

Watch this short video...

## **Pocket \$5000 and More In Less Than 15 Minutes With This Proven Done-For-You Mortgage Fund 'Instant Credibility and Deal Structure' Presentation!**

Hi. I'm Sal Buscemi, CEO of Dandrew Media, and in the next few minutes I'm going to show you the EASIEST and QUICKEST way to put **instant cash in your pocket**...

And **raise millions of dollars** from private investors for your residential real estate mortgage pool...

Without ANY negotiating or pitching experience whatsoever.

**Watch to the very end** of this short video...

Because you're going to discover how to **get instant funding** for your deals...over and over again...

Using a **done-for-you, time-tested, and proven** 'Wall Street' deal structure presentation.

As a former investment banker for Goldman Sachs, I was super fortunate to learn side by side with some of the brightest and savviest financial negotiators and 'pitchmen' in high finance.

Each day was a whole new experience in discovering what it takes to raise major funding and capital...to get the money guys to say "YES."

I eventually left Goldman Sachs to pursue my true passion--real estate—and opened my own firm.

I learned early on that in good times and bad, **real estate is a winner and the most bankable business out there**...when you paid attention to the markets, bought at the right price, and had a definite exit strategy in place.

I started out by pitching and placing family and friends into hard money loans, and the presentation I created worked incredibly well. (A lot of new mortgage pool investors start out this way.)

I then used the experience I garnered on Wall Street to pitch and present to institutions and high net worth investors to raise commercial capital for one of my companies, Dandrew Partners.

Applying these same principles in pitch meetings with smaller private investors allowed me to **raise over \$30 Million** in record time to build my residential real estate portfolio.

And in a moment, I'm going to share with you these exact same \$30 Million dollar 'money magnet' principles and secrets...

So you can walk into any pitch meeting with confidence, look your investor in the eye, and **deliver a pitch-perfect check-stroking presentation**...

**Without trepidation, without anxiety, and without fear.**

THE biggest stumbling block for most fund and portfolio managers when it comes to raising capital is lack of proper preparation...

Not knowing what to say and **what the investor needs to hear** in order to fund your mortgage pool and underwrite your deals.

Something else **you need to know**...and this is what stops a lot of folks from even getting into the exciting game of raising money.

There's this myth out there that money's hard to come by...that there's a shortage of cash in the marketplace, and that you have to struggle, compete, and sweat to find it.

This couldn't be further from the truth.

It's not at all that there's a shortage of money.

What there's a shortage of, are savvy, competent, and reliable mortgage pool managers who know how to find great deals AND have the discipline to **create solid returns** for their investors.

See, **there's a TON OF MONEY** out there just waiting for a home.

In fact, if you talk to ANY professional investor, they'll tell you there's WAY more money than there are great deals. By a long shot.

Investors are always looking for a place to deploy and park their cash. ALWAYS.

They want nothing more than to find someone who can bring deals to their doorstep, nurture their investment, and grow their returns.

And with banks paying a paltry 1% or less on savings, these investors are desperate for strong, stabilized returns...especially with an eye on retirement income.

**They need you** to help them grow their money so they can retire off of your deals.

Which is **fantastic news for YOU**.

Because getting the money guys to cut you a check for \$100,000... \$250,000... \$500,000... even \$1,000,000 for your mortgage portfolio can be easy...

WHEN you have the **right tools**, know exactly **what they need to hear**...and have a **bullet-proof PRESENTATION** that gets them to say "YES!" to invest with you.

The problem is, most new fund managers have no idea how to deliver a winning presentation.

What typically happens in pitch meetings is that the overwhelming majority of new managers and startups tend to wing it. They go in totally unprepared or half-baked.

They have no clue how to put together a **cohesive, comprehensive, take-no-prisoners presentation**.

Or, they assume they know what private investors are looking for in the pitch meeting.

So during the presentation, a number of things happen:

1. They focus on all the wrong things
2. They're ill-prepared or shoot from the hip
3. They fumble and stumble their way through
4. They get stressed out and anxious
5. They're cocky or arrogant

I've witnessed each of these **self-sabotaging, self-destructive scenarios** countless times. I've been on the other side of the table, where I'm being pitched.

It's a shame, too, because they said all the right things and worked their tail off to get the coveted meeting with the investor...

But totally **missed the boat** when it came to delivering a successful and professional presentation.

The reality is, your investors could care less how great your deals are or how much profit there is. You'll hear "No thanks" if you wave any one of these red flags in your meeting.

