



RE CAPITAL GROUP

SYNDICATION TRAINING PROGRAM





Cheryl Gollnick

Meet The Owner & Developer Of The Training Program



Background & Experience:

- Broker - Real Estate Group – a licensed Brokerage firm
- CEO of RE CAPITAL GROUP
- Real estate license for the last 25 years
- Real estate investor last 18 years – Residential & Commercial
- Real estate trainer – Residential & Commercial real estate investing
- Experience in flips, rehabs, subject to, lease option, wraps, syndication & more
- Partner in a \$10M 248 unit Apartment syndication located in Texas
- Previous Business Owner for 16 years – managing over 200 employees



Why We Provide This Training

To solve problems investors are facing

- Investors can find great deals at below market prices but most are not able to tie up and close on the deals because they don't have the cash it takes to buy these deals
- Investors can attract other investors with capital to help them buy these deals but the investors need to be educated about distressed assets and how to invest within the guidelines of the SEC (who governs the pooling of investor money)



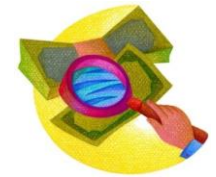
How We Help Investors

- We teach investors about the SFR & Commercial market, about real estate syndications and how to work with us and others to buy deals in syndication
- We give investors the knowledge they need to do deals on their own



Yea, Finally Someone Sees
What We Really Need!





The *FOCUS*

- Investing In Syndications With Multiple Partners To Fund The Purchase Of Commercial Deals (the training applies to SFR as well)
- Specialization Is On Multi-Family (Apartments) With 50-300 Units In Stabilized Or Emerging Markets In Major Metropolitan Areas With 500,000 Population Or Greater



What Topics Are Covered In The Syndication Training

- SEC & Why They Govern Syndications
- SEC Rules For Pooling Investor Money
- Step-By-Step Procedure: How to Form Syndications
- What Type Deals Are More Profitable To Syndicate
- How To Analyze Commercial Deals
- What Documents Are Required When Syndicating Deals
- How To Be The Syndicator & What Fees & Profits Syndicators Can Earn
- How To Present The Deal To Investors
- How To Gain Investors Commitment To Fund The Deal
- What Documents Investors Receive After Closing
- How The Deal Is Managed After Closing In A Syndication
- When Investors Get Paid & The Profit Split to Investors



The Types Of Multi-Family Deals That Can Be Syndicated:

- Short sales
- REO (Real Estate Owned)
- Performing Properties
- Non-performing properties
- Non-performing Notes



Other Types Of Deals That Can Be Syndicated:

- SFR Bulk REOs (Pools)
- Mobile Home Parks
- Self Storage
- Business Opportunities
- Franchise Opportunities
- Just About Anything Where Private Money Can Be Used To Fund A Deal



What Fees & Profits Do Syndicators Earn?



The Typical Fees That Syndicators Collect are:

- Acquisition Fees (for managing the acquisition of the deal)
- Property Management Fees (to oversee all management)
- Loan Fees (if arranging a loan for the syndication)
- Disposition/Sales Fees (for managing the sale & closing the Property LLC)
- Cash Flow Profit Splits In the deal
- Back End Profit Splits When The Deal Is Sold

There are NUMEROUS other fees a Syndicator MAY collect but we teach our members why it's best to collect only the customary fees. There's a BIG reason why.



Commercial v. Residential

- With our help, investors are able to move from Single Family Residential investing into Commercial quickly. We put investors on the fast track to success. Once an investor understands the differences, they see it can actually be easier to work with Commercial – and a lot more fun
- The difference will be in knowing how to analyze the deal. The financing is figured the same (on the value of the property), only the numbers are larger and the profits are much, much larger in Commercial
- Remember - You can use the knowledge you learn in this course to syndicate Commercial or Single Family Residential deals



What Is Included In The Online Training:

- ✓ Learn How To Analyze Commercial Deals (great if you're buying, selling, investing or syndicating deals)
- ✓ Learn How To Use Our Quick Deal Analyzers
- ✓ Learn Step-By-Step How To Form Syndications
- ✓ Learn How To Be The Syndicator & What fees Can Be Earned To Put The Deals Together
- ✓ Learn To Refer Deals To Us & Earn Referral Fees When The Deals Close
- ✓ Learn How The Deal Is Managed After Closing In A Syndication
- ✓ Learn When Investors Get Paid & The Profit Split to Investors
- ✓ Learn Deal Structuring
- ✓ Learn How To Invest In Deals With The Group
- ✓ Have Access to ALL Training Webinars

PLUS - You'll Receive

- ✓ Sample Syndication Documents (PPM & Subscription Agreement) You Can Fill In The Templates & Present To Your Syndication Attorney For Approval Or Edit (use for SFR or commercial transactions)



PLUS – You'll Receive

- ✓ Investor Documents, Forms and Checklists
- ✓ Sample Property Package To Be Used In Presenting A Commercial Deal To Investors
- ✓ Property Inspection, Property Management, Property Maintenance Docs
- ✓ Sample Commercial Property Inspection Report
- ✓ Private Money (Sample Letters & PPT Presentations Members Can Use To Secure Private Money For Their Own Deals Or Syndications)
- ✓ Information On Investing With Your IRA
- ✓ National & City Market Reports with area-specific Predictions, Forecasts and Updates
- ✓ Quick Qualifier & In-Depth Analyzer (Cash Flow & ROI Spreadsheet)



\$295 (is all you pay for the online training and membership fee)

This price is being offered for a limited time and may change without prior notice



[Click Here](#) to order the training

Next, go to the website and click the tab “Syndication Training Register Here” to register for your access to the online training area

When you register, we will provide you a website Member Login so you can access the training webinars and materials 24 hours per day as soon as your payment processes.

Note that online training is presented in webinar form once you login. You’ll receive all the in-depth training you need. While attending the online training, just let us know if you don’t understand anything and we will be there to help you.

P.S. If you are interested in our Commercial Training, click the tab Commercial Training Overview on our website to view the presentation.

www.recapitalgroup.net



THANKS FOR VIEWING THIS PRESENTATION

QUESTIONS? CALL CHERYL GOLLNICK DIRECT AT **(951) 318-6420**

WE LOOK FORWARD TO MEETING YOU AND WORKING WITH YOU SOON



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