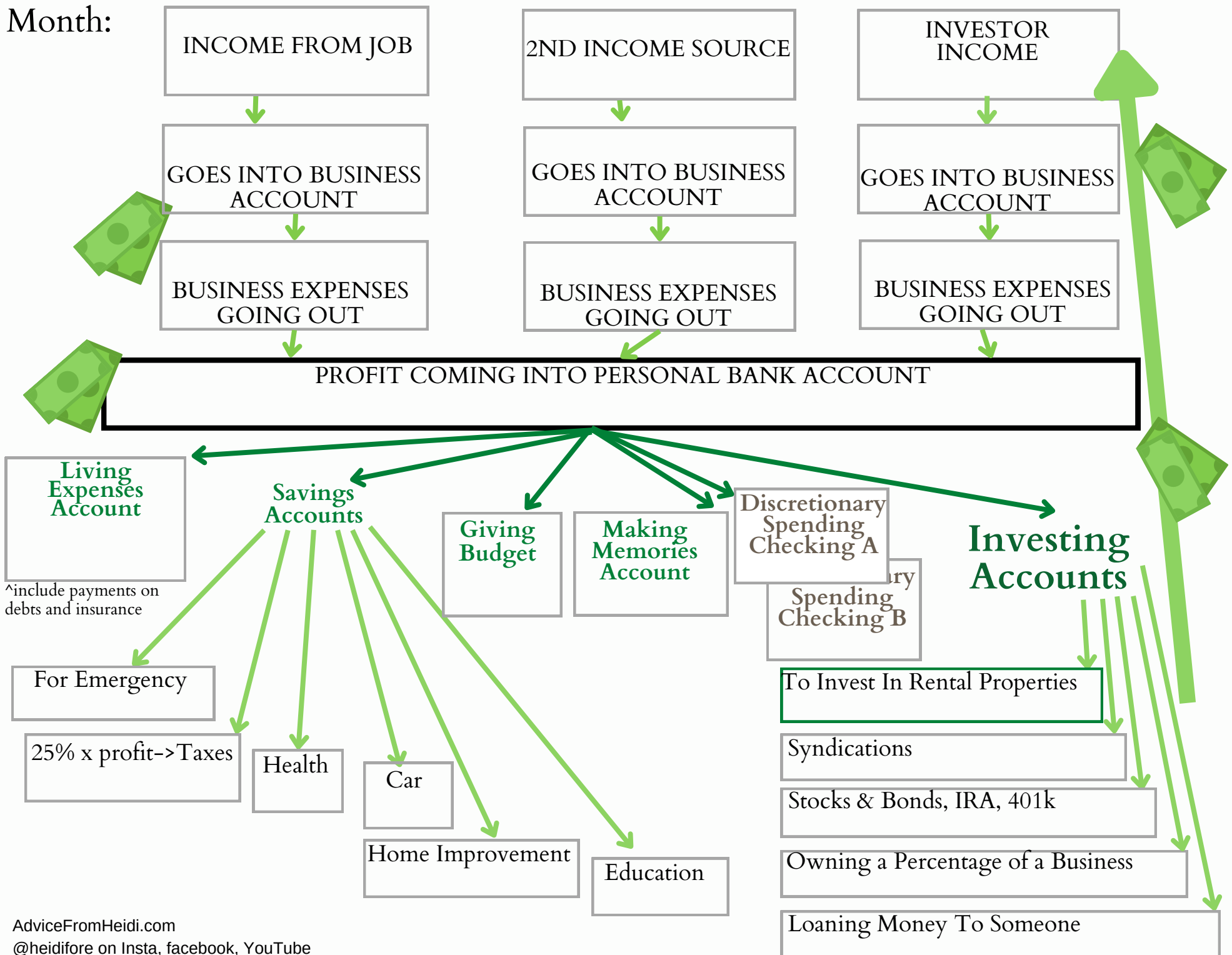


Month:



Month:  
**EXAMPLE  
2023**

INCOME FROM JOB  
**\$10,000**

↓ -10% COST OUT OF EACH SALE

**\$9,000**  
GOES INTO BUSINESS  
ACCOUNT

↓  
**-\$3,000**  
BUSINESS EXPENSES  
GOING OUT

2ND INCOME SOURCE  
**\$7,000**

↓ NOTHING PAID FROM EACH SALE

**\$7,000**  
GOES INTO BUSINESS  
ACCOUNT

↓  
**-\$1,000**  
BUSINESS EXPENSES  
GOING OUT

INVESTOR  
INCOME  
**\$5,500**

↓ -10% TO PROP. MANAGER

**\$4,950**  
GOES INTO BUSINESS  
ACCOUNT

↓  
**-\$1,950**  
BUSINESS EXPENSES  
GOING OUT

PROFIT COMING INTO YOUR PERSONAL BANK ACCOUNT  
**\$6,000 + \$6,000 + \$3,000 = 15,000**

Living  
Expenses  
Account  
**\$5,800**

^include payments on  
debts and insurance

Savings  
Accounts

For Emergency  
**\$200**

UNTIL  
6 MONTHS  
LIVING  
EXPENSES  
IS HERE

25% x profit-> Taxes  
**\$3,750**

FUND HSA \$7,750

Health  
**\$600**

Car  
**\$400**

Home Improvement  
**\$200**

AT LEAST ENOUGH FOR  
FURNACE/ROOF/ETC

Education  
**\$350**

ENOUGH FOR 20% OF A HOUSE,  
OR 4 YEARS OF COLLEGE

Giving  
Budget  
**\$100**

Making  
Memories  
Account  
**\$200**

Discretionary  
Spending  
Checking A  
**\$200**

Discretionary  
Spending  
Checking B  
**\$200**

Investing  
Accounts

To Invest In Rental Properties  
**\$3,000**

Syndications

Stocks & Bonds, IRA, 401k

Owning a Percentage of a Business

Loaning Money To Someone

# Getting To Financial Freedom Day Through Rental Properties

Step 1: Make a cash flow plan, including identifying the finish

line

Step 2: Decide what type of property makes sense for you to buy

Step 3: Find potential properties

Step 4: Evaluate the property to ensure it meets the criteria

Step 5: Decide the best way to pay for it

Step 6: Make an offer and close on the property

Step 7: Repair the property to get it rent-ready

Step 8: Find respectful tenants and get leases signed

Step 9: Improve the property's value

Step 10: Track your profit

Step 11: Get advice from pros every 6 months

Step 12: Evaluate all the options for purchasing the next property

Step 13: Reflect, revise budgets, repeat steps 3-12. Get clarity on

what your personal lifestyle costs. Track gap to the finish line.

Step 14: Hire someone for roles you don't want to do anymore

**AFTER THE PROFIT FROM INVESTMENTS  
CONSISTENTLY FUNDS THE PERSONAL  
ACCOUNTS AND INVESTMENT ACCOUNTS AS  
PLANNED, YOU ARE INDEPENDENT FROM  
HAVING TO HAVE A JOB.  
IT'S FINANCIAL FREEDOM DAY!!**