Why?

Because you've wasted their time with a total lack of preparation...and **destroyed any credibility** you may have had going into the meeting.

And the only way to demonstrate and convey credibility is with a tight, captivating, get-them-excited presentation.

Delivering **a presentation that hits the sweet spots** and covers all the necessary bases is what separates the pros from the amateurs.

It's the difference between securing funding or walking out of the meeting empty handed.

And when done correctly, you can bank on a **highly lucrative AND instant payday**.

Just 15 minutes from start to finish...that's all it takes.

As promised earlier, here are **3 critical principles and secrets** to remember when delivering your pitch.

First and foremost, your presentation must **instill TRUST**.

It's pretty simple, really. Can your investors trust you with their wallet? Can they trust you to do what you say you're going to do? Are you a reliable and honest steward of their investment?

New fund managers tend to think it's 'the deal' that grabs their attention.

This may surprise you, but this isn't just about money and deals. It's about **the relationship**. Cultivate them. Don't think one-off. Think long term.

Because when you instill that trust and treat your investors well, the barriers to lend will disappear.

And when that happens, you'll consistently and effortlessly attract the capital you seek to grow your mortgage pool, grow your business, and fund your deals.

Never forget that **your investors are investing in YOU**.

The second secret to a winning presentation is **Deal Structure**.

What are the deals you're bringing them? What types of deals are they?

What are the numbers? Are you presenting the numbers in a way they need to see them? How will you manage risk? What guidelines are in place?

Your presentation must be **succinct, clear, and easy to understand**.

Fancy jargon and 'flash' won't cut it. They'll see right through you, and you'll lose them.

The 3<sup>rd</sup> secret to a powerful presentation is **keep it short, sweet, and to the point**. 15 minutes...tops!

I've sat in pitch meetings that had me yawning and scratching my balls. It seemed like the pitch would never end.

Somehow, the guys pitching thought that by telling me how great they were, trying to impress me by using big industry buzz words like "capital structure," 'pref,' or 'mez piece' ...that I'd be bowled over and open up my wallet.

**Avoid this** approach at all costs.

**Keep it simple**, direct, lean and mean. No fluff.

The folks you're presenting to are busy, so respect their time. When all the right pieces are in place, you don't need more than a few minutes to deliver your pitch.

I want you to imagine you're about to walk into a pitch meeting feeling totally confident. You know exactly what you're going to say. Not an ounce of doubt or stress.

In fact, you're pumped. You can't wait to show your potential investor—a dentist—what a fantastic opportunity you've got for her.

You've arranged to meet at her office during lunch hour.

You arrive at her practice with only a canvas computer bag.

The office manager shows you into a small conference room. A minute later, the doctor walks in. She greets you with a warm, friendly smile.

You take your seats at the table. You open your computer bag and remove your short, **easy-to-follow 28 page presentation**. “This will only take a few minutes.”

And she listens intently through the entire presentation with undivided attention...

Because everything you share with her is exactly what she’s been waiting for...

Someone who covers all the bases

Someone who knows how to structure a deal

Someone who knows how to protect her interests

Someone who knows how to minimize risk

Someone who exudes confidence

Someone she can trust

At the end of the meeting, she asks a few questions. You share your answers. She nods and smiles. Without hesitation, she extends her hand to shake yours.

“I like it. Let’s do it.”

This **actual real life scenario** is typical of what’s in store for you when you take advantage of my mortgage fund presentation system.

Now you can have the same exact **word for word, slide for slide ‘seal the deal’ presentation** that sets you miles apart from everyone else...

Practically eliminating the competition.

It’s called **“Packaging the Deal”... (INSERT PRODUCT GRAPHIC)**

A complete ‘Done-For-You Instant Credibility and Deal Structure’ presentation that knocks it out of the park for you every time.

Not only is it completely done for you, it’s also **evergreen**...and can be used for all your residential and multifamily real estate deals over and over again.

No more sweating, no more stressing, no more second-guessing yourself.

Here’s the best part: You get to **leverage my experience for your success**. This is the same exact presentation I use when pitching and presenting to investors.

Here’s everything you get with **“Packaging the Deal”... (INSERT PRODUCT GRAPHIC)**

It starts with **The Pitchbook**, a complete PowerPoint presentation where each individual slide includes my word-for-word script and notes. **(INSERT PRODUCT GRAPHIC)**

So there’s no need to write or memorize a thing. No fumbling, no stumbling.

