (AP)

6 months later, or maybe 9, or 3, I make a total of about 1,6 million and change excluding the storefront with the apartment on top and the old house, I only ended up buying 2 of the 3 stripcenters.

The other properties crapped out,

My offers were rejected or they wanted more than I wanted to pay

So you see, you buy some and you lose some.

All your offers won't be accepted.

My friend, partner, and mentor John Calandrella used to say "If you are not insulting people with your offers then you are not doing your job", lol, and that's so true, I always got them under contract after a few counters, haggle, negotiation... back an forth...

My advantage is that:

- 1) I pay ALL CASH,
- 2) Not contingent on financing,
- 3) IN ANY CONDITION,
- 4) With or contents including bad tenants,
- 5) And can close SAME DAY if I get clear title insurance.

And because of that... I BUY WHOLESAL

BOTTOM DOLLAR

THE LAST GUY YOU WANNA SELL TO UNLESC YOU HAVE TO

People use to ask me stuff like "That's 30 cents on the dollar on a 7 million dollar building, how in hell did you get it that cheap?".

And my answer always was "I just asked", lol.

And the way to "ask" is in writing by making an all cash as is offer.

SHOOT THEM A CONTRACT

Lol... that means submit a contract... lol.

ALL CASH AS IS CONTRACTS ARE KING

Especially when it says NOT CONTINGENT ON FINANCING on it like mine does.

And hey... and this i know you will love for yourself...

I'm styling and being taken to lunches, dinners, and parties by my clients all the time, my mutual funds grew in volume by over 300% each month just thanx to parties, party on Garth, lol.

My house gets bigger and bigger and my car faster and faster, lol.

At those parties we talk casually about the awesome deals we did throwing figures and addresses and all.

Drunk rich people listening and salivating,

Of course they want in.... duh?

Making their money make money is how they make money, lol.

Rich people invest for a living so to live they must invest.

AND I HAVE THE BEST SECURED PASSIVE INVESTMENTS IN TOWN

Like shooting fish in a barrel with a shotgun, lol.

You can bet your butt that always, always always always, there is at least 1 or 2 or 3 or at least a few other rich drunks that "overheard us" want in, lol, it never ever ever ever failed.

See how that worked?

You could do that if I coach you every step of the way, can't you?

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But you must know the business or it won't work.

Please create a numbered list of questions about this lesson and give it to me so I can answer your questions in writing, that way there are no misunderstandings, ok?

SO WHO WILL TEACH YOU THE BUSINESS?

I can teach you if you are coachable, are you coachable?

I have a simple "Mr. Myagi type wipe on / wipe off" approach that has worked on my entire team and thousands of students the past 20 years.

Want me coaching you every step of the way?

Nothing is left to chance... as partners I am vested in your success.

TOTALLY

Upgrade for \$333 and partner with me (affiliates only)

HERE IS WHAT TO DO

[**CLICK HERE TO LEARN IT ALL**](#)



Or if you don't want to partner with me, please order for \$5,000
at <https://dariobusch.com/products/>

Much Love, Peace...

Dario

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