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REAL ESTATE
INVESTMENT MENTOR

Live Life on *Your* Terms!

LEARN HOW TO MAKE

Real Estate Investments,
Empower a Life of Freedom,
Fun & Fulfillment

LEARN TO INVEST

What does it mean to be *wealthy*?

I love to pose this question to the accomplished professionals I mentor into the world of real estate investments.

*And you know what's funny?
Here's the answer you won't hear first...*

To have a lot of money.

Money is just a means to an end. When you ask someone what it means to be wealthy, the conversation turns to aspirations and dreams.

You can see the glimmer in someone's eyes as they share their goals. They talk about vacations and adventures, immersing themselves in dearly-held hobbies and passions, spending more time with family – you can see them picturing a future defined by freedom, fulfillment, and fun.



What are the first things YOU think of?

- *A life where your time is your own to spend as you please?*
- *Quality time spent with loved ones?*
- *Creating opportunities for your children and supporting their dreams?*
- *Protecting your family with a financial safety net?*
- *Providing security and wealth for future generations?*
- *Using your wealth to give back and help others?*

Most investment advisors refer to these aspirations under one inspiring umbrella term,

Financial Freedom!

Those two, inviting words mean something different to everyone, but they always point towards the same idea, living your most meaningful life.

True wealth means gaining the time and financial security to live life on your terms.

Here's the problem . . .

Most high-earning professionals are far from living life on their terms.

Most of us who entered a profession known for its high salaries or who built our own business fell for a dirty trick.

We educated ourselves, sacrificed, and worked hard to build a career because we'd made a deal, or so we thought. The reward on the other side would be our best life, fueled by the money we would make, free from the "rat race" of living paycheck to paycheck.

Years later, we are faced with a tough realization.

Money does not equal financial freedom.

Most professionals and business owners end up working 10-12 hours a day (Or more!). You come home from work exhausted every day, expected to be a model spouse or parent. Freedom, fun, and fulfillment seem far away, even though your income is strong. Worse yet, your money seems to have less and less impact. Your income is quickly soaked up by things like a bigger house, a new car, designer brands, a country club membership, exotic vacations, and most painfully of all, higher taxes.

You pursued your career at least in part for an income that would set you free from the "rat race," but here you are, right smack in the middle of it.

There are very good reasons why so many professionals and business owners are choosing real estate investments as their pathway to true wealth and financial freedom. Let's take back our time and find the way out of the rat race together, one step at a time.

STEP ONE

Rediscover Your Why

Pssst...

Don't skip this step! Resist the temptation to dismiss this basic question as unimportant or sentimental. Until you answer the question, "WHY do you want to be wealthy?" your motivation is easily lost.

Knowing why informs how you will use your financial freedom to live your most meaningful life.

It reminds you what you're fighting for.

And I said RE-discover it for a very good reason. As busy professionals, our WHY is easy to lose. Most of us need to rediscover it.

While the story below isn't yours, it will almost certainly sound familiar and help you find your WHY.

Here's how I ended up standing alone in my son's empty school cafeteria with a broken heart and a face full of tears...



My WHY is my kids.

I love spending time with them. I always wanted to be an entrepreneur so I could have more flexibility and control of my time and be with them when they needed me.

Then, I started my dream business, and freedom and flexibility felt farther away than ever. It seemed like I was trapped in a loop of never-ending responsibilities.

- *I was responsible for making sure my employees were paid on time.*
- *I paid a mortgage, property and payroll taxes, vendors, permits, insurance, etc. It seemed like a never-ending list of bills and responsibilities.*
- *I also dealt with competition, employee turnover and clients.*

I felt like my life was about pleasing everyone. I had so little time for my kids, and when I was physically with them, mentally I was still at my business. Even on vacation, I had to keep answering my phone, and I would lose sleep from the stress of being away.

Sound familiar yet?



One day, I decided to surprise my son at school for lunch. I was extremely excited; I cooked his favorite mac and cheese. When I reached the school's cafeteria, I was shocked to see the students queuing up to leave the room. My son greeted me enthusiastically, hugging me and saying,

**I need to go back to my class.
My lunch is over.**

Tears rolled from my eyes. How could I not know what time my kid's lunch was? I was ashamed of myself. I had a hard time looking at myself in a mirror, and it took a while to recover from this shock. I decided that anything that takes me away from my kids is not worth doing.