Tailoring it to your specific deals and investor is super simple. Just fill in the blanks with my 1-click autofill doc. Your entire presentation is automatically populated with your numbers and specific info.

**Packaging the Deal** brings money into your mortgage fund and **puts cash in your pocket NOW**.

Want proof? You got it.



Here’s what Nique Alexis from Bethesda, Maryland has to say...

*“Working on the Pitchbook from “Packaging the Deal” led me to 2 people, a doctor and a lawyer, who have \$500,000 each they want to invest in one of my rehab deals! This stuff is exciting...and really works!”*

Guaranteed...NO ONE will even come close to delivering this kind of tight, on-the-money presentation to your investors.

You’ll be positioned as the consummate professional...a **savvy and experienced fund manager** who instills confidence in your investors from the moment you start your pitch.

And when that happens, the referral floodgates open up. You’ll be the talk of their network. Word travels like lightning in executive and professional circles.

**“Packaging the Deal”** is designed specifically for portability and versatility.

You can present to investors on your laptop or tablet at Starbucks, their office, over lunch, or anywhere that’s convenient for you.

You can also present over the phone or online over the internet. So you’re not limited one bit pitching to just local investors.

If your investors can’t meet face to face or are located out of town or in another state, no problem.

Simply deliver your presentation using any number of free or fee web-based options...

Anymeeting, Join.me, Webex, Go To Meeting...there's a whole host to choose from.

Next, you get my complete deal structure software, "The VigMaker™ Excel Modeler Pro." (INSERT PRODUCT GRAPHIC)

Once your investors see this, there'll be no doubt in their mind about your credibility and trustworthiness. NONE.

VigMaker™ lays out all the numbers in plain sight AND in plain English for your investors... the numbers they NEED to see to help them make a decision.

The software is pure plug n'play. Enter your deal numbers...Boom! Done. Income, expenses, spreads, ROI, profit, timing...

And all the other critical 'hot button' components investors are looking for.

VigMaker™ is so easy to use and makes crunching the numbers lightning fast.

And since RISK is a big part of the equation, they'll know right away that their exposure has been drastically **reduced and minimized**.

What's more, you'll completely eliminate the desperation and neediness exhibited by most fund managers when pitching. (When you can demonstrate you don't need an investor's money, you'll attract it like a magnet.)

Now, to help you get up and running fast, I'm including a series of **Instructional Videos** that take you step by step through the entire Pitchbook slide presentation and VigMaker Deal Structure spreadsheet. (INSERT PRODUCT GRAPHIC)

You'll have it down in less than 30 minutes. Seriously. This system was created for speed.

Keep track of all your deals with **The Deal Sheet Log**. This comes in real handy when calculating your cash-on-cash returns and also as a **glowing track record** and demos for potential investors. (INSERT PRODUCT GRAPHIC)

Now, you might be asking yourself, "There's a couple people I have in mind to pitch to. But how do I find more private lenders once the well runs dry?"

Glad you asked.

Because I'm also going to give you "The Private Lender's Handbook For Making Hard Money Loans." (INSERT PRODUCT GRAPHIC)

This book is the perfect calling card for attracting new clients.

Since a great source of private lenders are doctors, lawyers, dentists, executives, business owners, chiropractors, retirees, and high income earners...

All successful people who have lots of discretionary income but very little time to be an active investor...

"The Private Lender's Handbook' immediately puts your clients at ease and warms them to your offering.

The book explains—in plain, simple, easy to understand language—how private loans work, how deals are structured, and how risk is managed.

This Handbook literally attracts wealthy individuals to your deals like bees to pollen.

I'm giving you **private label rights** to this exclusive handbook, which allows you to brand it and place your company logo on it.

In a nutshell...**INSTANT CREDIBILITY** for you and your company. And you haven't even done a presentation yet!!

What's more, it makes for an **ideal lead generator** to place on your website as a download.

Post it on your Facebook and LinkedIn profiles to instantly attract private lenders. Distribute it at your local Real Estate Club or Association.

And by all means give it to your title officer, accountant, and attorney to hand to their clients looking for great real estate investment opportunities.

When you take advantage of 'Packaging the Deal,' you'll get instant access to everything just described... (INSERT PRODUCT GRAPHIC)

1. 'The Pitchbook' PowerPoint Slide Presentation (Wall Street style)
2. The VigMaker™ Excel Modeler Pro
3. Step by Step Video Tutorials
4. Deal Sheet Log
5. 'The Private Lender's Handbook For Making Hard Money Loans'

So by now, you're probably wondering what this complete presentation system costs.

