



## HELD PERIODICALLY IN Coeur d'Alene

### Master Lien Abatement

Specialist certification trainings are held at our Corporate Headquarters in Coeur d'Alene, ID.

*"If I could give more than 5 stars I would. I've attended several other classes, this has been hands down the Best of the Best! It has already started opening doors and changing my life for the better. The Lord brings opportunities when you least expect them and this has been a blessing!"*

A. Nikki Jones

## Certified MASTER LIEN ABATEMENT SPECIALIST

You and a team of like-minded advanced real estate professionals locate an abated property to fund, fix, and flip. You help turn a zombie property from an eyesore to a productive and appealing part of the community. It's a strategy that puts you on the cutting edge!

### Monday

- ★ Review the Lien Abatement process as covered during the Lien Abatement Specialist Certification Training — methods of procurement, legal documentation, etc.
- ★ Driving for dollars: find those run-down properties
- ★ Learn the skip-tracing process to find owners of abandoned, nuisance properties
- ★ Mock offer writing exercise
- ★ Research your market, make calls — city planner, city attorney, code enforcement, housing authority — with Lee and his team coaching you through the calls with your local officials

### Tuesday Visit court house

- ★ Pull public records and police reports
- ★ Go on site to an abated property
- ★ Meet an appraiser and deliver the plan for rehabbing the property to the appraiser

### Wednesday

- ★ Getting started learning how to qualify for a loan
- ★ Finalize the Scope of Work (SOW) at abandoned, abated property
- ★ Align construction process to to the SOW
- ★ Get financed to buy the abated property with Cogo Capital
- ★ Upload with Loan Processor loan application through the Cogo Capital Private Money Broker portal)

### Thursday

- ★ Close on the loan with Cogo and Lee Arnold to buy the abated property
- ★ Align construction process with newly created project budget
- ★ Learn from project coordinator and controller what will happen next

**Tuition Reimbursement Criteria:** Upon Completion of 4 Real Estate investment rehab deals initially identified through the Lien abatement Process, that are funded through COGO Capital in good standing (all payments on time and paid off), within a period of one year that starts on the day after your 4-Day Master Lien Abatement Specialist Training is completed and ends on the 366th day there-after, and you have submitted the follow items to the Lee Arnold System of Real Estate Investing, you will then be eligible to have your initial investment for the training.

- ☀ Before and after photos of the properties
- ☀ Photos of checks received and HUD statements for sales of all 4 properties,
- ☀ Written and video recorded testimonials of the roll COGO Capital and The Lee Arnold System of Real Estate Investing played in your success.

**Cogo Capital Borrowing Benefit:** Graduates of Master Lien Abatement Specialist training qualify for 100% financing (including purchase price, rehab costs, and closing costs) for purchasing non-owner occupied properties. This benefit applies only to one property at a time which is purchased for less than or equal to 70% of the ARV (After Repaired Value) of the property. All other criteria for borrowing from Cogo Capital applies.