You have a unique and personal WHY.

So, what is it?
What's your WHY?

Take a moment to think and really answer the question, or take a walk and give it some thought.

Beyond family, it might be traveling, serving others, or anything that you enjoy doing the most.

Once you answer this question, you're ready for the next step. It's time to remove a big roadblock standing between your WHY and the financial freedom needed to pursue it.

STEP TWO

Reset

Your Expectations About the Stock Market

It often feels like stocks are the only sound way to build wealth, and yet, I meet so many professionals who are deeply disappointed in the performance of their IRA or 401(k).

Meanwhile, stock markets are volatile. We've all seen portfolios rise and fall and later rise again.

What's harder to see is the long-term view of how stocks perform over several years.

Look at the table on the following page to see what happened to \$100K invested in S&P 500 stocks between 2004 and 2018:

CHART

\$100K invested in S&P 500 stocks between 2004 and 2018

ACTUAL RETURN 5.6%			
YEAR	BEGIN VALUE	GAIN / LOSS	END VALUE
2018	\$240,428	-6.24%	\$225,425
2017	\$201,329	19.42%	\$240,428
2016	\$183,795	9.54%	\$201,329
2015	\$185,147	-0.73%	\$183,795
2014	\$166,215	11.39%	\$185,147
2013	\$128,252	29.60%	\$166,215
2012	\$113,087	13.41%	\$128,252
2011	\$113,087	0.00%	\$113,087
2010	\$100,272	12.78%	\$113,087
2009	\$81,225	23.45%	\$100,272
2008	\$132,052	-38.49%	\$81,225
2007	\$127,549	3.53%	\$132,052
2006	\$112,260	13.62%	\$127,549
2005	\$108,990	3.00%	\$112,260
2004	\$100,000	8.99%	\$108,990

Believe it or not, investing in the S&P 500 fetched a compounded annual average return of only 5.6% over a 15-year interval.

And if retirement is in sight, do you want to bet your money that another catastrophic event like the 2008 recession reflected in the timeline above won't happen again?

Meanwhile...

None of these investors actually netted 5.6%.

Management fees average 1% annually.

Taxes and inflation silently siphon the value of your investment.

Ultimately, the ACTUAL return on a \$100K stock investment from 2004, in 2018 dollars, comes to a measly 2.5% rate, compounded annually AFTER management fees, taxes and inflation.

**Is it any surprise most of us feel like
we're spinning our wheels with stocks?**

**In contrast, here's what our investors in The Crossings 820 in Fort Worth
achieved for their portfolios in just 30 months.**

An Equity Multiple of
1.88x

Annualized Returns of
35.2%

An Investment of **\$100,000** returned **\$188,016.28**

*Powerful returns like this are only one reason why
professionals and business owners are turning to real estate investing.*

*Past performance is not a guarantee of future results.

STEP THREE

Invest

In Real Estate

Real estate investments hold other powerful advantages over stocks which shatter some of the biggest obstacles to reaching financial freedom.

On the following page, we'll take a more in-depth look at the benefits of pursuing this path.

10 Life-Changing Benefits of Real Estate Investments

Here are just 10 of the ways real estate investments help investors discover the time and financial security to live life on their terms.

1



TAX ADVANTAGES

Believe it or not, ROI on real estate investment, if properly planned, could be almost tax-free thanks to unique tax advantages like a 1031 Exchange, depreciation and accelerated depreciation.

2



METHOD OF VALUATION

Except for standalone, single-family rentals (SFR's), most investment properties are valued based on net operating income (NOI). A higher NOI means a higher value of the property.

3



GROUP PURCHASING

Real estate can be purchased in smaller groups or via syndication. You can share the risk and benefit from a project which is already project-managed by highly-skilled professionals.

4



LEVERAGE

As the note above mentions, real estate can be purchased by leveraging other people's money and time. This gives you the collective power to invest in larger properties.

*Everyone's tax situation is unique. Please, consult your CPA prior to investing.

10 Life-Changing Benefits of Real Estate Investments

5



CASH FLOW

In a well-managed, well-structured investment, investors enjoy a monthly cash flow distributed, usually on a quarterly basis, after all expenses are paid.

