

# JASON ROGERS' MIDAS TOUCH REPORT

June 2008, Volume 5

## THE ECONOMY IS SO BAD THAT YOU ARE GOING TO LOSE EVERYTHING YOU HAVE .....

I am sure that headline got your attention. Our media usually does stupid stuff like this. They constantly predict gloom and doom for ALL Americans. You will notice that the media will use the word ALL. ALL Americans are affected by X, Y, Z.

I want to take some time and look at the supposedly negative aspects of our lives (portrayed by the media) and show you the more positive side and the fact that we have more OPPORTUNITY today than EVER.

**Gas Prices**-The high price of gas is having a negative effect on some of our economy, but how does this help us?

High gas prices allow consumers to be more willing to purchase more energy efficient vehicles and products. It creates demand for those energy efficient items. Also, Necessity is the Mother of Innovation. Looking back, history shows us that when society needs something to continue living life effectively and efficiently, we have been resilient to find that "something". We will have many engineers and scientists, etc working hard to make a car run on lawn mulch, for example. These new efficient ways of life will come with time, but for now we need to continue to innovate....

Again, more OPPORTUNITY.

**Low Interest Rates**-With interest rates remaining at all time lows this allows many Americans the "Golden OPPORTUNITY" to invest in investment real estate, start a business, and more.

**Employment**-Our Unemployment rate is still hovering around 5%. This is EXCELLENT considering over 3% of people just do not work. When comparing this to other countries we seem to have much more employment OPPORTUNITIES available. France has an unemployment rate of over 8% and Germany is over 10%. The key to this is you have to want to work.....

**Retirement Savings**-Today we have more OPPORTUNITY to invest in our retirement than ever before. Many people under the age of 35 know that they probably won't see a social security check, but we are allowed to contribute to things like 401k's, IRA's, Keoghs, SEP's, and many more.

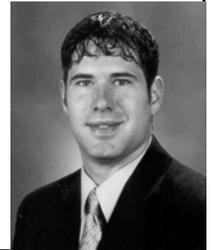
So what does this have to do with investing in Heartland Of America Real Estate..

A lot. America is resilient. No matter what, Capitalism will prevail and supply us with more OPPORTUNITY than any place else in the World, so take advantage of this WONDERFUL OPPORTUNITY that we offer to you.

I understand that these economic items I have pointed out don't tell the whole story, but my point is clear.

Message to the Media, our crime rate has decreased and we were never in a Recession!

To Maximizing Your Wealth,



## TO YOUR HEALTH

### Become An Arthritis Warrior

Arthritis is having a major effect on how many of us live our lives. Here a few things to consider in preventing arthritis:

**Reduce repetitive strain on muscles and joints**-Be alert for any chronic aches and strains caused by your day to day activities. If you need to find an alternative activity and if pain persists, see a physician.

**Exercise (but don't abuse) your joints.** Don't sit around, this actually increases your risk for arthritis (and other health problems). Regular exercise is essential. Don't be strenuous and try to do more cross training with your workouts.

**Feed Your Joints.** If you are overweight you are at greater risk for arthritis, especially in the weight-bearing joints. Losing weight will cut the risks. Try to maximize whole foods and minimize packaged foods. A dietary plan that has timeless tips

on how to eat and not what to eat works best for keeping weight off long term.

**Supplement Your Joints.** bad food choices, chemicals, excess stress, and alcohol, and medication contribute to widespread nutrient deficiencies. Good supplements to prevent arthritis include, vitamins C and D, boron, glucosamine, chondroitin sulfate and MSM.

**Water Your Joints.** Water makes up 70 percent of the cartilage in joints and helps to lubricate and shock absorbing properties of healthy joints. Try not to substitute coffee, soda, and tea for water. Also, don't get dehydrated.

**Yoga For Flexible Joints.** Simple yoga postures that can be done in less than five minutes will increase flexibility, muscle tone, and range of motion of joints.

Try to do as much of these or all of these things as you can now because the pain in the future is not worth it.

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

## IMPORTANT MESSAGE FOR THOSE LOOKING TO **“INVEST WITH THE EXPERTS”**

In the past few years we have been very active in purchasing properties together with you. It has been a great run with these investments and we hope that it gets even better. Since, the popularity of “Investing With The Experts” has been extraordinary, I want to let you in on a few SECRETS.....

First, if you think you will have to deal with management issues and asset management....you are wrong. Everything is done for you. No headaches, No fixing toilets, No B.S. It is EASY and PAINLESS. You will get all the active benefits of owning investment real estate with the experts.

Second, if you want to get in, but are waiting for the “Best Deal”, you will miss out on some very good deals. This has happened to many of our investors. Your best bet is to discuss the opportunity with me and do your due diligence. From this point if you want to get in on the deal, then do so. If you think you will lose sleep at night worrying about the investment or if you think that you will have your invested capital out in less than 3 years you should consider another route.....

Third, if you think that going in on deals with “strangers” is a big mistake or risk...think again. All of these people think like we do with respect to investment real estate. Some criteria may be different and if so, we will make sure you and your partners have similar criteria for that specific acquisition.

Fourth, if you think the risk will be too great with a “group investment”....you are wrong. The properties we provide offer great stability and predictability. We also have each deal structured through a Limited Liability Company (done by an attorney) and with a Business Venture Agreement (done by an attorney). These documents outline EVERYTHING that is needed and important. They tell us ownership percentage, who is responsible for what, what happens when this or that happens, and more. Your risk is very, very limited with structure we use and these great properties.

Finally, we are in this too. Our skin is in the game, so we work hard to make sure management is doing a fantastic job with the day to day management issues. We know the market, what to do to make the property more valuable (we have even doubled the value of a portfolio in two years!) and how to dramatically increase your cash flow.

**To get more information on “Investing With The Experts” please email me with the subject line “Investing With The Experts” and we will set up time to discuss your opportunity.**

### 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

### **Floods of Opportunity**

As most of you know our area has been affected by devastating floods. This has been a tragic experience for many families and businesses. With all due respect for those whom have lost their houses and business we need to realize the facts. As of this letter over 20,000 people are without homes. Our market was already operating with about 8% housing vacancy (including foreclosures), so any of those vacancies are now filled. The good news in all this (and we must find good news) is that looking forward for the next 2-3 years housing will be at a premium in our market. This means higher rents, higher value, and more cash flow on all properties. This is an opportunity for all investors. Don't get me wrong on this. I am not talking about short term gouging or kicking people when they are down. Now is when we help, but either way looking into the future you have a better opportunity to invest in the market now than any other time. You can log on to [www.corridorrecovery.org](http://www.corridorrecovery.org) to stay in the loop and donate. Thanks for all your kind words, donations, and prayers through this tough time.