# How You Can STRIKE IT RICH in Real Estate Using a UNIQUE Tested-and-Proven Flip Secret That is <u>GUARANTEED</u> to Make You Money Hand Over Fist LIKE A MAD DOG on Steroids!

You MUST Join Me at This RARE Upcoming Flip It Profit Event on September 16th and 17th in Las Vegas, Nevada

Dear Future Real Estate Millionaire,

What would you say if I told you this: <u>EVERYTHING</u> you learned about making money with real estate you've ever heard about from *anywhere else* (other than me) is 100% ALL WRONG?!

If you've ever bought a real estate investing book, invested in a "system" for real estate investing, or attended a getrich-in-real-estate seminar then you'd know the cold hard truth by now: NONE of the other "gurus" out there will help you with what you REALLY need to make money in this business. They won't tell you HOW to really make money and they definitely won't share any resource to get the money you need to do your deals!

These are <u>ALWAYS</u> *key missing ingredients* and, if you haven't noticed, they are usually the MAIN ingredients <u>REQUIRED</u> if you are ever to become successful in real estate investing.

You need MONEY to do your deals if you're investing yourself. You need a <u>NETWORK</u> of investors if you want to sell your contracts or scout properties as a "professional finder." And without either one, you'll never become a successful in real estate on the scale of wealth that you have probably always wanted for yourself.

Recently a friend of mine attended a well-known real estate "guru" seminar where it cost BIG BUCKS for her to go. Yes, the ticket costed \$15,000 for her to be there. I figured that there MUST be something of great value for that kind of money, right? In fact, the "guru" promised every attendee that he'd reveal the EXACT secret to how to do the deals AND how to get the money to do these deals.

By the end of the second day, only "run of the mill" real estate techniques were taught and NO funding secret had been revealed AT ALL as promised.

Then, at the very end of the event, he said this: "Do you want to know the SECRET to getting the cash you need to do your deals?" Everybody shouted an excited "YES!" as loud as they could.

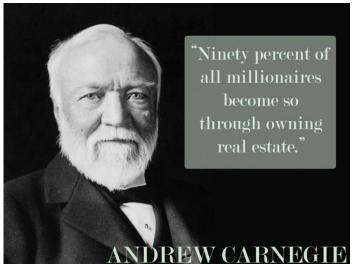
Then he said, "Okay, everybody. Stand up!" Everybody complied and stood up in unison. "Now look around at each other." Everybody looked around, kind of confused at this point. "This, my friends, is where you'll be getting the money for your deals. Each person in this room either has a 401K or a savings account or knows somebody in their family who has cash for your deals. This is how you'll get the cash for your deals. You'll ask people you know, including those in this room, for the money for your real estate deals!" And that was it. That was the end of the seminar!

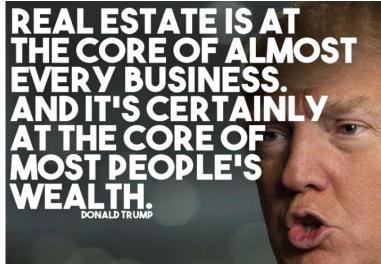
Yes, <u>THAT</u> was the "secret" to getting cash for your deals...the secret that cost \$15,000 to supposedly find out the REAL deal on getting cash for deals. The "secret" was to hit up your retirement account (if you have one) or savings (if you have a savings account), friends or family, and apparently strangers you meet at a seminar event, too. Yes, people paid \$15,000 EACH to learn this "secret" to getting money for their deals. **WHAT A RIP OFF!!** *Don't you think?*?

When I got started in the business of flipping real estate back in 1995, I bumbled my way into and through the business. I knew absolutely <u>NOTHING</u>. And all I had to go on were a few bits of information that I had gotten when rummaging through my parent's closet to find a couple of old real estate courses. One was from a guy named Carleton Sheets; the other was from a dude named Dave del Dotto. I even read Robert Allen's *No Money Down* book.

After going through all this stuff, I found that not one single "guru" offered a workable *system*. At that time, I didn't have good credit. I didn't have any money to put down. And I lived (and still live) in Southern California, a place where their "systems" could never work because the increased costs and limited inventory! The worst part is, they don't tell you that you need good credit, money, etc. until you get their "secret system"! *That's when you find out you were scammed!* 

Yes, I wanted more than anything to make tons of money with real estate. I knew that owning real estate was (and still <u>is</u>) the most **PROFITABLE** way to make money because **real estate will never go away and it will ALWAYS keep going up in value. And <u>every multi-millionaire on the planet owns LOTS OF REAL ESTATE!</u>** 





So, if you haven't been investing as you've planned to this point, there's something drastically wrong. And I can almost guess what that is...

