

**9 FIGURE**  
**Forever Passive Income**  
**BUSINESS BLUEPRINT**

**PART II**

Will **YOU** Be  
Our Next  
Success Story?



**THINGS CHANGE FAST...**

**AND IT'S TOUGH TO NAVIGATE**

**ALL ALONE**

**without partners, best practices  
and a support system!**

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The fact is that the commercial real estate market, the lending and finance market and the political market all move very quickly and all have a direct impact on apartments and housing...

So quickly... in fact that no single human can keep up with it on their own.....

That's why I'm so thankful to have a team of over 50 experts – the best and brightest in this industry – working directly with me here in Cleveland, Houston, Atlanta, Oklahoma and around the country.

**This is the same group of partners that will make sure YOU successfully achieve your goals with apartments.**

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# MY DREAM TEAM

## Strategic Permanent Partners

- Glenn Lytle: Cap ex and LP Swim Lanes
- Tyler Brummett: Acquisitions and Asset Management

## Deal Partners

- Jack Petrick (164 Heights)
- Jorge Abreau (216 Crosby)
- Tim Bratz and Fadi Biumitri (407 Albany)
- Ian Djuric (552 Waterford Grove)
- Shane Carter (104 Springbrook)



# Owner/ CEO / Josh

Owner / CSO / GLENN

**VP of Construction (DAVE) / Cap  
Ex Manager - \$125k-\$200k**

**Director of Construction /  
Assistant to VP (BRIAN) - \$65k**  
Walk Units, Approve work,  
Create Punch lists, Coordinating  
Contractors, Ordering Supplies,  
Receiving Deliveries and  
Signing Receiving of Materials  
at Delivery

**GC's and Sub's**  
Paint - \$600-800  
Carpenters - \$4500

Other Subs:  
Roofers  
Windows  
Driveway  
Landscaping  
Flooring  
Security Wifi

**Suppliers**

HD - \$4500  
Lowes  
Menards  
HD Supply  
National Design Mart

**Finance Manager = AP/ AR (Stephanie) -  
\$65k**  
AP/ AR / Balance Sheets / Improvement to  
Inventory  
Everything is done off of Dave's Scope of  
Work  
Contract that's been signed by DAVE  
Receive Deliveries  
Signing Receiving of Materials at Delivery  
Creating the Initial Draw Paperwork for Bank

Owner / COO / Tyler

**Asset Manager: RHM Regional  
VP Zach Service, Colleen**

**Property Manager: Kim,  
Celeste, Brian, Danielle, Andy,  
Kris, Susan,**

**Lead Maintenance  
Manager: "Leader"  
Gazalo**

**Maintenance  
Tech: "Worker"  
Candito**

CFO/ Roberdo

**F&A Stephen:  
P&L's and B/S's**

**Leasing Agent: Celeste**  
Marketing, Advertising,  
Leases, Showing Units,  
Making sure units are ready  
for move in's



# MY DREAM TEAM

## Acquisition, Rehab, Selling And Property Mgmt Team

- 1 Full Time Director of Acquisitions Who Sole Focus on Finding Great Deals And Making Offers:
    - Tyler Brummett
  - 8 Preferred Brokers With Over 70+ Years Experience And 25,000 Units Closed
    - Marcus and Millichap, Colliers, Newmark, CBRE, Greenbridge etc
-

# MY DREAM TEAM

## Acquisition, Rehab, Selling And Property Mgmt Team

- 1 Full Time Construction Team w/ VP Construction
  - Dave Lytle: VP Construction
  - Brian Pfaffenberger: Director Construction
  - Stephanie Schultz: Director Finance
  - Matt & Craig: Carpenters
  - 6 GC's and Countless Subs
- 5 Property Mgmt Companies
  - RHM + REM (Ohio)
  - Petrick Property Group (Ohio) \*\*164 Heights is Self Managed)
  - Asset Living (Houston & Oklahoma)
  - Trinity (Atlanta)
- 25+ Property Managers
- 10+ Leasing Agents
- 20+ Main techs





