



## Rehab Tricks & Tour

**Learn to save time, money, fix the RIGHT things, and not over do it!**

Brad has rehabbed over 400 houses, from major to minor. Learn from the pro.

**In the Classroom:** Finding & dealing with contractors, discounts, what to avoid, estimating repairs, inspection forms, virtual tour of Lowes for the right products and tools, fast painting tips, spray guns, texture gun, what kind of flooring, light fixtures, cabinets, faucets, colors, granite, curb appeal, quick fixes **In the Field;** we'll jump in the car and go **tromp thru real project** houses, work up sample estimates, so bring sturdy shoes, flashlight, no good clothes, ready to learn! **Includes lunch.**



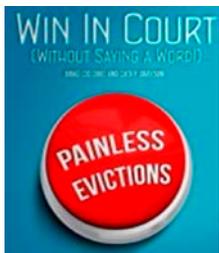
## Landlord Skills Seminar

**-More Profit, Less Stress**

Trained, confident, equipped landlords ALWAYS make more money and have less stress! Newbies, pros, and wanna-be landlords will all learn how to be a happy, wealthy landlord.

**Basics:** Prep the home so they call YOU, advertising, phone-screen in 60 seconds with 3 questions, no more no shows, see your house 2 years in the future, Lease clauses with teeth, K.I.S.S. recordkeeping, Brad's 5 GOLD-en Rules. **Advanced:** More **PROFIT** from

your existing homes, Get them asking to pay you more, Lease clauses that put the law on YOUR side, **TAKE the rent** from their bank account, Tax free rent for life, Never pay for carpet shampoo again, Business entity - **LLC? Corp? Trust?** Make triple rent when they move out early, **PayDayPlans, (70% of our new leases choose this!)** Brad's **CYA Mold Crusher and Bedbug Stomper form**, Never lose a skipper. Tons of forms. Seminar **handbook** includes a set of Indiana Landlord/Tenant laws. **Includes lunch.**



## Painless Evictions - get them out NOW!

**- Win In Court (Without Saying a Word!)**

A class for landlords - teaching eviction **AND** collecting your money. Take the mystery out of court. Gotta know "the system" better than the "users"- **Make court work for YOU!** Get the law on YOUR side! Settle out of court with Brad's **Move Out Agreement form, Stop liars cold**, get the judge to tell 'em "take a hike!", left over **junk**, settle outside of court **AND**

still **garnish** their paycheck, body attachments (**arrest warrants**), Lease clauses with teeth, Simple forms to make you look professional and trustworthy, hit their credit report without court, warn other landlords (without being sued for slander). You'll know more about real life eviction than most attorneys! Tons of forms. Seminar handbook includes a set of **Indiana Landlord/Tenant laws.** Includes lunch from Hanger 5.



## Tax Free Income for LIFE!

Pay tax on the seed, not the harvest. I used my Self Directed Roth IRA to invest in real estate which gives me tax free cash flow income that can be willed to my children and grandchildren. Compound interest without being taxed at each step.

This is not a solicitation for funds, no offers will be presented, and is for people who know me. **Date and time to be determined.** Ask to be added to the mailing list.



**Instructor: Brad Grayson** aka BRAD 20,000 has a passion for helping landlords.

39 years experience, 20,000++ rent checks, 300+ court evictions, 2,000+ court appearances, President Bartholomew Co Landlord Assoc. A nationally known author and speaker calls Brad "one of the top landlords in the country". Brad is a Certified Professional Landlord Mentor and was ranked Top Speaker at the National Landlord Convention.

**Reserve YOUR seat NOW!** Class size limited.

Register at [www.GraysonProp.com](http://www.GraysonProp.com), click on SEMINARS – pay online with check or credit card. (online service fee waived for these classes!) or leave a message at 812-376-3500 or [gmooffice@comcast.net](mailto:gmooffice@comcast.net)

Or mail a check payable to Grayson Management, 3129 25<sup>th</sup> #202, Columbus IN 47203

**Location:** Columbus Indiana: Columbus Airport, 4770 Ray Boll Blvd, Columbus IN 47203

Names \_\_\_\_\_ Address \_\_\_\_\_

Email \_\_\_\_\_ Phone \_\_\_\_\_

All classes are Saturday, 9am to 4pm and include LUNCH from Hangar 5 Restaurant.

\_\_\_ \*Rehab & Tour Feb 25 Sat \$199 advance/\$250 at door \_\_\_+\$75 Partner or repeat =\_\_\_ Total  
(\*This one class will be at the Bakalar Air Museum by the fighter jet on display, 4742 Ray Boll Blvd)

\_\_\_ Landlord Skills, April 22 Sat \$199 advance/\$250 at door \_\_\_+\$75 Partner or repeat =\_\_\_ Total

\_\_\_ Evictions April 29 Sat \$199 advance/\$250 at door \_\_\_+\$75 Partner or repeat =\_\_\_ Total

\_\_\_ **Three Seminars Deal** \$499 (save \$98) advance \_\_\_+\$199Partner or repeat =\_\_\_ Total