"Packaging the Deal" normally sells for \$3997. In fact, fund managers have paid me \$10,000 to create a custom Pitchbook for their deals.

But I've got something special for you. You won't pay anywhere near that.

Plus, before I reveal the amazing deal you're going to get today (which is only available for a limited time!)...

I'm also going to include **3 SPECIAL BONUSES** for the first 100 action takers who get this system.

**Bonus #1: National Pension Fund List.** This is a goldmine of endless cash to fund your deals. (INSERT PRODUCT GRAPHIC)

The cold hard truth is, the Wall Street hedge fund 'players' totally neglect and ignore pension funds with less than \$3 Million in holdings.

This is your opportunity to take full advantage of 45,000 funds just waiting for you to grow their investment. The value of this list...\$4,000. You're getting it for FREE.

**Bonus #2: The Live Pitch.** Listen to an actual live pitch I did and learn from experience. You get an mp3 audio of an exclusive presentation I did...(INSERT PRODUCT GRAPHIC)

Which one of my students modeled to present to the Family Offices Group...collectively worth over \$5 Billion. Now...if the pitch helped to present to companies valued over \$5 Billion, do you think it might work for you? Value: \$497

**Bonus #3: I'll Personally Review Your Pitch-The Pitchbook Certificate.** Your success is my #1 priority. And I'm here to prove it to you by reviewing your first presentation. (INSERT PRODUCT GRAPHIC)

Once you get "Packaging the Deal," simply fill in the Pitchbook with your personal company info and VigMaker™...Along with the deal numbers you used to structure your deal...

Then send it on over to me and I'll review it for you to make sure you've got a slam-dunk ready-to-go presentation.

How's that for white-glove personal service? Value: \$5000. (My consulting fee starts at \$5000/hour).

Remember, these 3 bonuses are available ONLY to the **first 100 action takers** who get "Packaging the Deal" today. Once they're gone, that's it. They disappear.

So here's the deal...

You won't be paying \$3997...or \$1997...or even \$997. Not even \$597.

For the next **5 days only**, you get my entire "Packaging the Deal" mortgage pool fund raising system for just \$297. (INSERT PRODUCT GRAPHIC)

Just \$297 when you order right now.

Simply click the button below that says...

**"YES! I Want My Copy of "Packaging the Deal" Now!"**

And you'll get immediate access to the entire presentation system.

Again, this price is only available for the next 5 days. After that, the price goes up.

Not only that, once the first 100 systems are claimed, all the bonuses...the Pension Fund List, my pitch audio, and my personal review of your Pitchbook presentation...also disappear.

So click the button below that says...

**"YES! I Want My Copy of "Packaging the Deal" Now!"**

And you'll get immediate access to the entire presentation system.

One more thing. How would you like "Packaging the Deal" for FREE? Yes? Then here's what to do.

Use "Packaging the Deal" to close your first deal within 6 months. Once you close on your deal, send me a copy of your Form 1003 (Uniform Residential Form Application) and I'll refund you 100% of your purchase price.

Now, if you're skeptical in any way about all the claims and what "Packaging the Deal" can do for you, I don't blame you.

There's a lot of hype out there, and it's a challenge discerning what to believe and what not to.

That's why I'm going take 100% of the risk by giving you a...

30 Day Unconditional No Questions Asked Money Back Guarantee.



Here's why this is totally my risk...and totally 100% risk free for you. When you focus on raising capital, you can easily go through the entire presentation system and secure funding in less than 30 days...

Just like Nique Alexis did.

In fact, booking a paltry 2 appointments a month to meet with investors practically ensures you of a six figure income.

Take advantage right now while "Packaging the Deal" is only \$297. And if you're one of the first 100 people to claim a copy, you'll also get the 3 bonuses.

Once you click the button below that says...

**"YES! I Want My Copy of "Packaging the Deal" Now!"**

You'll get immediate access to the entire presentation system.

Download The Pitchbook and VigMaker. Then go right to Video #1...

And be on your way to hearing your investor's enthusiastic "YES!" to your pitch and sealing the deal! (INSERT PRODUCT GRAPHIC)

Click **“YES! I Want My Copy of “Packaging the Deal” Now!”** and I'll greet you personally on the other side.