#### You Haven't Had Immediate Access to **UNSECURED CASH** to Do Your Deals

Without cash, you can't do real estate deals. That's just the cold hard truth of real estate investing. And those of us who are in the business of real estate investing almost NEVER use our own cash for deals. We use Other People's Money (or OPM). This way we have maximum leverage with minimal risk of losing our ass...and assets.

When you're "little guy" or "little gal" in the business, you're just starting out with LIMITED knowledge of how the business works (and I'm about to change that forever for you) and NO access to the unsecured cash needed to do your deals (and I'm also about to change that for you).

So, what typically happens is that you'll read a book, buy a system, or attend a seminar about real estate investing. You'll come away from it all pumped up and ready to go. You'll even start looking for properties. And then when it comes down to submitting an offer on a property, you <u>can't</u> do it. You don't have the money. In many cases, you don't even have the EMD (Earnest Money Deposit) to put down on the property that is due upon the acceptance of the offer.

(Note: When purchasing houses, the EMD is due the very moment you submit the offer. Yes, it's customary to have the check in hand when you are handing in your offer! For commercial property deals – including small apartment buildings of 5 units or more – you will promise the EMD within the offer but will generally give the EMD at the time the seller accepts your offer, so commercial deals are done differently. Either way, you need the cash to even get your foot in the door!)

## Or...Maybe You Feel Like You Don't Have a PRECISE Step-by-Step Blueprint to Start Investing in the First Place!

Okay, so maybe a little of this is my fault. I've been in the business of real estate investing for OVER 20 YEARS. And I thought it was best for me to leave NOTHING to the imagination and to offer EVERY possible kind of real estate strategy I've successfully done over the years to my students. I thought this was a good thing for everybody.

But I was WRONG! Very wrong! And why is this exactly?

Because most of my students are JUST STARTING OUT as real estate investors. They should <u>NOT</u> be exposed to advanced real estate strategies when they haven't purchased a single property to this point in their lives (not including their own personal home). I shouldn't have even put ANY advanced strategies on the table for them to look at as beginning investors! (My Monica Main Catalog is about to be completely revamped as we go into 2020. Most of the systems you've had access to in years past will completely disappear because I no longer want to create confusion among my students.)

So, this is why I decided to introduce the *Flip It Profit Strategy* to my students *for the first time ever*. This is exactly how I got started in the business of investing. And the business of flipping has greatly evolved and changed a lot since back when I got started. Not only do I teach my students how I got started, I also now show my students how the world of flipping works today...in 2019...which is *vastly different* in how I got started back in 1995.

Discovering the power of flipping is how I recommend most people get started in this business but with ONE significant addition that I didn't know back when I got started...

Keep Reading ...

## You MUST Understand the "Bigger Picture" of What Your End-Goal is BEFORE Investing in ANY Property

When I got started, I just started flipping SFRs (single-family residences) starting with a one-bedroom two-story townhouse I got at a HUD auction. Within a short period of time, I had to deal with the severe financial pain of paying untold amounts of money to the IRS in capital gains taxes because I didn't understand how to "work" the system. (Remember, I had NO ONE take me under their wing to help me navigate the beginnings of my real estate business.) So, I experienced *a lot* of legal and financial pitfalls, wrong turns, and *devastating consequences* in doing things all wrong!

It wasn't until much later – in 2001 to be exact – when I met a guy named Dr. Raj on a completely unrelated business I was starting. He had a manufacturing company for health supplements in Tustin, California called *Royal Nutrition*. I was thinking about marketing a line of weight loss products and I was interested in his all-natural weight loss shakes.

I went down to Tustin to meet Dr. Raj and I think we only talked about the weight loss shakes for a few minutes. Somehow, rather quickly, we got on the subject of real estate investing. It was probably a can of worms I opened. I shared with him about how I felt pigeon-holed as a real estate investor since I was on this never-ending treadmill of flipping. While I loved buying, rehabbing, and reselling properties...I *hated* paying such a huge chunk of every deal in capital gains taxes.

That's when he told me something that *changed my life forever*.

He said, "The real money in real estate is in apartment buildings."

Apartment buildings. I had NEVER considered investing in such an asset before the moment I stepped into his office. I don't know why I never thought of it. Maybe I thought it was something that only rich people did. Truth be told, the idea of apartment building investing never fluttered across my radar *at all* until that day.