# MY DREAM TEAM

## Marketing and Branding Team

- One Of The Top Direct Marketing Implementers On Earth (Ryan)
  - An Traffic Ninja Who Gets Me Over a Hundred Thousands Views A Month (James)
  - Full Time Brand, Content and Social Media Marketing Manager (Joe)
  - Podcast / Brand Syndication System (Derek and Charlie)
  - 2 Expert Php, Java And Css Programmer (USMAN, lives in Pakistan and TIM lives in Texas)
  - Paid Traffic Running 3 Different PPC Platforms (FACEBOOK, INSTAGRAM, YOU TUBE)
  - 9 Softwares: Quickbooks, Builder Trend, Hyros, Active Campaign, Infusionsoft, Appfolio, Basecamp, Click Funnels, HappyCo.
-

# MY DREAM TEAM

## Legal and Securities Team

- Securities Attorneys (Paul and Adam Vincent, Esq)
-

# MY DREAM TEAM

## Operations Team

- 1 CFO (Roberdo)
    - Finance and Accounting and Investor Payouts
      - P&L's and Balances Sheets
  - 1 Director or Operations and Investor Relations (JEN)
    - Operations and Investor relations
    - Podcasting, Seminars and Speaking Engagements
  - 1 Director of Operations and Customer Service (SHEILA)
    - Customer Service
    - FPI Mastermind Concierge
    - FPI Event Coordinator
-

# Josh's Total Portfolio as of 4/10/2018

- 3,084 Units Deals We Own and Manage In Our Current Portfolio
  - Total Value of Portfolio = \$250,000,000
    - Does NOT include 700+ closed flips
    - Does NOT include 500 + private lender loans closed
    - Does NOT include 500 + deals sold in brokerage

**EXPENSIVE???**

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**\$1,000,000+**  
**A MONTH!**

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## Lets Be Real For A Minute....

Most guys selling real estate training on Facebook and Google or On HGTV Reality Shows aren't even making \$100,000 a month OR even \$100,000 a year.....

Let alone acquiring 4,450 Units of Apartments and Managing over \$36,000,000 a year in cash flow

*You're Moments Away  
From Discovering...*

# **“How To Have Your Business & Lifestyle Built By Design”**

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# First Investment



MOM “Are you crazy. What makes you think your ready to buy a house let alone be a landlord?”

# Forever Passive Income Mastermind, Partnering and Coaching

[www.foreverpassiveincome.com/coaching](http://www.foreverpassiveincome.com/coaching)

*You must qualify through an interview process.*



# Challenges Other Investors Have...

- ✓ Don't Have Money or Funding
  - ✓ Don't Have Partners
  - ✓ Limited Time
  - ✓ Lack Updated Strategies That Work
  - ✓ Don't Have An Investing Plan or Right Systems
  - ✓ No Accountability
  - ✓ Wrong Mindset
-

There Is A **Solution...**

## *Forever Passive Income Mastermind*

**PARTNERING, ONE on ONE MENTORSHIP  
& MASTERMIND PROGRAMS**

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# 6 Keys To Success In Real Estate

1. Absolute Clarity of End Result- “ACER”
2. Develop A Investing Strategy With A Mentor
3. Take Massive Action
4. Mastermind & “Best Practices”
5. Succeed & Celebrate
6. Repeat



## #1 – Absolute Clarity of End Result – “ACER”

- ✓ Where Do You Want to Be ONE YEAR from Now (April 2019)?
  - ✓ SMART GOALS
    - Specific
    - Measurable
    - Attainable
    - Relevant
    - Time Bound
  - ✓ Write It Out
  - ✓ Vision Board
  - ✓ Share With The World
-



“Life will pay whatever price  
you ask of it.” ~ Josh Cantwell





## #2 – Develop A Winning Strategy With Partners

- ✓ Partner with Experienced Operators
  - ✓ “Practice What They Preach”
    - Fitness Instructor, Life Coach
    - Athletics, Real Estate
  - ✓ Experienced
  - ✓ Strategy & Implementation
  - ✓ “Inner Game” and Encouragement
-

## #3 – Take Massive Action

“Even when a first step turns out to be a mistake, it is still one step closer to the goal.” ~ Daymond John

