

Jack Miller Presents A New Seminar!

'Creating Cash Flow with Creative Deals'

Buying & Selling Techniques to Build Cash and Income Fast!

SEPTEMBER 17-18

www.cashflowconcepts.com
(888) 282-1882

SAN FRANCISCO

**The Objective of Investors Should
Not Just Be To Create Wealth,
But to Create Net Income That Will
Support The Lifestyle They Choose.**

In the final analysis, the objective of every investor should not be to just create wealth; wealth alone won't buy the bare necessities of life. Everything we buy requires cash, so the objective of creating net worth should be to create income that will support the lifestyle of your choice.

Even when property is free and clear of debt, you still have to contend with negative cash flow unless it is made to produce income. If you don't believe this, ask any land buyer about taxes, insurance, zoning petitions and the costs of protecting and preserving property. Regardless of how rich a person might be, the ability to live well without work can only come about when assets are made to produce more income than one spends.

Jack Miller's new seminar is designed to show you how to solve cash flow problems. He'll cover strategies for those who aren't yet wealthy enough to have their assets work for them and he'll discuss ways to increase yields for those who want to work less and have their wealth work smarter.

For those investors who don't have a lot of assets or cash but whose capital consists of time, desire and a willingness to work, Jack, will explain his time-tested techniques that will give you the tools to quickly acquire enough income producing assets to support your lifestyle.

For you high rollers, some of the subject matter will be high-yield investments that carry high risks. To appeal to the prudent investors, Jack will cover more moderate ventures with less risk as well as creative ways to wring extra income out of the tax code.

Don't miss this special seminar! Space is Limited! Learning what Jack has to teach and putting it to use may be the best investment you'll ever make of your time and money.

Announcing a Special Event!

Bay Area Wealth Builders Presents:
Jack Miller's

EVERYTHING

**You've Ever Wanted
to Know About**

REAL ESTATE

**But Didn't
Know Who to Ask**

Friday - Sept. 16, 9 am - 5 pm
\$99 each (\$79 for BAWB Members)

**Don't Miss Jack in this
unique "Help Day"
Question & Answer Format!**

SPECIAL DISCOUNT OFFER:
Attend this Workshop and You May
Attend the 'Creating Cashflow Seminar'
for a Discount Price of **Only \$330!**

Holiday Inn Golden Gateway (415) 441-4000 1500 Van Ness, San Francisco, CA 94109
Room Rate: \$99 (Mention: "Cashflow Concepts Group Rate) HURRY-Room Rate Expires 8/26/05
Class Hours: Sat 9-5:30, Sun 8-4 - Seminar Fee: \$495 (\$395 for Commonwealth Subscribers)

REGISTRATION FORM - CREATING CASH FLOW

September 17-18, 2005 Saturday & Sunday San Francisco, CA

JACK BABY - I'm Coming! Enclosed please find my (Visa/MC/AMEX/Disc) or check payable to CashflowConcepts LLC. \$495 or \$795 for two (\$395 or \$695 for Current Commonwealth Subscribers)

BAWB

ALSO, PLEASE REGISTER US FOR THE SPECIAL FRIDAY Q & A WORKSHOP FOR \$99 each: _____
(Or \$79 each for BAWB (Bay Area Wealth Builders) Members _____)

Registrant (1): _____

Registrant (2): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Credit Card#: _____ Exp Date: _____

Mail to CFC, PO BOX 21172, TAMPA, FL 33622
Or FAX TO: (800) 883-4462 or Call (888) 282-1882

Take a Look at the Money-Making Topics Covered at this Seminar! Each Subject is Included in Your Comprehensive Class Workbook.

DAY ONE

- ☑ 20 Wealth-Building and Cash-Flow Secrets
- ☑ Ten Maxims For Wealth
- ☑ Understanding Wealth vs. Yield vs. Cash Flow
- ☑ Spending Less Than You Make
- ☑ Netting More income Than You Spend
- ☑ Developing Multiple Sources of Cash Flow
- ☑ Using Wages To Set You Free
- ☑ Forecasting Cash Flow Needs
- ☑ Making Quick Sale Profits Before You Buy
- ☑ When Borrowing Works and Does Not Work
- ☑ Current Income vs. Roth IRAs
- ☑ Taking a "Calculated Risk" to Increase Income
- ☑ Avoiding Losses That Rob Income
- ☑ Change from Employee to Entrepreneur with LOC
- ☑ Using O.P.M. with Private Lines of Credit
- ☑ Leveraging Know-how to Make More with Less
- ☑ Turning Time Into Income Via Multi-Tasking
- ☑ Fast-Track Techniques to Beat the Competition
- ☑ Supercharging Your Buying, Selling, and Renting
- ☑ Fixing and Flipping vs. Buy/Hold Strategies
- ☑ Fixing vs Flipping; Which is better?
- ☑ Fast Wholesale Flipping vs Slow Retail Sales
- ☑ Optioning vs Buying