He kept talking, telling me that his apartment buildings were the reason he'd be retiring early. (He's long since closed down his company *Royal Nutrition* and now he lives on his monthly passive income from his apartment building real estate.) I immediately started thinking of all the reasons why apartment building investing wasn't doable for me. I told him I had my cash tied up in my deals and with the IRS. And I then decided to throw the idea on the backburner because I didn't think it was doable for me. Remember, even though I've met some amazing people in this business over the years, NOBODY taught me the "nuts and bolts" of how to do this business. I had to figure all of it out by myself...

# If I Only Knew Then (Back in 1995) What I Know Now, I'd Be Worth Well Over \$100,000,000 By Now!

I had a chat with my CPA earlier this year and he told me that my net worth is well over \$20,000,000. I was truly disappointed. I certainly don't feel that wealthy. And if I hadn't been married and divorced 3 times, I certainly would have a much higher net worth by now...well over \$100,000,000...EASY!

But, let's be honest here. Regardless of how much I lost among 3 failed marriages, the reality is that the financial loss only added up to be about \$10,000,000...maybe a bit more. Reality is, the amount of money I *should* be worth – over \$100,000,000 – is 100% based on me simply NOT KNOWING what I *could* have known about real estate! THAT, my friend, is what cost me the most! It's not what I lost. It's what I DIDN'T MAKE because of what I *didn't* know back then.

But that can be different for you. In fact, it WILL be different for you.

Let me tell you why...

The good news for you: I can help you understand the <u>EXACT</u> success blueprint from A to Z in how to become wildly successful and wealth in real estate in the SHORTEST amount of time possible. Instead of taking over 20 years to "experiment" with what works and what doesn't work (like I had to do), you get to zoom in on only what works while completely avoiding what doesn't.

Why reinvent the wheel when you don't have to? Seriously! Why...when you'll only be wasting your time?

# I'm Going to Show You – From A to Z – <u>EXACTLY</u> How to Make a Killing in Real Estate... STARTING FROM GROUND ZERO!

First of all, I can't show you exactly how I got started...well, I can. But much of it is irrelevant to today's marketplace. And I want to show you ONLY what works TODAY. Not what worked in the 90s since that's irrelevant.

Think about it. Do you really want to learn the life and times of 100% seller financing when you don't have to use that strategy anymore? Do you really want to learn how to get screwed on every deal? Do you want to learn the pain of paying capital gains taxes on flipping deals? (I didn't think so!)

What I DO want to show you is how to get started from scratch in this business using TODAY'S opportunities (that didn't exist back then) to ultimately build yourself a *cash cow cash flowing real estate empire* in no time at all!

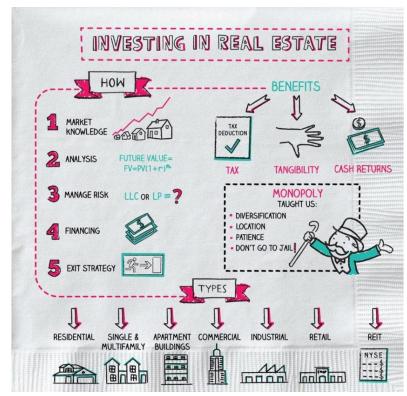
First, you can start off as a "professional finder." This is also known as a bird-dog or property scout. This is where you get paid finder's fees or referral fees for finding profitable deals for either my investment group or for my network of investors that I connect you to. You can find these deals local to you or 3,000 miles away. It doesn't matter as long as the properties are located in the continental USA.

Continued on the Next Page...

Second, I recommend you flip a couple of your own deals. You don't have to do this step but you <u>SHOULD</u> because *flipping is so damned profitable*. There are two (2) types of properties you can flip: SFRs and multifamily deals. And I'll show you how to do each kind of deal and how much money is possible for each one. It's best to flip deals that are local to where you are so you can oversee the rehab of the property.

Finally, you <u>MUST</u> start feeding your profits (as a finder or flipper...or both) into what I call "buy-and-hold" assets. These, ideally, are multifamily (2 to 4 units) and small apartment buildings (5 to 12+ units). And if you're fretting about managing these properties...<u>DON'T</u>. I'll show you a very streamlined and easy-to-do management system to where you *never* have to deal with clogged toilets, deadbeat tenants, or ANY issues with your rental properties.

Rents DOUBLE every 15 to 18 years in most major metropolitan cities in the USA. And, if you follow my strategy of paying off your properties (either in full upon purchase or within 10 years after acquisition), you won't have any mortgages, making you EVEN MORE MONEY as time goes on!