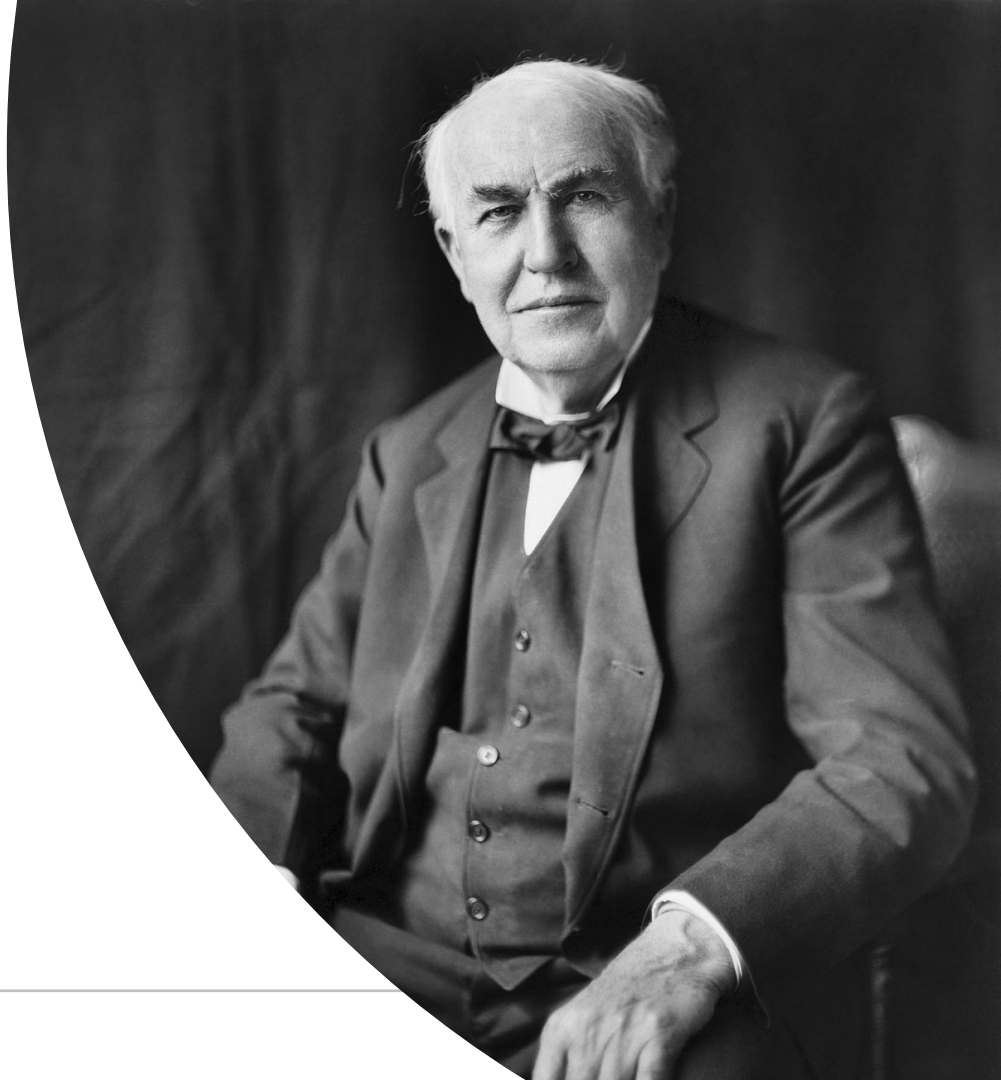


## #3 – Take Massive Action

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“Every wrong attempt discarded  
is another step forward.”

~Thomas Edison, the Greatest  
Inventor of All Time



## #4 – Mastermind

- Share ideas with others in similar niche
  - What Works
  - What Doesn't
  - “Best Practices” and Strategies
  - Overcome Business Challenges and Constraints Together
  - Cheer each other on
-



**WHAT'S THE #1 THING ALL  
REAL ESTATE INVESTORS  
HAVE IN COMMON?**

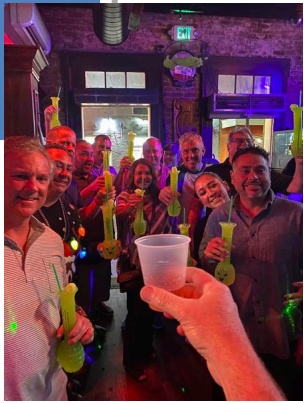
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# *They are alone!*

They have to figure everything  
out themselves.....