DAY TWO

- ☑ Creating Rents Where Buy/Hold Won't Work
- ☑ Structuring Deals to Generate Cash Flow
- ☑ Negotiating Cash Flow "Going In"
- ☑ Share-the-Wealth Techniques To Attract Money
- ☑ Increasing Rental Income By Selling
- ☑ Options Trade-Ins, Trade-Ups, Trade-Downs
- ☑ Buying and Selling With Zero Interest
- ☑ Changing "Due-on-Sale" to "Due-On-Discovery"
- ☑ Side-Stepping Foreclosure Using Trust Shares
- ☑ Building Income by Cashing Out Tax-Free
- ☑ Managing Money To Produce More Cash Flow
- ☑ Investing to Convert "Growth" to "Cash Flow"
- ☑ Fast-Cash Cash-Flow Financing Fixer-Uppers
- ☑ Building Cash Flow with Paper Profits
- ☑ Adding a "Risk Premium" To Increase Cash Flow
- ☑ "Wrapping" Wraps, Contracts, Leases, & Options
- ☑ Building Cash Flow Buying Paper with Paper
- ☑ Using "Capital" to Buy Into High Income Streams
- ☑ Tax-Savvy Techniques That Increase Cash Flow
- ☑ Personal Residence Cash Flow Strategies
- ☑ Using LLCs and S-Corps to Increase Net Income
- ☑ Tax-Free Series Exchanging
- ☑ High Yield Investments for High Rollers

SAN FRANCISCO - HOT TIPS

AIRPORTS: Consider flying into Oakland Airport (OAK) instead of San Francisco International (SFO). They are about the same distance from downtown, and BART (Bay Area Rapid Transit) is available from both Airports to Downtown. Plus SOUTHWEST AIRLINES flies into Oakland and usually has the best rates.

AIRPORT TRANSFERS: You can take the BART (Bay Area Rapid Transit) from either Airport for about \$5.00. If you take the BART from the airport to downtown, get off at CIVIC CENTER. From there, you'll still have to take a cab (\$5.00) to get to the hotel. OR you can take the shuttle, from Oakland-\$16, from SFO-\$24, which will take you directly from the airport(s) to the hotel. Look for the Shuttle Signs at baggage claim or ask the Attendant.

THE HOTEL: The Golden Gate Holiday Inn is located in downtown San Francisco, right on the California Cable Car Line which will take you to all the hot spots including Fisherman's Warf, Chinatown, Ghiradelli Square, etc. There is no need to rent a car if you are flying to the seminar, and we recommend that you don't. See parking rates below.

PARKING: The Holiday Inn charges \$25, plus tax, per day to park. (*Ouch!*) We have negotiated a group rate of \$10 per day, plus tax.

PLUS, Don't Miss Jack's Special, One-of-a-kind, FRIDAY Question and Answer Workshop!

At the Q & A Workshop, Jack will speak for approximately 90 minutes in the morning and then the rest of the day will be devoted to addressing your specific questions and sharing with you some of his wisdom on Negotiation, Buying, Roth IRA's Leasing, Financing, Selling, Fixing, Foreclosures and More! Here are some other topics you might ask Jack about.

BANKING AND FINANCING

- Effects of growing bankruptcies and loan defaults on mortgage interest rates and loan qualification trends
- How to get started making money in a hot market
- How to make money in a tight money market
- Mortgage seasoning problems and solutions
- How to buy and sell with creative financing
- Short term "interest only" financing hazards
- Using "Equity" financing to buy cashflow properties

FINANCING AND INVESTING WITH ENTREPRENEURS

- Avoiding "blue sky" real estate promoter offerings
- Increasing Investment Yields with joint ventures
- Creating equity and income with management skills
- Challenges to Landlords and long term rentals.

GOVERNMENT INTERFERENCE IN MARKETS

- Response to Nevada's assault on financial privacy
- Proposed changes in Social Security and Medicare
- Potential "Subject-To" Financing Problems
- Criminalization of "Due-On-Sale" Avoidance

LEGAL TAX STRATEGIES AND SOLUTIONS

- Using Equity Appreciation to save taxes
- Pyramiding Equities tax-free with IRC Sections 121 and 1031

THE REAL ESTATE BUBBLE: WHAT, WHERE, WHEN

- The real estate "Bubble": Fact or Myth?
- Winners & Losers created by predicted massive demographic shifts

What questions do you have?

DON'T MISS THIS SEMINAR EVENT! TO REGISTER, CALL (888) 282-1882