



JASON ROGERS' MIDAS TOUCH REPORT

August 2008, Volume 6

Profit From Heartland Resilience

Over a month later our area is working hard at restoring our city. The City of Cedar Rapids has made a lot of progress in a little over 1 month. A lot of volunteers and a great Midwestern work ethic have helped this recovery. In addition, looting and vandals have been almost absent or at least held at bay. With more than 400 city blocks flooded, the work ahead and getting back to normal seemed unfathomable. Fortunately, many of the property owners will start to move back into their properties in about 2 months. This is not the case for everyone, so some will need to find long term housing and business relocation because the city and FEMA has started to tear down many of the houses and buildings destroyed by the floods. So what does the future hold for Cedar Rapids?

The plan will most likely call for a new federal courthouse, outdoor amphitheater, revitalized current indoor arena, a large park area, tax incentives for building new construction in the improved area and much more. Initial reports indicate that the city may ask for over \$250 million to restore the flooded area purchase land. So how do YOU profit from YOUR tax dollars going to Cedar Rapids? Great Question. Many contractors from all over the U.S. are working to clean up. This means many jobs and the people affected also need services and housing, so more jobs and housing demand. Also, it looks like it will take 2-4 years before things get “back to normal”, so the area will have many workers for a few years into the future. Not to mention all the recon-

'I want to know. I look at Iowa , I look at Illinois-I want to see the murders. I want to see the looting. I want to see all the stuff that happened in New Orleans. I see devastation in Iowa and Illinois that dwarfs what happened in New Orleans. I see people working together. I see people trying to save their property... I don't see a bunch of people running around waving guns at helicopters, I don't see a bunch of people running shooting cops. I don't see a bunch of people raping people on the street. I don't see a bunch of people doing everything they can...whining and moaning-where's FEMA, where's BUSH. I see the heartland of America. When I look at Iowa and when I look at Illinois , I see the backbone of America .'

Rush Limbaugh

Ironically enough Cedar Rapids named 2008, “The Year Of The River”. This was due to the large push for state and Federal funds to revitalize the river front. Before the flooding the State of Iowa had already approved \$30 million for riverfront revitalization. Since the flooding the main priority has been to fix the flooding problem so flooding won't happen again. The next priority is to revitalize the area that was flooded. In about one month, the State of Iowa has allocated over \$40 million for flood revitalization. The next step for the city is to present the Federal Government with a detailed flood mitigation and River Corridor Redevelopment Plan for improving the

struction and new construction that needs to be done in the coming years, so again, more jobs. Also, as the city receives funds to redevelop and tax incentives for private investors many investors will take advantage of these opportunities to make some excellent investments. As time goes by and money gets pumped into the area it will become a place where people will want to live, work, and raise a family. We will have a new downtown with many new amenities which most cities the size of Cedar Rapids will not have. **How do you profit?** **INVEST WITH THE EXPERTS!** For more details you can email me at the email address below.

You can reach Jason J. Rogers at: 319-361-3958 OR jrogers@jasonjrogers.com (best) OR Fax: 866-343-8132

INVESTOR ALERT.....but shhhhh.

I don't want tell a lot of investors about this one because only a few spots remain and the deal is going to be one of the **best we have had in 2 years!**

16.3% Overall Return, 36 Units, 22% Appreciation in 24 to 30 months, Guaranteed Rents, Extremely High Demand For Housing.....

As Darin and I shut the door on another "**Invest With The Experts**" Opportunity, I want to bring another one to the table. First, I have to tell you something that is very important for you to know.

This 36 unit deal (we will call this **The Hancock Deal**) started out as the 68 unit opportunity we had about 3 weeks ago. During that time, I worked with the 2 sellers the seller of the other 32 units in trying to tie his properties up and offer all 68 units as a large package to you. Unfortunately, we couldn't get to an agreement. The deal just wasn't good enough. It didn't fit. It wasn't "**Invest With The Experts**" caliber. I wanted to point this out because Darin and I don't just invest in any and every deal that crosses our desk. It must make sense!

But, after vigorously working with the other owner on these 36 units (**The Hancock Deal**) we struck a GREAT DEAL! This one makes sense! You won't want to miss out on this one.

Before the details, a post-flood update from Cedar Rapids.

The city is now starting to raze many of the destroyed houses and rental properties in the flooded area. Over 500 rental units and over 1500 homes will be razed in the next 3-15 months. This is bad news for those losing their homes and it is important to note that the people of Cedar Rapids (and surrounding areas) are recovering from this disaster.

More importantly to us multi-family investors.....**housing demand has continued to escalate**. As of right now, you will have a hard time finding available apartments in this area. It will stay that way for a quite some time as many homes and rentals get demolished.

Also, the city has engaged in a Master River Plan with State and Federal Governments. This Master River Plan will prevent any future flooding and upgrade the appeal and infrastructure of the area affected. The total cost of this will be in the triple digit millions, so a lot more good news is to come for this area.

The details on The Hancock Deal.

These properties consist of 2-12 unit properties and 3-4 unit properties. All buildings are in the same general area. We have 24-2 bedroom units and 12-1 bedroom units. A great diversity of properties. The properties are in great shape and in excellent locations. They also have **excellent rental histories** and are fully occupied.

Besides the return and fantastic cash flow-what else is great about this deal?

The owner is going to guaranty rent on all the units for 4 months. This means that if a tenant moves out we still get paid the rent until a new one moves in. A great security blanket on an already LOW RISK DEAL.

How about potential?

Not only do we have a true potential to raise rents in the next 6 months to 1 year, we will lower expenses by over 18% in the next 18 months to 2 years. We will implement our **Secret 17 Steps and Processes** that creates over 43% more cash flow and 22% more value in 2 years or less.

Summary of The Hancock Deal:

36 Units, 16.3% Overall Return, Low Risk With 4 Month Rent Guaranty On All 36 Units, 22% Increase In Value In 2 Years Or Less, Hottest Demand For Housing In The Midwest Due To Major Flooding In An Already HOT MARKET, Close in 60-90 Days, Excellent Financing.

Only a few spots remain, so don't hesitate. If you are interested and want more details please email me with the subject line "The Hancock Deal" and I will get the information you need out to you ASAP.

See What Our Clients
Have To Say About
**"Investing With
The Experts"....**

We invested with Darin and Jason a few months ago. We were excited to get in on the great Heartland of America investments they had available. Our investment is doing great and Jason has it set up so we can see the monthly reports and updates online by logging into our group website. We don't have to do a thing besides watch our investment kick butt and cash the checks. We recommend that any investor take advantage of these opportunities Darin and Jason have to offer. We plan to invest again very soon.

Matt and Brenda Roach
Cape Coral, FL

Increase Your Cash Flow-Now

I have talked a lot about raising rents and being aggressive with increase rents when you have the opportunity. This is important because it not only increases our cash flow, it also increases the value of our property. So, how do you get those higher rents compared to the guy across the street?

WHAT ARE THE TOP 5 AMENITIES PROSPECTIVE RENTERS WANT IN A UNIT?

To get the list send me an email with the subject line "Top 5" and I will send you this priceless information.