I Love This Little Illustration by NapkinFinance.com. It Really Shows the Progression of a Real Estate Investor, Starting From Buying SFRs and Moving Up!

There is NO BETTER investment vehicle ANYWHERE on this planet. And I mean nothing! Guaranteed!!

### I'm About to Show You the Most Profitable Real Estate Strategy on the Planet in Vegas in September 2019

I'm doing my first-ever **Flip It Profit Bootcamp Seminar** in Las Vegas on September 16<sup>th</sup> & 17<sup>th</sup>. This is the event that you CANNOT MISS because I'll be showing you exactly how to get started in the business of real estate investing INCLUDING sharing with you my EXCLUSIVE Money Guy who can get you up to \$450,000 in UNSECURED CASH wired into your bank account in 7 to 10 days to use for your real estate deals IF you choose to go the flipping route.

Plus, when you sign up as a PLATINUM VIP, you get an extra half-day which is my Money Day. This will be in the afternoon of September 15<sup>th</sup> and I'll be showing you EVERY STRATEGY on getting money for your deals!

PLUS, as a Platinum VIP attendee, you'll get dinners with me on the town – remember, we'll be in Las Vegas so it'll be A LOT of fun – AND one Vegas show that we'll all attend together as a group. (As you can see from the photo to the right, we have A LOT OF FUN when we're doing stuff together!)

#### This Will Be the **LAST** Event You'll EVER Have to Attend!

I'm purposely structuring this event in a way that you'll never need to attend another real estate event ever again. I'm going to give you a tested and proven blueprint that you can immediately use to begin building your real estate empire from A to Z, starting with no money down! This will be different from any other event because I'll be giving you an EXACT plan to follow the second you get back home.

Register now at www.MonicaMainSeminars.com or call the office at (661) 295-5050. Hold your spot for only \$100! SEATING IS LIMITED!

See you at the top!





As Platinum VIP, We Hang Out Together As a Big Group and We ALWAYS Have a Total Blast! There Will Be 3 Dinners with Me and 1 Vegas Show Plus a Night on the Town!

# Discover a RARE and Unique Method of Flipping Real Estate That Can Put THOUSANDS of Dollars in Your Pocket Every Month! PLUS, You'll Be Able to Access My EXCLUSIVE Money Source to Give You 100% Unsecured CASH For Your Deals! And I'll Be Revealing All of My Secrets in Las Vegas on September 16th & 17th

What if I told you that there are a couple of HIGHLY PROFITABLE real estate "tricks" that I am going to reveal to you in Las Vegas on September 16th & 17th that can make you \$10,000 to \$20,000 per month in NET profits each and every month?



What if I told you that there are a couple of HIGHLY PROFITABLE real estate "tricks" that I am going to reveal to you in Las Vegas on September 16th & 17th that can make you \$10,000 to \$20,000 per month in NET profits each and every month?

Even better, you can professionally find these deals for both my investment group and my network of investors by simply understanding exactly what kinds of properties we're looking for! Most finders will make between 1.5% and 5% of the final purchase price of a property. And if you're finding several deals per week, that adds up to be A LOT of money! In fact, it could mean depositing \$10,000 to \$20,000 per month MININUM so consistently, you can set your watch to it!

Or maybe you'd like to take your business one step further by flipping a deal of your own once every other month or so. This can dramatically INCREASE what you make per year.

Join me for my FIRST EVER Flip It Profit Boot Camp Seminar in Las Vegas on September 16th & 17th. And if you register for Platinum, you'll get a special afternoon Money Day PLUS dinner with me for 3 nights PLUS a Vegas show! This can change your life forever!

# HERE'S WHAT YOU CAN EXPECT AT THIS UPCOMING POWER-PACKED SEMINAR:

Day 1 (Afternoon of September 15th): Money Day for Platinum VIP ONLY

On This First Event Afternoon, Platinum VIP Attendees Will Get a CRASH COURSE on All the Secrets I Have for Getting 100% Unsecured Cash for Your Deals. This Includes Giving You an Overview of the Criteria of My Exclusive Money Guy and Many Other Ways to Get Cash!

Day 2 (September 16th): How to Become a Property Finder for BIG CHECKS

For the First Time Ever, All Attendees Will Be Shown EXACTLY How to Get Into the Business of Being a Professional Property Finder Where You Find Deals for BIG CHECKS for Both My Investment Group and My Investor Network! This Info Has NEVER Been Revealed Before!