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***Unless They Have Partners and  
a Mastermind Support  
System to Keep Pushing  
Them To Their Goals***



# #5 – Succeed & Celebrate

- ✓ Life's About Creating Magic Moments with people we care about
- ✓ Take That Vacation You've Always Wanted with your partners, friends and family
- ✓ Buy The Dream House, Luxury Car, Boat, Watch, Toy You've Always Wanted
- ✓ Celebrate Wins with Partners, Friends and Family





## #6 - Repeat

- ✓ Wash, Rinse, Repeat
  - ✓ Improve
  - ✓ Automate
  - ✓ Optimize
  - ✓ Create Systems That Repeat
  - ✓ Outsource
-

Will **YOU** Be  
Our Next  
Success Story?



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# BEHIND EVERY GREAT SUCCESS THERE IS A MENTOR/COACH

- ✓ **Coach = Phil Jackson**
    - Students = Michael Jordan and Kobe Bryant (11 NBA Championships)
  - ✓ **Coach = Bob Bowman**
    - Student = Michael Phelps (18 Career Olympic Gold Medals; 22 Medals Overall – the most decorated Olympian ever)
  - ✓ **Coach = Tony Roche**
    - Student = Roger Federer (17 Career Grand Slam Titles, Greatest Tennis Player of All Time)
  - ✓ **Coach = Lee Strasberg**
    - Student = Paul Newman (Academy Award Winning Actor, “The Color of Money” and three Golden Globe Awards)
  - ✓ **Coach = J. Alexander**
    - Student = Top Model and Runway Coach (Naomi Campbell, Kimora Lee Simmons)
-

# WHAT ABOUT YOUR MENTOR?

*Who's your Partner(s)? Mentor?  
Who's taking you to the next level?*

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Will YOU be Our Next  
Forever Passive Income Mastermind,  
Partnering and Coaching Success Story?

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**Forever Passive Income  
Partnering, Mastermind &  
Coaching Program**



## Certified One-On-One Coaching with Josh

- ✓ **6 Personal One On One** Mentoring Sessions Direct with Josh
    - ✓ 1 Every Other Month for 2023
    - ✓ Proven Business Plan Development and Accountability
-

# Josh's "Cutting Edge" Coaching & Accountability Calls

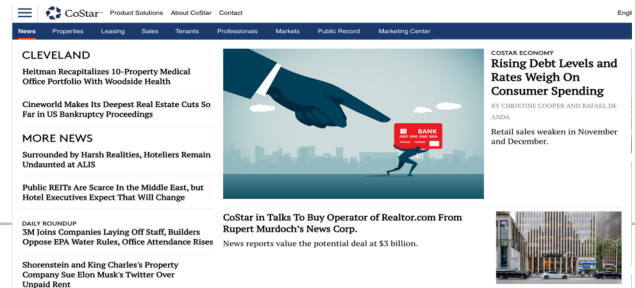


Gain Access To (2) Weekly "Cutting Edge" Partnering and Coaching Calls Directly with Josh

# Co-Star Research

## Pick (6) Markets

1. Your backyard / The city you live in now / The city within a (2) hour drive
2. The Market you already have visited and have a connection to (2-4 Hour Drive)
3. The Market where you have a friend, family member, colleague, JV partner, co-sponsor
4. The market you are most interested in living in the future
5. One of the top growth markets
6. Another top growth market

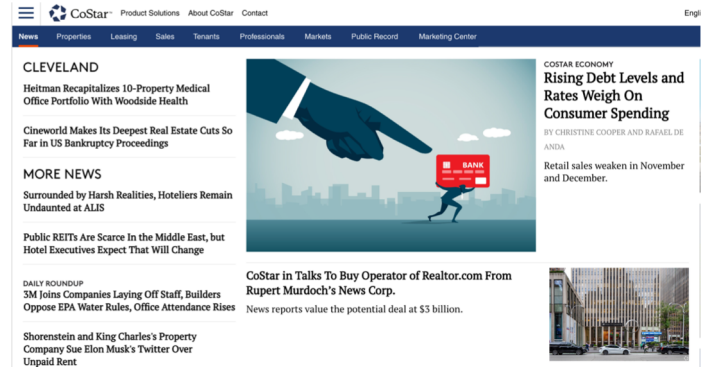


The screenshot shows the CoStar website interface. The top navigation bar includes links for News, Properties, Leasing, Sales, Tenants, Professionals, Markets, Public Record, and Marketing Center. The main content area is divided into several sections:

