

The Busy Professionals Guide To Creating A Diversified Wealth Plan

*& Why The Ultra Wealthy Expand Their Portfolio
With This Investment*





Many busy professionals are not diversified enough when it comes to building wealth.

Because they are so focused on growing their respective career they lose sight of their potential net worth. They only have one income stream and then invest it minimally, if at all. Typically in the stock market or a retirement fund provided by their job. This limited investment strategy can be a problem for someone who wants to produce more money quickly.

Busy professionals spend a lot of their time and energy thinking about what sort of stocks they will expand their investments in. However they don't have the time to truly "work" their investments and know they are leaving money on the table because of it.

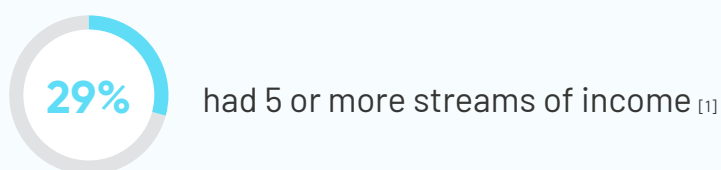
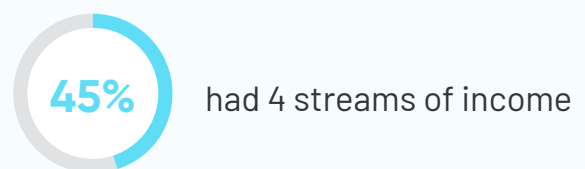
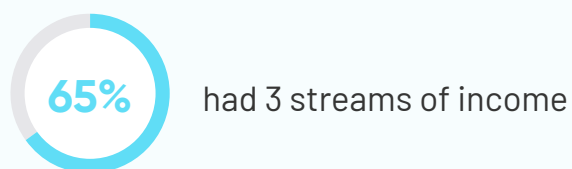
Did you know there are 100s of investment vehicles? Who has the time to become a stock-market expert when you are focused on excelling at your job and likely raising a family?

Good news, in this guide we will reveal the ONE investment that will always beat the stock market, and you don't have to be a "stock-market-guru" to make it work for you.



What is Wealth Diversification & Why is it Important?

Wealth diversification is not just where your money goes, but how it comes in. Most people don't know that millionaires have diversification not only in their investment vehicles, but also in their income streams. Researchers have found that a large percent of millionaires have **4 or more streams of income**. One of them is traditional stock investments, but even in that, the smart way they invest is then to split their money into several categories within the stock market to ensure diversification.



[1] <https://www.cnn.com/2018/11/27/tom-corley-create-wealth-like-the-rich-with-multiple-income-streams.html>

My Path To Diversification

Hi, I'm Brian and I'm grateful to be bringing you this information today because I'm passionate about assisting people in creating the life they desire and I believe it's done through wealth diversification - and I'm living proof of that.

Most busy professionals I know don't mind working hard to excel in life and business, just like me. I personally thrive in my career and I love it. I've worked in the sales industry for more than 7 years climbing the corporate ladder and have built my book of business from scratch. I've succeeded on that challenge and my financial outlook is great....

Yet I still wanted more.

Do you ever just 'want more'?

Do you give yourself permission to not only want more, but to go after it?

In my experience, some of the smartest and most talented people I know have a hard time giving themselves permission to want more because nothing is "wrong" in their life. It's a strange mindset yet if you ask yourself the question, you may find a surprising answer. I'm here to help you allow more for YOU.

We, my wife and I believe we should make the most out of our lives in every aspect. Wanting an abundant and fulfilled life isn't only right, but it's easier.



I set out to determine the best way to expand my income and investment vehicles by finding a place to put my money that would generate a second stream of income. But like you, I had the same sort of restrictions/desires:

- Little time to spend making it work
- I didn't want to be a stock-market-expert.
- I wanted passivity.
- I wanted to tap into what the 'ultra-rich' were doing, but at a starting point I could afford.

AND..... I love my job, so I didn't want anybody telling me to quit my job, but I knew that I could create more FLEXIBILITY and have the option to REPLACE or EXPAND my income.

I started by investing some money into different stocks and a 401k provided by the company I work for. I quickly learned I wasn't going to achieve passive income or become a millionaire this way.

By researching and reading about successful ways to create passive wealth and what the rich do, I came across a solution that would later lead me to sustainable results.

I continued learning the processes through listening to podcasts, attending seminars, and using syndication tools. Next, I started setting up meetings with banks, brokers and management teams. The next step was to take action.

And then I realized I didn't have to reinvent the wheel, I just needed to follow the footsteps of the ultra-wealthy, so that's what I did.

The Path Was Already Paved

Grant Cardone is a great example of someone who is successful because he chooses to work smarter, not harder by generating numerous income streams and exploring different investment opportunities which allow him to see RESULTS. Grant not only sells products to companies and end users, but he also sells advertising, tickets to his events, and offers mentoring sessions. On top of that he buys large apartment buildings and cash flows them positive.