Day 3 (September 17th): How to Flip Property in the Most Unique and Profitable Way You've Ever Seen

In This Final Day of the Flip It Profit Event, All Attendees Will Be Shown Several Flip Secrets Including Flipping Houses, Multifamily Deals, and Small Apartment Buildings for the Biggest Profits Possible! You Can Flip These Deals Using Our Exclusive Unsecured Cash Resource!

Plus...One Lucky Attendee Will Win a 7-Day Vacation in Hawaii. Drawing Takes Place on September 17th!\*



# How Chino G. of California Went from Being a Property Finder to a Cash Flowing Investor Within Only 2 Years!

"I started off as a property finder which gave me a lot of experience in getting my feet wet in the real estate business. But I got tired giving up these cash flowing deals to other investors while just getting a small cut in comparison to what I'd be making if I owned the property. On your advice, I started looking at properties for myself but found that getting the down payment money was a challenge for me. My credit wasn't really great either. I watched a video you did from one of your seminars where you were explaining how to get



Chino G. California

private funds from investors. So I tried it out and in only a few weeks I found an investor who was willing to go in on the deal with me. It was for a 220-unit that needed a lot of work but the upside was huge. I needed \$525K for the down payment, an extra \$200,000 in fees, due diligence and other fees and rehab money for the units that needed work. I did a business plan asking for \$1.1 million but showing immediate gained equity of \$1.4 million once the rehab was done and the units were leased up. (The property was only 40% occupied.) That wasn't the best part. We were looking at a monthly cash flow of just over \$26,000 a month after all the bills were paid including the mortgage. All this was included in the business plan and I started sending it out to investors that responded to my ad. I had somebody that was interested right away so he flew out to meet me. And just like that we had a deal. My cut is half the \$26,000 a month once the rehab and leasing is done so I'll be making \$13,000 a month plus I'll be getting half of the gained equity. For me, it only took one deal and I can be done investing if I want to. And it was all of your tips and methods that I used including where I placed the ad that helped me find an investor. For anyone who doesn't know if they should do this, let me be the one to say: YOU SHOULD DO THIS AND WITHOUT HESITATION BECAUSE MONICA MAIN'S TECHNIQUES REALLY DO WORK!"

# "How I Make \$170,000 a Month in Cash Flow!"

From the Mouth of the \$170,000 a Mouth Man!



Monica Main's Most Successful Student

Andrew Shaw, Real Estate Millionaire and Monica Main Student Since 2009

"For those of you who don't believe it's possible to become a real estate millionaire without any money or good credit, believe me when I say that it's not only possible but it's very likely this can happen for you if you follow the simple steps Monica Main provides. If you ever have the opportunity to train with her, do it. You won't regret it!"

"I'll be closing on my next apartment building in 4 weeks. It's a 20-unit building. The most exciting deal was my first one, a 24-unit that gives me a \$2,365 monthly cash flow. None of this would have been possible without Monica's system."

Steven D'Amato, California

"Thank you for your powerful system. It goes above and beyond what I expected. I have everyone else's course including David's and yours is the best. Using your system I'm now purchasing a 9-unit with none of my own money. Thanks again."

Carlos Ramirez, Texas

"Since January I've been able to close on two buildings. One building is 16 units and cash flows as \$2,300 per month. The other building is 18 units and cash flows at \$1,900 per month. I got both buildings with nothing down. I'm only 27 and I have a monthly cash flow of \$4,200 per month. Incredible!"

Leslie Vladimal, New Jersey

"As a single father I've done nothing but struggle. Thanks to you, Monica, I was able to purchase a 4-plex with no money down and I live in one of the units while getting a positive cash flow of \$750 for the other 3 units I rent out." Joshua Baker, Georgia

"With Monica's property scout technique, I've been able to make an average annual income of \$90,000 since 2013 and I only work part time. I'm technically retired and I make more money now than when I was working!" Bob S., Florida



# Flip It Profit Bootcamp Seminar Event in Las Vegas

"YES! I am absolutely ready to discover how to make a HUGE INCOME flipping real estate, either as a professional finder or a flipper...OR BOTH! This is it! This is EVERYTHING that I need to know and once I master the elements of the highly-coveted Flip It Profit System I'll have the potential to make a fortune in real estate! This event is uniquely designed to force me to absorb all of the information through a very comprehensive teaching format which means I'll understand everything and then I'll be able to start using what I learn to profit immediately. I understand that I'll be getting the following:"

