

# JASON ROGERS' MIDAS TOUCH REPORT

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## HEATHER MILLS SCORED BIG, SO WHY CAN'T YOU?

Recently, Heather Mills received \$48.7 million from Sir Paul McCartney following their divorce. In the 80's, Ms. Mills was broke. She was homeless for over 4 months. Around this time she was on probation for theft for stealing jewelry from the jewelry store where she worked. Ms. Mills then decided to start a modeling career (this type of modeling also starts with a P-you figure it out). In the late 80's, she married her first husband, who was a sales manager for a catering company (he worked!). They divorced less than 3 years later. Then in 2002, Ms. Mills hit the jackpot when she married Beatle, Sir Paul McCartney. McCartney's accumulated wealth in excess of \$400 million and less than 5 years, over 12% of his wealth would be taken to someone he knew for about 8 years of his life.



The point here is not the money or the volume of money. Of course, McCartney has plenty of money, but his whole life was devoted to amassing that kind of wealth, then to give it away to a beautiful person that had a rough life (she is also very philanthropic, so not quite the devil). In today's world it seems as if many people think about marrying the rich or suing the rich instead of working hard and accumulating wealth. You should avoid what CNN has on the tube and absorb (like a sponge) what experts have to say. Your best advice should come from those who do the day to day things you are getting advice on, not on someone who has 10 years experience and has never DONE anything close to what they preach. Does your CPA own real estate? Does your Kia dealer drive a Kia? Does your stockbroker buy the same mutual funds, stocks, and bonds that you do? They all should!

I digress. About a month ago, Darin and I went through over 100 units in one day. We own these units as part of one of our group deals (investing with the experts). It took the whole day and about another full day to lay out a game plan on what to do next. We discussed with the management company how to raise rents, cut expenses, and how to maximize the value of our (and your) investments. So, we are the multi-family and investment experts who also own investment property in the Heartland.

You now may be wondering how you can score big and what my point is? The point is that investing with the experts allows you to score big by amassing wealth. What we see in the media is fantasy land. Ms. Mills got lucky in her fantasy world, but she also appeared smarter on the inside than on the outside. Take advantage of what is available to you and invest with the experts. WE DO IT ALL FOR YOU and our skin is in the game too. For more info on how to invest with the experts you can email me at the email below with the subject line "investing with the experts".

To Maximizing Your Wealth,

### TO YOUR HEALTH

How To Blast Fat Away-

Your best bet to shed those pounds and quickly eliminate fat is an interval cardio workout. Any cardio work out will do, but the key is kicking your butt...

After you warm up start pushing yourself to the max. You will want to push yourself for 2-4 minutes and then reduce your exercise intensity for a few minutes. Once you are ready, kick it in gear again and push yourself to the max for 2-4 minutes, then reduce speed. Keep repeating this for at least 20 minutes Do this 5 days per week and you will blast the fat away.

### Increase Your Cash Flow-Now

If you are like me you have a desk covered in documents, seven voicemails to check, and a full inbox.....Well, add something else to your TOP PRIORITY LIST-Get An INSURANCE Quote! About a week ago I had a client tell me that he saved \$1000 per year for a 4 unit property, but he waited four years to get another quote. He never found time to shop around for different insurance and didn't think he could save much.

It is important to check your insurance coverage and shop insurance around every 6 months. Your quotes can change from week to week, so keep shopping around. To get investment property insurance contacts and more information, you can email me with the subject line-"I Want To Save A Bunch Of Money On My Investment Property Insurance".

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

## GET YOUR MONEY WORKING FOR YOU AND GET IT WORKING HARD

The national average interest rate on a CD is under 2.75% and the stock market is dangerous place for investors. Where should you put your money?

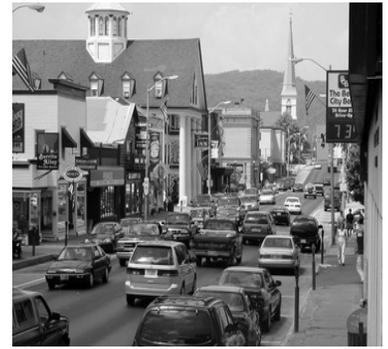
You should answer- "Heartland of America Real Estate". With CD rates at all time lows, inflation and taxes actually cost you money if you invest in a CD. Inflation last quarter was estimated at 4%, so if you are getting 2.75% on your CD then you are actually losing 1.75% of your overall return. Oh yeah, and that doesn't include the taxes you are paying on your interest.

In the past 6 months, I have heard a resounding statement from many of our customers and clients-"I need to get my money working for me, but I don't want a lot of risk and I don't want any headaches". Many folks are seeing their retirement accounts suffer from the volatile stock market and other safe investment returns lose money due to inflation and taxes. We offer excellent investments that provide appreciation, tax shelter, equity, and cash flow. Don't hesitate to get in on the deals we offer. As Summer nears, make sure you are geared up to get into the next great investment we have available. "He who hesitates is lost".

### The Heartland Local Report:

Monsanto To Build New Plant That Will Create 700 Seasonal Jobs.....

A few months ago Monsanto announced that they will be building a new seed corn plant in Independence, Iowa (about 30 min. North of Cedar Rapids). Some of our investors own units in the town of Independence (pop. 2500 m/l) and they will experience a huge increase in their rents (maybe double) due to increased housing demand from this project. The construction will take about 2 years, so these owners could see their PROPERTY VALUES DOUBLE. The Heartland keeps on growing as do your investment returns..... and the corn too!



Downtown Heartland Of America

### GAS IS CHEAP!?!?!?

No, I have not lost my mind. Take a look at some everyday household items that cost MORE than a gallon of gas:

2% Milk	\$3.99
Ice Tea	\$3.99
Whole Milk	\$4.49
Soda	\$5.33
OJ	\$6.99
Dish Detergent	\$11.43
Elmer's Glue	\$20.54
Clam Chowder	\$22.07
Olive Oil	\$77.75
Krazy Glue	\$2322.29

It is a good thing we don't "run" on Krazy Glue.

## Deal Worth Writing Home About

### OWNER FINANCING, LOW DOWN, AND USE YOUR SELF-DIRECTED RETIREMENT ACCOUNTS.....

Then I told Darin about the cash flow, great location, excellent condition, low headaches, low maintenance, and GUARANTEED RENT AND THE OWNERS WILL FINANCE!!!. 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.

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