Have you ever heard of the show Shark Tank? Six of the most successful entrepreneurs in America, all of who are effective in building wealth invest in products. Not only do The Sharks invest in tons of products, they also grow their money in other ways.



Barbara Corcoran

- Sold her real estate business for \$66 million
- Author
- Television personality



Robert Herjavec

- Information technology companies
- Computer security companies
- Television personality



Daymond John

- Apparel company
- Author
- Television personality

These are just some of the ways 3 of The Sharks make millions.

Each of them has multiple income streams just within the different products from the show, plus additional investments. Not to mention more than half of them came from nothing and built their wealth from the bottom by being **DYNAMIC**.

- **Income streams**
- **Investment vehicles**
- **Smarter Investments**
- **Results**

By the time you finish reading this eBook you will learn the key elements to creating a diversified wealth plan that will ensure you are on the right path to achieving your goals and help you live the life you were meant to live.

What is the One Investment They All Have in Common?

They invest in real estate, specifically in commercial real estate. Why exactly is diversification in real estate important though? Because, there are plenty of different kinds of real estate you can invest in and commercial real estate is the **SMARTER** investment.

There are so many reasons why someone would invest in real estate. If you ask an investor, almost all of them will have something positive to share about their journey in real estate investing. For some it might be the extra money in their pocket, others might mention the fact they were able quit their job and do what they love with full control.

Of course, just like any investment, there is risk and things can happen.



Why Is It Important to Start Today Instead of "One Day"?

Why put the life you desire off any longer? The sooner you take action the faster your money will grow.

"What stands between you and your goal is your behavior."

You → Choice + Behavior + Habit + Compounded = GOALS
(decision) (action) (repeated action) (time)

This is a great quote/ chart from the book "The Compound Effect," by Darren Hardy. This book paints a clear picture of why NOW is important to reach your goals. Below are some figures from the book showing how the compound effect works.