- CLEVELAND**: A headline reads "Hittman Recapitalizes 10-Property Medical Office Portfolio With Woodside Health". Below it, another headline states "Cineworld Makes Its Deepest Real Estate Cuts So Far in US Bankruptcy Proceedings".
- MORE NEWS**: A sub-section with the headline "Surrounded by Flash Realities, Hoteliers Remain Undaunted at ALIS". Below this, another headline reads "Public REITs Are Scarce In the Middle East, but Hotel Executives Expect That Will Change".
- DAILY ROUNDUP**: A section with the headline "3M Joins Companies Laying Off Staff, Builders Oppose EPA Water Rules, Office Attendance Rises". Below this, another headline reads "Shorenstein and King Charles's Property Company Sue Elon Musk's Twitter Over Unpaid Rent".
- Featured Image**: A large illustration of a hand pointing towards a city skyline. A small red box with the word "BANK" is visible in the foreground.
- Right Sidebar**: A section titled "COSTAR ECONOMY" with the headline "Rising Debt Levels and Rates Weigh On Consumer Spending". Below this, it says "BY CHRISTOPHER COOPER AND KIMBALL DE ANDA" and "Retail sales weaken in November and December."
- Bottom Right**: A section titled "CoStar in Talks To Buy Operator of Realtor.com From Rupert Murdoch's News Corp." with the sub-headline "News reports value the potential deal at \$3 billion." Below this is a small image of a modern building.

# Co-Star Research

1. Rent Growth – Growing over 5 years
2. Wage Growth – Growing over 5 years
3. Income Growth – Growing over 5 years
4. Population Growth - Growing over 5 years
5. Supply and Demand – aka “absorption”
6. Total Population –Population Age – 25-34, 35-43, 45-54, 55+ - what ages are growing / declining
7. Unemployment – decreasing is ideal
8. Job Diversity – no one employer represents more than 20% of the total jobs
9. Top Employers – Fortune 500?



The screenshot shows the CoStar website's news section. The top navigation bar includes 'CoStar', 'Product Solutions', 'About CoStar', and 'Contact'. Below the navigation, there are tabs for 'News', 'Properties', 'Leasing', 'Sales', 'Tenants', 'Professionals', 'Markets', 'Public Record', and 'Marketing Center'. The main content area features several news items:

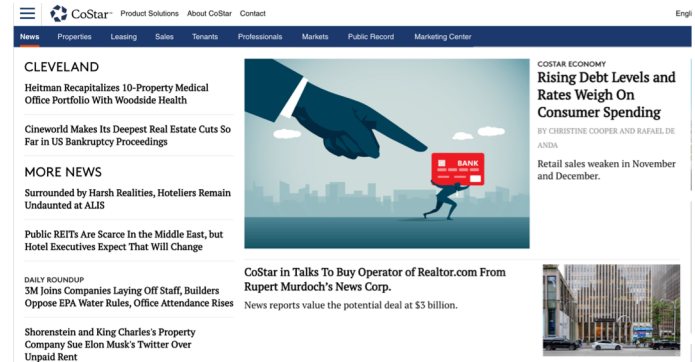
- CLEVELAND**
  - Heitman Recapitalizes 10-Property Medical Office Portfolio With Woodside Health
  - Cineworld Makes Its Deepest Real Estate Cuts So Far in US Bankruptcy Proceedings
- MORE NEWS**
  - Surrounded by Harsh Realities, Hoteliers Remain Undaunted at ALIS
  - Public REITs Are Scarce In the Middle East, but Hotel Executives Expect That Will Change
- DAILY ROUNDUP**
  - SM Joins Companies Laying Off Staff, Builders Oppose EPA Water Rules, Office Attendance Rises
  - Shorenstein and King Charles's Property Company Sue Elon Musk's Twitter Over Unpaid Rent

On the right side, there is a featured article titled 'COSTAR ECONOMY: Rising Debt Levels and Rates Weigh On Consumer Spending' by Christine Cooper and Rafael De Anda. The article includes a sub-headline 'Retail sales weaken in November and December.' Below the text is an illustration of a hand pointing at a person carrying a box labeled 'BANK'.

