

JASON ROGERS' MIDAS TOUCH REPORT

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SELF-DIRECT.....YOURSELF

The first thing I need to tell you is to open a Self-Directed Roth IRA and/or change your current IRA to a Self-Directed IRA. If you don't have an IRA and you can get one (if your adjusted gross income is over \$159,000 (married filing jointly) you cannot contribute to an Roth IRA), you need to set one up NOW. Call or email your financial guy or go online and set it up. If you don't have a financial guy, then open the yellow pages and contact one. Let him/her know that you want to set up and contribute Monthly to a self-directed Roth IRA. Set the appointment and set up the best investment "tool" ever created (not investment, but investment "tool"). **WHY?** Why is Jason telling me to open an IRA when I want to invest in REAL ESTATE? Good question-more on this later.

First of all, some details of the Roth IRA, you can invest \$4,000 in the account for 2007, if you do so by April 15th, 2008. And in 2008, you can invest \$5000 into your Roth IRA.

Second, it grows TAX FREE! This is pretty huge. Not many investments or investment tools can offer you this benefit.

Third, and most importantly, you can use your Self-Directed IRA to purchase REAL ESTATE! Sweet, that is what I said too. What could possibly be better than using a perfectly legal (and new) investment tool to **Avoid Paying Taxes?** Nothing! Not even xxx, well you get the idea. Finally, imagine how fast your IRA could grow. You could have Hundreds Of Thousands Of Dollars In Your IRA in just a few years. All by using it to buy, sell, hold (whatever you want to do) Heartland Investment Real Estate. ALL TAX FREE. So, contribute as much as you can and then plan to invest in Heartland of America Investment Real Estate. To get more info about this wonderful strategy that our Top Customers and Clients use please email me to get your **NO OBLIGATION FREE REPORT-"Tax Free Real Estate Wealth"**.

Just type in the subject line: "Tax Free Real Estate Wealth" and I will send the report to you ASAP.

To Maximizing Your Wealth,

TO YOUR HEALTH

The Best Diet Is Low Carbs and High Protein.

Researchers at the Rowett Research Institute in Britain gave 17 healthy but obese men one of two diets for four weeks. Both diets were considered "high-protein" (with 30 percent of the calories coming from protein). But the amount of carbohydrate and fat varied. In the "low-carbohydrate" diet, only four percent of calories came from carbs, with the rest from fat. In the "moderate-carbohydrate" diet, 35 percent of calories came from carbs, with the rest from fat.

The conclusion was clear. The lower-carb diet produced less spontaneous eating, more weight loss, and significantly lower levels of hunger. "Our volunteers found both diets to be equally palatable," said Dr. Alex Johnstone, the weight-loss expert who led the study, "but they felt less hungry on the high-protein low-carbohydrate diet."

The best sources of protein are grass-fed meats, free-range chicken and eggs, and wild salmon. Any fresh fish will do. (Sardines are especially good.) If you buy processed meats from the deli, look for those without nitrates. And go for the real yogurt with live cultures, not the stuff with fruit on the bottom.

Increase Your Cash Flow-Now....and LATER

Drain and Clean Your Water-Heaters-I know what you are thinking, what is he telling me this for? This is going to cost me money, not increase my cash flow. Well, it will increase your cash flow in the long-term. Most water-heater professionals recommend draining and cleaning your water-heaters between 1-2 times per year.

By doing this you can prolong the life of a water heater for 20+ years (without cleaning and draining they could expire in 3 to 5 years). That will save you money and INCREASE YOUR CASH FLOW. Now, water-heaters are not the most expensive pieces of equipment in the world, but some can be. If it is over 45 gallons it can get expensive. The bigger, the more costly to replace and to install. Spend the little bit of money now and know that your water heater capital expense should be pushed off for a while.

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WOULD YOU PAY \$3 BILLION FOR IT?

A few months ago, the GM Building in New York City was put up for sale for the price of \$3.5 BILLION. Many investors think the price of \$3 billion will fetch you this 1.9 million square feet, 50-story office tower. This means it could sell for \$1,578 per square foot! The sale will shatter the previous record of \$1.8 billion paid for a 41-story tower, just a few blocks away, in 2006.

So, what do the numbers look like?

That is a good question, but this deal has much more than numbers associated with it. With an NOI of \$130.5 million, this deal won't give you much cash flow. Actually, no cash flow. The CAP rate is around 4%! Oh, and by the way GM occupies 98,000 SF and they are moving out of the building next year.

Why would you want to purchase this 40 year old money sucker? Answer: NAMING RIGHTS!

As the main symbol of the New York skyline, many investors are looking for value in the new name of the GM Building. In 2010, the "General Motors Building" name will expire. This gives an added

boost to the value of the building. Many corporations will pay over \$20 million a year for stadium naming rights, so this hot signature of the New York skyline could fetch low to mid triple-digit millions per year, all for a 50-story billboard.....

The problem with this is within the building. Many of the current tenants (FAO Schwarz, Apple, Estee Lauder, Weil, Gotshal & Managers Law Firm) will not allow a competitors name on the building. Most of these tenants have this restriction written in their leases. In addition, the City of New York has some restrictions as well. Experts say the transaction should go through in 2008 and much of the money to purchase will come from the California Teachers' Retirement System. In addition, new rents from GM's vacant space could fetch \$25 to \$50 MORE per square foot. So who will pay for the name? In my opinion: The company that doesn't sell products, but sells STYLE- "The Apple Building" .



Deal Worth Writing Home About

Darin laughed at me when I told him I found the PERFECT INVESTMENT PROPERTY.....

Then I told him about the cash flow, great location, excellent condition, low headaches, low maintenance, and GUARANTEED RENT. Darin was in shock. He first questioned the sanity of the sellers and myself. I told him that this was what they wanted to do to move the property quickly. The second thing Darin said was "how the heck can any investor go wrong with this deal?"

They can't. The property was built in the mid 90's and offers a great tenant mix. It also is located in Iowa City, Iowa (home to the University of Iowa). Unit prices vary from \$60,000 to \$70,000 with quantity discounts available. At the time of printing we only have 9 units left out of 24. The rent guarantees are for 1 full year! Financing is available for those who qualify....and most will. Also, many investors have used their IRA monies, so you can too. Don't miss out on this "Deal Worth Writing Home About". If you are seriously interested you can email me at the email below or call the 24 hour recorded message line below or send a fax.

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