



ADVANTAGES OF REAL ESTATE INVESTING WITH A HIGH W2 INCOME

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INTRODUCTION

1. Diversification
2. Benefits of being a CRNA in real estate
3. Real Estate Strategies
4. Creative Finance



HIGH W2 INCOME ADVANTAGES

Consistent Cash Flow -
Stability and predictability.

Higher Savings Rate - More
capital for investment.

Access to Financing - Better loan
terms and interest rates.



PASSIVE INCOME GENERATION

1. Cash Flow
2. Appreciation
3. Tax Advantages
4. Loan Paydown





PORTFOLIO DIVERSIFICATION

1. Risk Reduction - Diversifying across asset classes.
2. Non-Correlated Asset - Independence from stock market fluctuations.



INFLATION HEDGE

1. Property Value Appreciation
 - o Inflation 3.8%
 - o Housing 5%
2. Rent Increases from older landlords





TAX BENEFITS

1. Mortgage Interest Deduction
 2. Depreciation - Lowering taxable income.
 3. 1031 Exchanges - Deferring capital gains taxes.
 4. Property Expense Deductions - Tax benefits for maintenance and repairs.
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LEVERAGE AND APPRECIATION

1. Leveraging Debt - Increasing investment capacity.
2. Compounding effect



Antigo #1

1. Purchase May 2020
2. 35k Purchase Price
3. 28k Renovation
4. Refinanced for 80k value 6 months later



Antigo #2

1. Purchased Feb 2021
2. Purchase Price 23k.
3. Rehab 110k
4. Sold for 145k



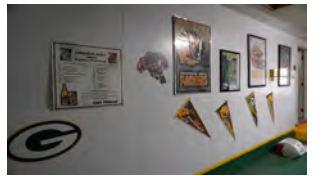


MHP #1

- 1.Manufactured Housing Community
- 2.Purchased for 600k July 2022
- 3.Appraised for 760k
- 4.Creative Finance

Current Portfolio

1. Our first SFH in Antigo, WI
2. 4plex on Lake George
3. 2 Duplexes in Green Bay, WI
4. 3 MHC in WI (63 Units)
5. 1 MHC in Michigan (38 Units)
6. Total 110 Units





Creative Finance

1. Seller Finance
 2. Seller Carry
 3. Partner
 4. BRRR
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Education

Podcast to educate Healthcare Professionals

Social Media
IG
Youtube






My Personal Mission

- Create more exposure for the CRNA community
- Be open about difficult topics
- Advocate for Independent CRNA practice
- Continue to build wealth through Real Estate
- Enjoy life with my beautiful family

CONCLUSION

1. Action Steps

- The best time to buy real estate was 10 years ago... The second best time is today
 - Don't wait to buy real estate... Buy real estate and wait
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Thank you!

Q&A

