How to turn $2,400 into over $1 million in less than five years!

You can easily turn $2,400 into $1 million in a short amount of time if you know the secrets of the hidden real estate market that no one ever talks about. KFNN's Jon Tarr, popular radio host and real estate investment consultant, knows these secrets and is sharing them—something no one else in the industry would dream of doing.

By following the five simple steps of Jon Tarr's Wealth Now Investment system, you can have lower risk and higher returns than traditional investing could ever provide.

1. Buy properties with equity built in.

Most people expect to have equity when they sell a home, not when they buy it. However, having that equity already established upon buying a home, puts you a step ahead. Instead of relying on the appreciation of a home over time, look for a home that you can buy now for a lower price than a bank would appraise it for. Wholesalers and other reputable real estate sources can often help you find such properties.

For example, you might purchase a single-family home for $150,000 while in today's market the home would actually appraise for $200,000. You have $50,000 in equity right off the top without having to contribute your own funds.

2. Buy real estate with no money down. (We'll show you how.)

Many times in conventional financing, the bank wants the homeowner to put down money when purchasing a home. We can show you how to purchase a home without that down payment. This allows you to invest while still keeping your asset base in tact. In fact, each property you buy increases your net worth based on the home equity line of credit you get once the property is financed. This will actually make you a more bankable customer in the eyes of a lender.

3. Finance your transactions with other people's money.

When you buy real estate and don't spend any of your own money, your cash on cash returns are infinite. As your property appreciates—typically being within five years—all that appreciation is money. By using the bank's money to increase your wealth, you end up with unlimited cash on cash returns. Seasoned investors know the real measure of an investment is cash on cash returns.

4. Utilize the leverage that single-family homes provide.

Banks see single-family housing as the safest way to get a return on their investment. Because of that, investing in single-family properties gives you a lot of leverage. Leverage is what makes real estate investing different from any other investment because you can use all of someone else's money and none of your own.

5. Use alternative lending programs to make your rental properties cash flow immediately.

Markets tend to be cyclical, especially those on the West Coast. An up and down market makes for up and down property values, and, typically, rental rates don't keep up with the appreciation in such a market. The rental rate, which is also known as rent ratio or rent value, is about .3. That means you'll get about $1,000 a month in rent for a $300,000 home when the mortgage payment on an 8 percent loan would actually be $2,400. Add in insurance and taxes around $1,600 or $1,700 a month, and you'd be in the hole with stunted real estate investment growth.

Using our cash flow maximizer program will give you greater options because you pay only the minimum payment possible. At this early growth stage, you want to focus on having cash flow to buy more properties instead of worrying about how much money you owe in the long term. The point is to use the bank's money to increase your wealth.

You also need to understand the normal appreciation of a home. For example, if you buy a home with the recommended 15 to 20 percent equity built in, and you're planning a five-year exit strategy, you need to know how much the home will appreciate to ensure you're at least breaking even.

Since 1933, the national average appreciation rate has been at 6 percent. That means in five years, your home should be worth 30 percent more. The appreciation rate varies from one geographic location to the next, though. In order to be even with the negative amortization, the property will need to appreciate at least 3 percent each year. So, if it goes up 3 percent a year, then you'll be even and still have the 20 percent in equity that you normally have.

Our cash flow maximizer accomplishes all this without you having to spend any of your own money.

The Breakdown:

Deposit $2,500 earnest deposit at title company for your first property.

Property value	$250,000
Purchase price	$200,000
Total equity	$50,000

Total Appreciation is 6 percent per year.

Property value in five years with compounding appreciation	$355,000
Money owed at five-year mark using the cash flow maximizer	$290,000
Total net profit per property owned	$65,000

If you have 15 properties, then your net profit in five years will be a whopping $1.04 million!

So, you initially put in only $2,500 without putting in additional cash later. Not only do you get the appreciation, but you also get the depreciation. When you 1031 Exchange the property in five years, you pay no capital gains taxes. And the entire time, you've used the bank's money to buy additional properties and increase your wealth!

Contact us

Contact Jon Tarr today for more information on putting this system to work for you!

Phone: (602) 343-2977
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And for more great tips like these, be sure to check on The Jon Tarr Show that airs from 11 a.m. to 1 p.m. (PST) Saturdays on Phoenix's 1510 KFFN AM or online through www.kffn.com.