



REI Mastery U



Our **Professional Investor Classes** introduce a broader overview of real estate investing techniques & strategies on a more advanced level. They are designed to give an investor a solid introduction to all the major REI strategies and the most important things to be aware of.

Each class is a recorded video of approximately 45 - 50 minutes in length. You also have access to the eTextbook online. After watching the videos you take an exam to test your knowledge. Don't worry, it's not graded, and the answers and explanations are included. Upon finishing, you will receive your REI U's Professional Investor Certificate.

If you're looking for more detailed, in-depth education, covering advanced issues & resolutions, then please see our Mastery Level online courses related to: Partnering, Wholesaling, Seller Financing, and Self-Direction.

Class 1: Asset Protection Fundamentals

No real estate investor should forget about asset protection. This class covers the fundamental concepts, strategies and vehicles that every investor can implement. Your core asset protection strategy begins with the limited liability company or LLC. Here is what else you'll learn in this class:

1. The two kinds of liability in real estate
2. The two kinds of protection
3. The LLC: the real estate protective gold standard
4. Other reasons for establishing a business entity
5. How to maintain your protection

Class 2: Wholesaling Fundamentals

While the ability to assign contracts has been around as long as there have been contracts, wholesaling as an investment technique is certainly a lot younger. In fact, it's the fastest growing REI strategy. But, with new growth comes issues! Especially when it comes to real estate licensing laws. This class is a great introduction in the the world of wholesaling and some of the issues that arise. Here's what this class covers:

1. The three ways to wholesale a deal
2. The purchase contract and wholesaling
3. The assignment addendum and wholesaling
4. Issues when assigning a contract
5. A note on wholesaling and real estate licensing

Class 3: Hard Money Fundamentals

You do not have to be a private lender to take this class! As an investor you will certainly be on the borrower side of a hard money. That's why it's very important to understand the basic concepts with being a borrower and the standard note & deed. Here's what you'll learn in this class:

1. A description of "hard money" lending
2. Lending as a real estate investing strategy
3. The standard note & deed key terms
4. A discussion of default and foreclosure

Class 4: Seller-Financing Fundamentals

Seller-financing is probably the true work-horse of real estate investing! Due to lending criteria, it is impossible to really build a portfolio of rental properties with conventional financing. All experienced investors use this technique to pick up more deals. It is also a strategy that can be applied to other types of deals. Here's what you'll learn in this class:

1. A comparison and description of seller-financing techniques
2. The due on sale clause and buying "subject to"
3. Reading and understanding the mortgage statement
4. Putting together a seller-financing deal
5. Common issues in seller-financing deals and overcoming them

Class 5: Partnering Fundamentals

If you stay in real estate long enough, you're going to partner with someone! You can partner on any deal and using any other strategy in REI. You can even partner with retirement accounts (self-direction). But, partnering is one of the most risky REI endeavors as it brings up additional issues. Here's what you'll learn:

1. The fundamental partnering structures
2. The core issues that arise when partnering with others
3. Variations of partnering with sellers
4. How to deal with programs

Class 6: Self-Direction Fundamentals

Now this is an amazing yet advanced REI strategy. Self-direction means taking your retirement accounts (think IRAs and 401Ks) and using those funds in your own real estate investing. There are seriously great tax advantages to doing this. But, there are risks. Here are the great things you'll learn in this class:

1. What are retirement accounts and their advantages
2. Roth v. traditional accounts
3. A comparison of IRA v. 401K self-direction
4. Getting starting in self-direction
5. The prohibited transaction
6. The UBIT tax

Class 7: Real Estate Taxation Fundamentals

Nobody likes to talk about taxes unless you're talking about how to save taxes! There are numerous ways to reduce your tax burden with real estate investing. This fundamentals class covers the basic tax strategies that even beginning investors can start with and immediately make more money on every deal! Here's what you'll learn:

1. The taxation of rentals

2. The "real estate professional" and the IRS
3. The taxation of flips, wholesaling other strategies
4. Deductions and write-offs

IMPORTANT TERMS!

VIDEO EDUCATION: Each online video class is approximately 40 - 50 minutes in length. They are available on the each Program's Page. The videos contained within each program are not sold separately. They are only available as part of the overall program. The videos are copyrighted material of REI Mastery U and not available for download, copy or use other than online viewing through our website while you are part of a Program.

eTEXTBOOK: The electronic eTextbook included in each Program is available via a PDF viewer on each Program's Page. The eTextbook is copyrighted material of REI mastery U and not available for download, copy or use other than online viewing through our website while you are part of a Program.

REFUND POLICY: There are NO REFUNDS at any time or for any reason. Once registered, you will receive a month's or year's membership, depending on your program.

CANCELATION: You may cancel your membership to the REI Mastery U Online Community at anytime. You will continue receive all the benefits of your chosen program until the end the term for which you've paid.