

JASON ROGERS' MIDAS TOUCH REPORT

What Our Clients Have To Say:

We really appreciate the patience Jason Rogers demonstrated in working with us to sell our rental property. Because our lack of experience and understanding of the details of this transaction, Jason took the extra time to explain the process and to work closely with us. We felt that we received a fair offer and closed the deal in a timely manner.

Jim & Myrna
Loehrlein

Hello All,

My name is Jason J. Rogers, you may know me from previous newsletters, conference calls, videos or from working on deals with Darin.

Let me tell you about me: First of all, I am from a small community in the Heartland of America with a population of around 2000 people, you know, where everybody knows everybody. I grew up in a large family with eight siblings, as the youngest. Yes, eight, so this equates to a bunch (14 to be exact) nieces and nephews. I may keep you in the loop on these little guys and gals, so stay tuned, they can get a little crazy.....

Growing up I worked as a hired man for the neighbor farmer and as a concrete construction worker for a few years. These thankless and painstaking jobs motivated me to get educated.

A few years ago, I graduated from the University of Northern Iowa with a double major in Real Estate and Finance, a very highly heralded program across the nation. After graduating I decided to enter the world of commercial real estate brokerage.

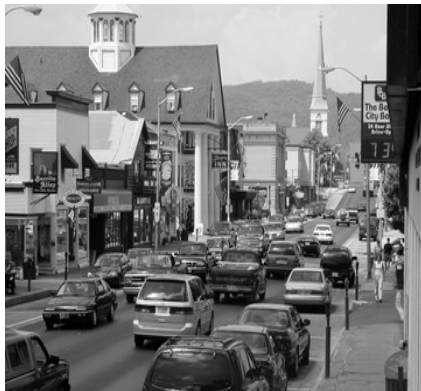
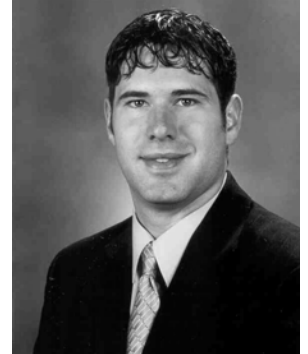
Why?

Because I thought it would be profitable and also a lot of fun. In addition, I wanted to help others build wealth while I did, and I discovered that many of the wealthiest people in history have built wealth from starting to invest in real estate (75% of the Forbes 400 got on the list by investing in real estate).

I have been working with Darin for almost 5 years now and want to bring my new Midas Touch Insert. During my time with Darin, we have done over \$150,000,000 in commercial and investment real estate transactions. We have helped a lot of investors build their wealth in the past few years and we are committed to continue to do so. It has been quite a fun and exciting ride. I cannot wait to make the ride even better in the coming years. I am very excited to help you build your wealth.

More to come.....

To Maximizing Your Wealth,



Downtown Heartland Of America

Increase Your Cash Flow-NOW

Insurance: The beginning of the year is a great time to check your insurance policy. You will want to have a discussion with your insurance person to make sure you are properly insured, but not over insured.

Being over insured can lower your cash flow hundreds, even thousands each year. Also, be aggressive with your deductible. Most insurance companies offer large discounts if you have a high deductible. This can increase your cash flow dramatically too. Keep in mind it is not in your premiums will go up when you make a claim, so try not to. Your insurance usually goes up 45% on irregular claims or even worse, it can get canceled.

Finally, shop around. Even if you have been with Joe on Main St. for 22 years, it will pay to get a quote from at least 2 other agents. If you would like more info on agents to contact please **email me with the subject line: "Cash Flow-NOW-Insurance"**.

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

Are You Smarter Than A 5th Grader?

Of course you are, but it depends on how you define smart..... One thing is for sure today's youth may know every part of the body and how to spell them, but the don't know how to solve problems, make good decisions, or get off their butts and away from the TV or Xbox.

So yes, you are smarter than a 5th grader. You learned "real world" information in school like how to make the best decision and how to be an inherently good person. So what is in store for our current 5th graders? Who knows, probably more questions like this:

?What are igneous rocks formed from?

- A. Magma
- B. Dinosaur Poop
- C. Chemical Composition
- D. Other Rocks

Answer Next Month

I was talking with my Mother the other night (bless her heart) and she told me that a few of her grandchildren were not having Christmas plays this year. I had no idea why, so I asked, Why? She told me that in some public schools don't want to offend anyone, so they cannot do the Christmas program or Halloween or Easter or Hanukkah, etc. Offend who? Shouldn't it be fine to celebrate anything no matter what religion or belief people have (as long as it doesn't harm anyone)? Why not have a mix winter/holiday play and celebrate Hanukkah, Christmas, Saturnalia, Yule, Rohatsu, Wicca, etc. Wouldn't that would teach culture and celebration.

It amazes me what people want to take out of the classroom, but have nothing to put in place of these important things our kids should be learning. These people are NOT smarter than a 5th grader. What is next taking "God" out of the Pledge of Allegiance...?

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
HAVE WON THE IOWA CACUSES....**

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 will be able to take part in the real Iowa caucus on January 3rd, 2008.

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

This kid is wise beyond his years, but now needs to get his classmates to follow his lead. He is much smarter than a 5th grader!



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