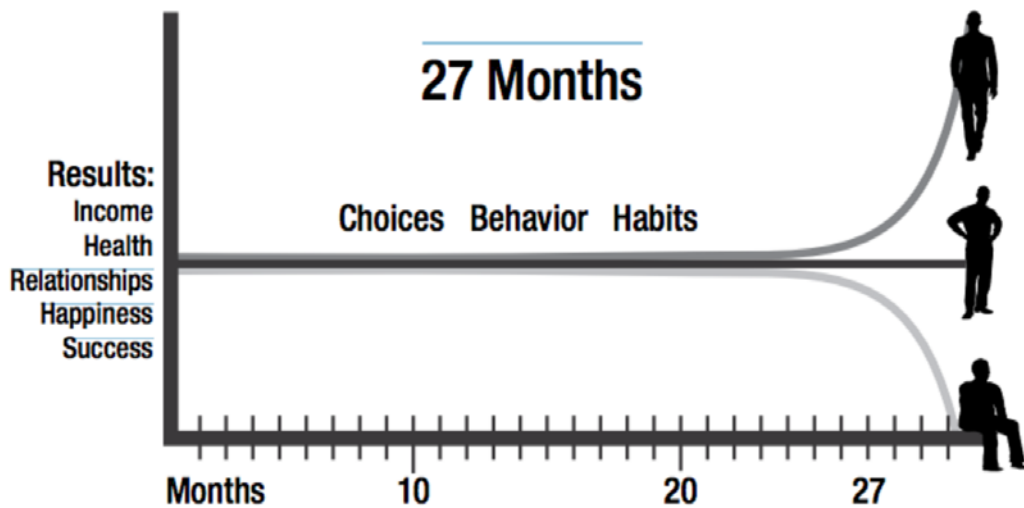


Fig. 5

THE POWER OF THE COMPOUND EFFECT

FRIEND			YOU		
Age	Year	Year-end Balance	Age	Year	
23	1	\$3,112.48	23	1	
24	2	\$6,483.30	24	2	0
25	3	\$10,133.89	25	3	0
26	4	\$14,087.48	26	4	0
27	5	\$18,369.21	27	5	0
28	6	\$23,006.33	28	6	0
29	7	\$28,028.33	29	7	0
30	8	\$33,467.15	30	8	0
31	9	\$39,357.38	31	9	0
32	10	\$45,736.51	32	10	0
33	11	\$52,645.10	33	11	0
34	12	\$60,127.10	34	12	0
35	13	\$68,230.10	35	13	0
36	14	\$77,005.64	36	14	0
37	15	\$86,509.56	37	15	0
38	16	\$96,802.29	38	16	0
39	17	\$107,949.31	39	17	0
40	18	\$120,021.53	40	18	0
41	19	\$129,983.26	41	19	\$3,112.48
42	20	\$140,771.81	42	20	\$6,483.30
43	21	\$152,455.80	43	21	\$10,133.89
44	22	\$165,109.55	44	22	\$14,087.48
45	23	\$178,813.56	45	23	\$18,369.21
46	24	\$193,655.00	46	24	\$23,006.33
47	25	\$209,728.27	47	25	\$28,028.33
48	26	\$227,135.61	48	26	\$33,467.15
49	27	\$245,987.76	49	27	\$39,357.38
50	28	\$266,404.62	50	28	\$45,736.51
51	29	\$288,516.07	51	29	\$52,645.10
52	30	\$312,462.77	52	30	\$60,127.10
53	31	\$338,397.02	53	31	\$68,230.10
54	32	\$366,483.81	54	32	\$77,005.64
55	33	\$396,901.78	55	33	\$86,509.56
56	34	\$429,844.43	56	34	\$96,802.29
57	35	\$465,521.31	57	35	\$107,949.31
58	36	\$504,159.35	58	36	\$120,021.53
59	37	\$546,004.33	59	37	\$133,095.74
60	38	\$591,322.42	60	38	\$147,255.10
61	39	\$640,401.89	61	39	\$162,589.69
62	40	\$693,554.93	62	40	\$179,197.03
63	41	\$751,119.64	63	41	\$197,182.78
64	42	\$813,462.20	64	42	\$216,661.33
65	43	\$880,979.16	65	43	\$237,756.60
66	44	\$954,100.00	66	44	\$260,602.76
67	45	\$1,033,289.83	67	45	\$285,345.14
Total accumulated=			Total accumulated=		
Total amount invested=			Total amount invested=		
\$54,000.00			\$81,000.00		



Benefits everyone gets when they buy real estate.

In addition to the Compound Effect, these are 4 additional reasons why now is important.

- ▶ Taxes
- ▶ Amortization
- ▶ Cash Flow
- ▶ Appreciation

▶ Taxes

Check out the book, Tax Free Wealth by Tom Wheelwright, CPA. He is a tax expert and offers legal ways to be like the rich and not pay taxes.

Bottom line is the tax laws/codes are written to decrease your taxes little to none. The government wants you to invest in things like real estate. By buying and investing in apartment buildings, you're providing housing for workers so you get all the benefits.

▶ Amortization

Amortization, in a nutshell, is paying an amount owed (principal & interest) over a period of time, rather than all at once.

- You buy the property with a loan from the bank.
- Someone else is paying down your mortgage & Interest.
- Someone else is paying your insurances & taxes on the property.
- Expenses such as property management fees are being paid by renters.
- Bonus! Cash flow.

▶ Cash Flow

In a GOOD deal, after all expenses, mortgages, insurances, etc. are paid, you should have cash flow.

▶ Appreciation

The value of the investment is increasing each year.

I'm passionate about real estate investing because since I've syndicated several deals, I've been able to reach these goals:

- **Spend the extra money on vacations=more time with my wife.**
- **My wife was able to quit her 9-5.**
- **Pay off student loans.**

All without the stress/worry most people I know have around the 'money' and I have a huge amount of freedom everyday just knowing that I'm no longer 100% reliant on my job to create my future. Whether you want to ensure you have a healthy/safe retirement fund, another stream of income so you can spend more time with your family, more money for bills or to pay off debt.

We want to help you reach the **MILESTONES** that matter to you, by giving you the stream lined path and showing you **RESULTS** along the way. If you would like to find out more about how you can create the life you want on your own terms through commercial real estate, then I invite you to Join the Wagers Capital Club today.

The way we work with every one of our Wagers Capital Club Members is to walk them through a step by step plan that will allow them to:

- **Grow Yourself**
- **Expand Your Wealth**
- **Replace Income**
- **Live The Life You Desire**



Once you submit the short survey to join the club, you'll then be able to book a 1:1 Investors' Strategy Session, where you'll walk away knowing exactly what your next best steps are to diversifying your wealth by understanding :

- **Clarity on your actual wealth goals**
- **What is your current ability to invest**
- **Determining which milestone makes the most sense for you to shoot for**
- **Create a roadmap to your diversified wealth plan**

We only share our current investment opportunities with members of our exclusive club! So we look forward to meeting you soon.

[JOIN NOW](#)



BRIAN WAGERS

Founder of Wagers Capital

Brian Wagers is Founder of Wagers Capital, an integrated real estate investment firm which he founded in 2017. WC operates on several platforms, directly managing active syndications for the acquisition of multi-family in growing markets in Northwest Arkansas and surrounding markets. Brian has acquired 300 plus rental units, valued over \$10M, since moving to Northwest Arkansas and seeing its incredible potential in 2015.

He brings a focused dedication to the oversight of the portfolio, leveraging his local knowledge and relationships to execute our strategy. Brian is also a logistics broker for a Fortune 500 company where he is the top broker in Northwest Arkansas and top 10 in his region. Brian earned his BA in Economics from the University of Kentucky. He lives in Rogers, AR, with his wife, 2 dogs and 2 cats.

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