- Two Days of Power-Packed, Million-Dollar Flipping Secrets & Strategies on September 16th & 17th in Las Vegas!
- Inside Information on Where the Next Goldmine Real Estate Markets Are and How to Profit from Them!
- A Tested-and-Proven 9-Point Plan on How to Become a Full-Time Real Estate Investor in 6 Months or Less!
- FREE Audios and Videos of the Whole Event (for Full-Pay Registration Only)!
- Step-by-Step Report with NEW a Brand New Never-Before-Revealed Real Estate Secret!
- A Bag Full of Goodies and Surprises! CALL NOW AND HOLD YOUR SPOT FOR ONLY \$100

All for \$997! (For Gold VIP!) And, if you want to bring your spouse and/or business partner, they get a special discounted price of \$497 each person in addition to your admission price. If you pay in full you get a FREE set of audios and videos of the seminar event. shipped to you once they are professionally edited and duplicated. ABSOLUTELY FREE! We'll even pay for the shipping! But...why come all the way out to Vegas to be Gold when you can UPGRADE to Platinum for the stuff below...

Register As a Platinum VIP and Get the Special Money Day on September 15th that is for Platinum VIP ONLY! PLUS Get 3 Dinners & a Vegas Show! PLUS Get the Flip It Profit System for FREE! LIMITED SPOTS AVAILABLE!!

If you want to take advantage of my special Money Day on the afternoon of September 15th, you MUST register as a Platinum VIP which is only \$1,497 plus \$997 for each guest you bring. Only Platinum VIP is allowed into this special and RARE Money Day. Plus, you'll get a special dinner for 3 nights AND at least one "night on the town" with our group that includes a Vegas show! SPACE IS EXTREMELY LIMITED FOR PLATINUM VIP AND IS ALREADY ALMOST SOLD OUT!! REGISTER NOW!!

# **REGISTER FOR THIS EVENT NOW!**

Seminar Location: Las Vegas, Nevada Seminar Dates: September 15th - 17th (For Platinum VIP, Gold VIP is 2 Days Only)

To Enroll Call Our Office at (661) 295-5050 or Fax This Completed Form to (661) 568-0030

Or Mail This Form to Success For Life Inc., 27720 Avenue Scott, Suite 150, Valencia, CA 91355

Or Enroll Online: www.MonicaMainSeminars.com						
Choose One: Gold VIP* (\$997+\$497/Guest) Platinum VIP (\$1,497+\$997/Guest)  Add Guests: How Many Guests (If Any)? Name(s) of Guest(s):						
FULL NAME & BUSINESS NAME (IF ANY)			DAYT	DAYTIME TELEPHONE (INCLUDE AREA CODE)		
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CREDIT CARD ACCOUNT NUMBER		CID #* EXPIRATION (MONTH/YEAR)				
BILLING ADDRESS (IF DIFFERENT)		SIGNATURE (REQUIRED)				

"I've Known Monica Main for Many Years and She's the Very Best in This Business! First of All, Her Knowledge Has Helped Me Make MILLIONS in Real Estate Over the Years and She's the ONLY One Who Has Taught Me the Required Skills Needed to Do Really Well in This Business. Second of All, If You DON'T Come to a Monica Main Event, You're a Fool – And Face It – You're Just NOT That Serious About Making Money If You Don't Come...Only Those Who Are SERIOUS About Making Millions Will Attend This Event!"

Andrew Shaw
Millionaire Investor

Sorry to be brash but I'm a brash and honest guy. After too many years of making my own excuses that ended up getting me nowhere, I was able to stop crying in a corner and start making great strides in both my personal and business life when I STOPPED MAKING EXCUSES. A quick background about me: I was homeless for a time after I lost everything right after the crash of 2008. I always had an interest in investing for as long as I could remember but I just didn't know how to go about it. I started doing research and ended up getting involved in real estate, thanks to a lady named Monica Main. Within only a couple of years, I went from living in my car and suffering through a degrading job as a grocery bagger to owning millions of dollars in cash flowing real estate in just a couple of years. The key? I FINALLY got off my ass, finally stopped making excuses, and finally just went for it! Maybe it's time you did the same thing! Don't you think? (I really think so!)



# IMAGINE GETTING <u>REGULAR</u> <u>CHECKS</u> LIKE THIS SENT BY FedEx RIGHT TO YOUR DOOR STEP:



Earnings Disclaimer: The shown checks are not to be interpreted as a promise or guarantee of earnings. As with any business, your results will vary and will be based on your desire, dedication, effort, ability to follow instructions, and an infinite number of variables beyond our control.