Below the featured article, there is a section titled 'CoStar in Talks To Buy Operator of Realtor.com From Rupert Murdoch's News Corp.' with a sub-headline 'News reports value the potential deal at \$3 billion.' To the right of this section is a photograph of a modern building.

# Co-Star Research

1. Familiarity
2. Landlord Friendly – ease of eviction?
  - Talk to property managers and other investors
  - about the evictions
3. Rent Controls
  - Absolutely not
4. Property Taxes and re-assessments (how and when)
  - The most expensive expensive in a deal
  - Ask your lender and mortgage broker
5. Articles about “Best Markets”
  1. <https://re-viv.com/best-multifamily-investment-markets/>
  2. <https://www.multifamily.loans/apartment-finance-blog/top-5-markets-for-multifamily-investment-in-2022/>
  3. <https://www.loopnet.com/learn/top-10-us-markets-to-buy-a-multifamily-property-for-less-than-20m/1000199747/>
  4. <https://www.swiftlane.com/newsletter-archive/best-multifamily-markets-2023/>



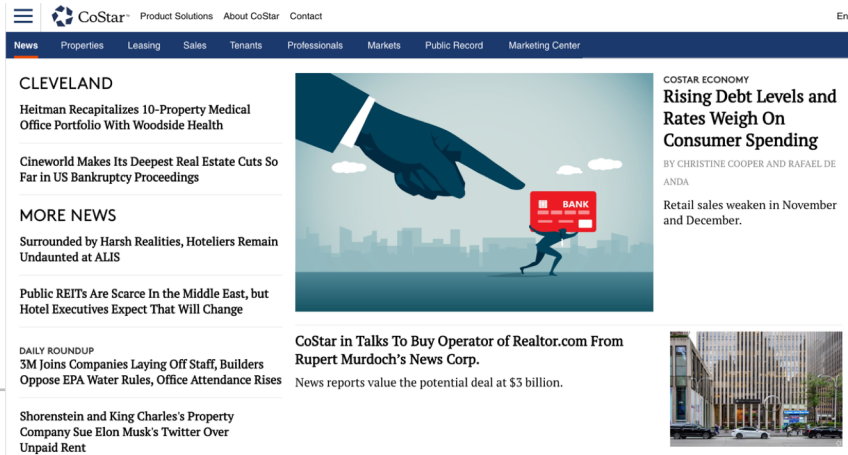
# CoStar Research

Mistakes are expensive and long term

Unlimited number of markets and submarkets and research

Would have costed \$2300 per month for nationwide access

FPI Mastermind Members get access thru Josh and Sheila FOR FREE!



The screenshot shows the CoStar website interface. At the top, there is a navigation bar with the CoStar logo and links for Product Solutions, About CoStar, and Contact. Below this is a secondary navigation bar with categories like News, Properties, Leasing, Sales, Tenants, Professionals, Markets, Public Record, and Marketing Center. The main content area is divided into several sections:

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  - Shorenstein and King Charles's Property Company Sue Elon Musk's Twitter Over Unpaid Rent

On the right side, there is a featured article titled "Rising Debt Levels and Rates Weigh On Consumer Spending" under the "COSTAR ECONOMY" section. The article is by Christine Cooper and Rafael de Anda, and discusses retail sales weakening in November and December. Below the article is a graphic of a hand pointing at a person carrying a heavy box labeled "BANK".

At the bottom right, there is a section titled "CoStar in Talks To Buy Operator of Realtor.com From Rupert Murdoch's News Corp." with a sub-headline "News reports value the potential deal at \$3 billion." and an image of a modern building.

