

JASON ROGERS' MIDAS TOUCH REPORT

February 2008, Volume 2

What Our Clients Have

To Say:

I am pleased to say and confirm that my dealing with Jason and Darin have been rewarding and profitable. They behave and perform in a most professional manner that is a credit to their field of endeavor. Anyone entering or currently active in the Real Estate market should seek their services and advice.

Kenneth Day

Ken Day Associates

Hello All,

Goal Setting.....

Most of you have probably set your goals for this coming year. If not, you should do so immediately and write them down (more on this later). The year is in full swing and I am sure many of you have already achieved a bunch of goals. Whether they are small, large, daily, weekly, monthly, yearly; we need to set and do what it takes to achieve our goals.

Don't let your goals fade away.

It is important to do some very important things before and after goal setting/achieving.

+WRITE DOWN YOUR GOALS! This is the most important thing you can do.

+Review your goals from last week, month, year, whatever. See what you have accomplished and what you need to work harder on to accomplish.

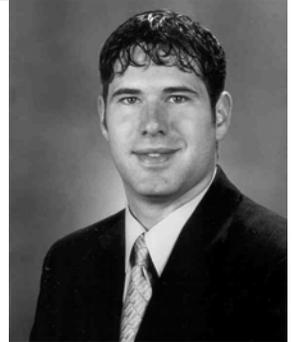
+Be aggressive, yet realistic. If you feel that you can earn \$250,000 this year that is great, but if you are flipping burgers for your 3rd year in a row.....you better reevaluate. If it is a stretch, but possible-Go For It!

+Properly edit goals you do not achieve. Don't get frustrated and down about this. Kick it in the butt and do what it takes to make it happen.

+Don't think that "The Secret" (the book on "thinking to attract") is going to bring you a new Benz in your driveway. You can "think to attract", but only "proactively DOING to attract" will get you where you want to be and what you want.

+Actively do things EACH DAY to achieve your goals. You will find that creating and achieving your short term goals (hourly, daily, weekly) it will help you to achieve your long-term goals. Make sure you read and review all of your goals often (at least weekly, if not more).

To Maximizing Your Wealth,

TO YOUR HEALTH

Research shows that these things have been associated with improved memory, increased brain activity, reduced rates of dementia, and preventing Alzheimer's disease:

Eating Vegetables

An Easygoing, Low-Stress Emotional State

Exercise

Low Consumption Of Saturated Fats

Yoga and/or Meditation

Increase Your Cash Flow-NOW

Raising Rents-Spring is right around the corner and NOW is the best time to raise rents. This year combined high school and college graduates are at an all time high. More importantly, these graduates will have a very hard time getting a loan to buy a new home, so guess where they are going to live...you got it-apartments (they will only stay at mom and dad's for so long). In addition, very few new units are coming online and the foreclosures continue to climb. Don't hesitate to increase rents on those month to month tenants between 5%-10%. This will have a very positive impact on your cash flow. If you would like to receive a letter that almost guaranties your resident won't move after the rent increase send me an email (email is below) with the subject line "Rent Increase Letter" and I will send this to you.

You can reach Jason J. Rogers at: 319-378-6891 OR jrogers@iowarealty.com (best) OR Fax: 866-343-8132

HAS THE FLAG BEEN FORGOTTEN?

I recently saw an article that talked about how “under God” should be taken out of the Pledge of Allegiance. Would all those that have protected and preserved our freedom agree? No way. Anyway, some nut-job claimed that having “under God” in the Pledge of Allegiance implied that God was our ruler and that it is a problem for those that were atheists or didn’t believe in God. In 2004, The Supreme Court, again, claimed “under God” isn’t any sort of religious exercise or prayer but simply a factual acknowledgment of the nation’s past heritage of faith, for patriotic rather than religious reasons.

The flag is a symbol of our national unity. It is the spirit of our undying devotion to our country. It stands for the best that is in us....for loyalty, character, and faith in democracy. Isn’t our flag a synonym of the United States of America? Does it not represent man’s greatest, noblest, most sublime dream? Is it not the pinnacle of achievement,

the goal to which generations have aspired?

The flag is a symbol of this blessed nation, a country of industry, education, and commerce with millions of fertile square miles, fields of wheat, corn, soy beans, coal mines, steel plants, rock quarries and much more. It is important that we remember that these products of capitalism make our nation what it is today.

Take a look at the memorial honor rolls sometime of those who never came back to keep this Republic free: One Nation Under God. When you salute the flag you are actually saluting them. So, don’t forget the flag, say the Pledge of Allegiance with your children, and sing The National Anthem before all sporting events. Show that you didn’t forget the flag.



Deal Worth Writing Home About

You should always be skeptical about low money down deals.....right? Well, yes, but even the biggest skeptics would not hesitate to add this to his/her portfolio.... Shhhh, it is a private listing and only a few investors will know about this.....

CALLING ALL SKEPTICS—

If I told you that you could get into a property for under \$9,000 that is in good condition, in a good location, easy to own, has management in place, AND PRODUCES GREAT CASH FLOW would you be interested? Good, you should be.

Any property that you can get into with low down, not have to write a check out each month, and not have to worry about major capital improvements is really worth taking a hard look at with your checkbook in one hand and a pen in the other.

To get more info on this you can email (jrogers@iowarealty.com) me with the subject line: **“\$9,000 DOWN PRIVATE DEAL”**.

The Heartland Local Report:

THE RESULTS ARE IN:
**REPUBLICAN MITT ROMNEY AND
DEMOCRAT BARACK OBAMA
WON THE IOWA CAUCUSES....**

That is if Cedar Rapids Prairie High School had it their way.

Recently, the highly rated public school had a week full of political activities ending with a mock caucus. It showed over a thousand teens the political process and inspired some to take part. The 17 year olds were able to take part in the real Iowa caucus in early January.

One Junior noted: “It promotes awareness, because a lot of times our age group doesn’t get good coverage of what we deem important.”



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