



Come along with Jen and I and complete three profitable retail renovations as a member of an exclusive real estate investment mentoring program called Real Estate 101!

You know how some people get started in real estate investing but can't seem to get past their first one or two deals? Well.....

- Are you struggling to get over the “fear factor” of actually doing a deal?
- Is your learning curve too steep and too expensive?
- Do you want to replace your job and achieve financial control?

FROM THE DESK OF NATE AND JEN ANDREE

Hello there,

We are writing this letter to reveal to you how you can mentor with us, Nate and Jen Andree, in a very unique way.

We have been investing in real estate for many years. Over the years we have wholesaled or rehabbed countless homes. We started our business from scratch with no clear goals, no team in place, and really no one that we could trust at that time. Since those days we now have a clear vision, we have an excellent team in place i.e. realtors, bankers, title companies, lawyers, mortgage brokers, etc. that we can rely on and can trust.

We are writing this letter in our own words because we want you to know more about a venture that is having a big impact here in the Fox Valley in regards to the local real estate market.

We are here to tell you that when we first started out there were many people that brushed us aside as newbie's and sincerely hoped that we would fail like so many others in this business. It really left a sour taste in our mouths and we we're let down by those that were accomplished and succeeding in real estate. From that point on we said to ourselves that we would give back to as many people as possible when we became successful.

We wanted to give back to as many people as possible and the rewards for us have been incredible. Our business and personal life has never been better and we believe this has happened for two reasons. Number one reason is we had a mentor for a number of years to help guide us and give us all the tools to become successful in this business. Number two reason is we firmly believe that by having the “abundance mentality” meaning give first, our business side of things has gone through the roof. It's been a remarkable transformation for us.

The typical proposition that we receive from possible students is, “If you help me with my first few deals, I'll split my profits with you.” There is one big problem with this. If we say yes to their offer, we take



the time to teach them, we put all of our time, effort, resources, etc. into them, and then the student does nothing with it, who loses?

So, the student must have something to lose. Basically, we require an insurance policy. Real Estate 101, LLC is going to charge you \$8,000.00 up front. However.....you will get that money back over your 3 deals that you do with us. Here's how.....

We will split your profits on your 3 deals 50-50 plus give you \$2,666.67 of our profits back to you (1/3 of your upfront money). Example given: Buy a house for \$50,000, sell for \$70,000 which gives you a \$20,000 profit. You would receive \$10,000 plus an extra \$2,666.67 from my profits. On this deal you would make roughly \$12,666.67 and we would make \$7,334.00. Trust me when I tell you that it's in our best interest that you do very profitable deals. We have just as much at stake as you do in this venture so we have every intention on seeing you succeed!

After those three deals you have 2 choices. You can still stay onboard with Real Estate 101, LLC and we would simply charge you a \$297.00 monthly fee or you can leave the group and go on your own. Where else can you find a local outfit for this cheap and folks who want you to succeed and not dig into your pockets for a ridiculous amount of money and actually GIVE BACK your upfront money?

What we are looking for in our students are high morals, operate in an ethical way, and are driven to succeed. Real Estate 101, LLC is like no other group here in the Valley. We are selective on who bring in. Not every applicant will get in. There is an interview process that we conduct to see if possible students fit our criteria. We want to make sure we are getting the right people to make this group the strongest it can be.

So here is the bottom line.....we are offering a LOCAL mentorship program with extremely fair fees. You get all of your upfront money back and you get to make money on 3 deals. You will get access to all of our contacts that have made us successful today. All the financing, title companies, lawyers, insurance agents, contractors, etc. have all been taken care of. We will take you down the path that will lead you to believe that real estate investing does work, it can be done, and that fear will be in your rear view mirror. If you would like to discuss this more please get in touch with us at natejen@new.rr.com or call us at 920-428-9858. Are you ready to take that next step? That choice is yours.

Happy investing,

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