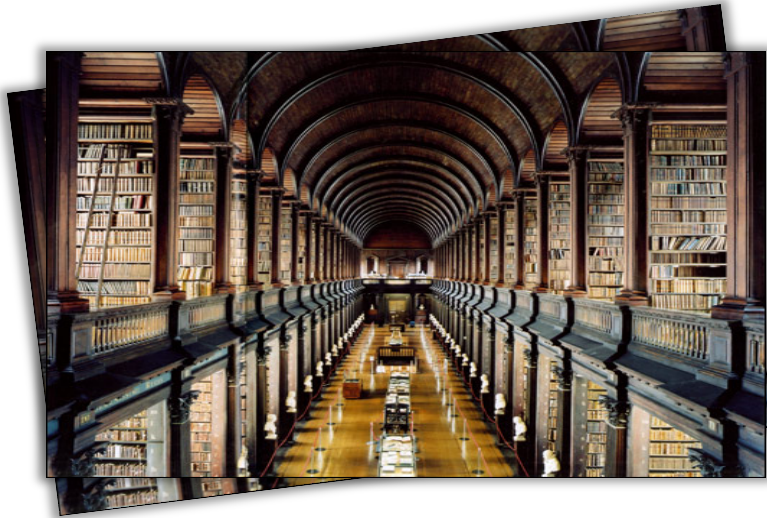
# 3x Private “Forever Passive Income Mastermind” Events

*You'll...*

- ✓ Partner with other FPI members
- ✓ Build long term relationships
- ✓ Buy more buildings and complexes
- ✓ Discover Our Most Advanced, Closely Guarded Secrets
- ✓ Mastermind The Highest Level Apartment Investing Strategies
- ✓ Gain Your PhD In Commercial Real Estate
- ✓ Get An Insider's Look
- ✓ April – Grand Canyon
- ✓ August – Lake Erie Islands (CLE)



# Immediate Access To The “F.P.I. Digital Library



Check Full Or **Real World Education.**  
Over...

- ✓ 200 Archived Audios
- ✓ 200 Archived Videos
- ✓ 200 Archived Documents

**Real World Value**  
**\$15,000**



# Instant Upgrade To VIP Event Status

Get First Class **VIP** Treatment &  
*Exclusive Access* When  
Attending SREC Events

Kevin O'Leary

Daymond John

Barbara Corcoran

Jack Canfield

Dr Peter Linneman

Kevin Harrington



**Real World Value**  
**\$2,000**

Recordings of All LIVE Boot Camps



Recordings of all Live Events  
and Masterminds



**Real World Value**  
**\$2,000**

# FREE ACCESS to All Josh's Residential Training Products

You'll Get LIFETIME Access To ALL Future SREC Products

- **\$995 Value** = One Flip
- **\$995 Value** = Freedom Funding
- **\$995 Value** = 40k flips
- **\$995 Value** = 55 Marketing Secrets
- **\$1200 Value** = AI Pro
- **\$995 Value** = How to Be a Private Lender



**Real World Value \$10,000+**



## F.P.I. Mastermind and partnering Program Benefits

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- ✓ **FREEDOM** = Do what you want, when you want, with who you want, wherever you want
-

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*You must qualify through an interview process.*



# How we've created the best Mastermind and Partnering Program in the business!

- We only INVITE the best
  - They become successful
  - They become our Biggest & Best Clients
  - They encourage others & become coaches
  - The level of partners and members we have is always rising
-

## Limited FPI Mastermind Spots

- We are nearly at capacity already.
  - We are at 75 members
  - Capping capacity at 100 for 2023
  - **We can ONLY accept 25 NEW Partners and Mastermind Members TOTAL RIGHT NOW!**
  - Josh and FPI Mastermind has capacity for 25 New partners
-

# Michael Johnston

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## Member

**“When I met Josh and his team, I had 12 rentals and zero flips. The coaching I received allowed me to do 50 flips and buy 100+ additional apartment units.**

**AND put me on a path for long-term financial freedom and prosperity. Josh has made all the difference in the world for me and my family!”**

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# CHANGE.....

- ✓ “For those in life who refuse to grow and change... life will change for you....and that is always a more painful experience!” ~ Art Berg
- ✓ Car Accident
- ✓ Quadriplegic
- ✓ Entrepreneur





One on One Interviews Begin Immediately

Break For Lunch

***End Morning Session***

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