6



PASSIVE INCOME

Your cash flow provides passive income which sets you free to focus on other passions and pursuits and create a safety net for your family in the event your income is disrupted by illness or an unforeseen event!

7



A HEDGE AGAINST INFLATION

Real estate reacts proportionately to inflation. As inflation increases, rents and property values also rise, protecting your investment.

8



TANGIBLE ASSETS & GREATER CONTROL

Unlike stocks and mutual funds whose management teams lie far out of reach, real estate is a tangible asset where you have far more control over your investment.

*Everyone's tax situation is unique. Please, consult your CPA prior to investing.

10 Life-Changing Benefits of Real Estate Investments

9



GROWING EQUITY

As debt is paid down on the investment, your equity increases - as does your net worth!

10



GENERATIONAL WEALTH

By investing in real estate, you can leave a legacy for your loved ones.

*True wealth means
gaining the time & financial security
to live life on YOUR terms.*

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*Everyone's tax situation is unique. Please, consult your CPA prior to investing.

Leverage Real Estate Investments to Live Your Most Meaningful Life.

The professionals I mentor through the Impact Real Estate Investment Club are in pursuit of something more than money.

They're in pursuit of a level of wealth that provides the financial freedom to reprioritize and reorder their lives.

Real estate investments are liberating because you're no longer left waiting helplessly and anxiously to see how the stock market performs. Instead, you generate wealth in multiple ways:

- *By growing net worth in a way that is usually faster and more stable than stocks.*
- *By providing passive income that frees up your time.*
- *By accessing powerful tax breaks that maximize your ROI.*

And all of these advantages build wealth in a way that sets your time free and gives you the financial security to live life on your terms.

In my own story, in less than two and a half years, I more than doubled my initial investments. I no longer have to deal with employees, turnovers, or the rising costs of running my own business. And most importantly, I have more time for my family . . . and for myself. I can focus on my health and fitness. I can travel whenever I want to.

You can find the financial freedom to write your own version of this story.

BUT here's the thing . . .

You Should Have the Opportunity to Learn More Before You Invest!

I believe you should never be asked to invest in the life-changing world of real estate investments until you feel educated, empowered, and excited to do so!



That's why I created the Impact Real Estate Investment Club.

I build authentic relationships with community members and provide personal guidance, sharing everything I've learned while building an award-winning acquisition firm and commercial real-estate brokerage in Texas.

Meanwhile, my industry-leading CCIM designation (including a specialization in real estate development), expertise in researching and vetting opportunities, full-cycle experience from acquisition to disposition and deep connections in the growth-driven Dallas/Fort Worth region give you every advantage you need to enter the market with courage and confidence.

Here's How It Works.

1

JOIN THE CLUB

Membership is free, and you gain access to exclusive educational content, webinars, and meetups with like-minded potential investors.

2

LEARN AT YOUR PACE

Your journey is your own, and I'm here to educate and support until you feel ready to invest.

3

MAKE YOUR FIRST INVESTMENT

Throughout the year, I present deeply-researched, conservative investment opportunities to you and our club community. When you feel ready, we'll meet one-on-one to walk you through final steps.

Join the club through our website. You'll find immediate access to educational resources, and you'll hear from us soon about new opportunities to connect and learn.

Our community is made of highly-successful professionals who want to make an impact, and my passion is to give you the knowledge and opportunities you need to take back your time, build a safety net for your loved ones, and gain the power to make the world a better place.

I can't wait to meet you.

JOIN THE CLUB!



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REAL ESTATE
INVESTMENT MENTOR



Dr. Meetu Bhatnagar, CCIM

- *Proud Mom*
- *Real Estate Investment Coach*
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- *Owner of the Award-Winning Commercial Real-Estate Brokerage, JMD Realty*
- *Owner of the Commercial Real Estate Acquisition Firm, JMD Acquisitions*
- *Recipient of the Prestigious CCIM Designation (Certified Commercial Investment Member)*
- *Doctorate Degree in Research and Analytics in the Role of Vitamins and Metal Ions in Cardiovascular Disease*
- *Read more about my story here.*

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The logo for Meetu, featuring the word "meetu" in a stylized, lowercase, cursive script font.