



**ANKUR PURI**

**Strategic Real Estate investor**

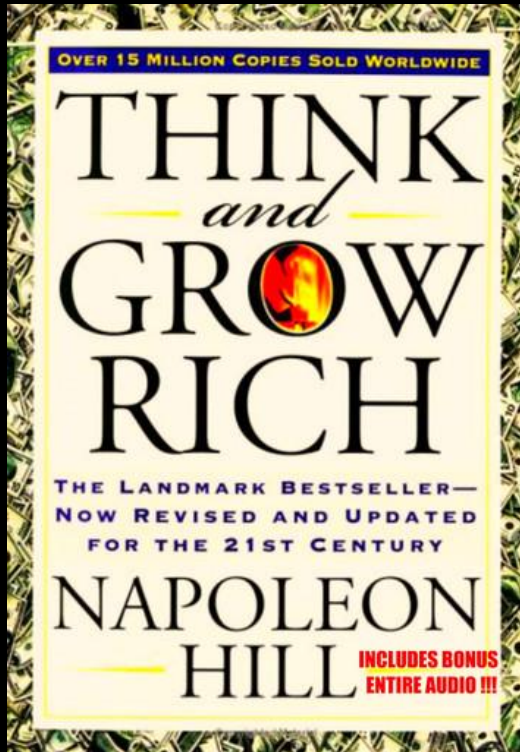
**Speaker Mentor**

**TOP 3 WAYS TO RAISE 100% CAPITAL**

**[WWW.ANKURPURI.COM](http://WWW.ANKURPURI.COM)**

“Whatever the mind  
can conceive and  
believe, it can  
achieve.”

— Napoleon Hill, Think and  
Grow Rich



# Who is Ankur Puri?

- Strategic Real Estate Investor, **Speaker and Mentor**
- Fix and Flipped **Over 18 Properties in 3 Years**
- Generated Net PROFITS Of **1.2+ Million Dollars**
- **“Expert Strategist”** Producing **20%-30%++ ROI for Investors**
- **Bought Four-plex for \$8,008 (5 Cents On a Dollar)**
- **Featured in:**



CANADIAN  
**Real Estate Wealth**

**HAPPY HOME**  
Canada's Real Estate and Lifestyle Magazine

**Equality**  
MAINTAINING THE PERFECT BALANCE

**SMART HOME CHOICE INC.**

**ALTARAY**  
— PROPERTY INVESTMENTS —



# C.O.I Stages



Raymond Aaron



Dr. Ona Brown



Kevin Harrington



Jack Canfield



Brian Tracy



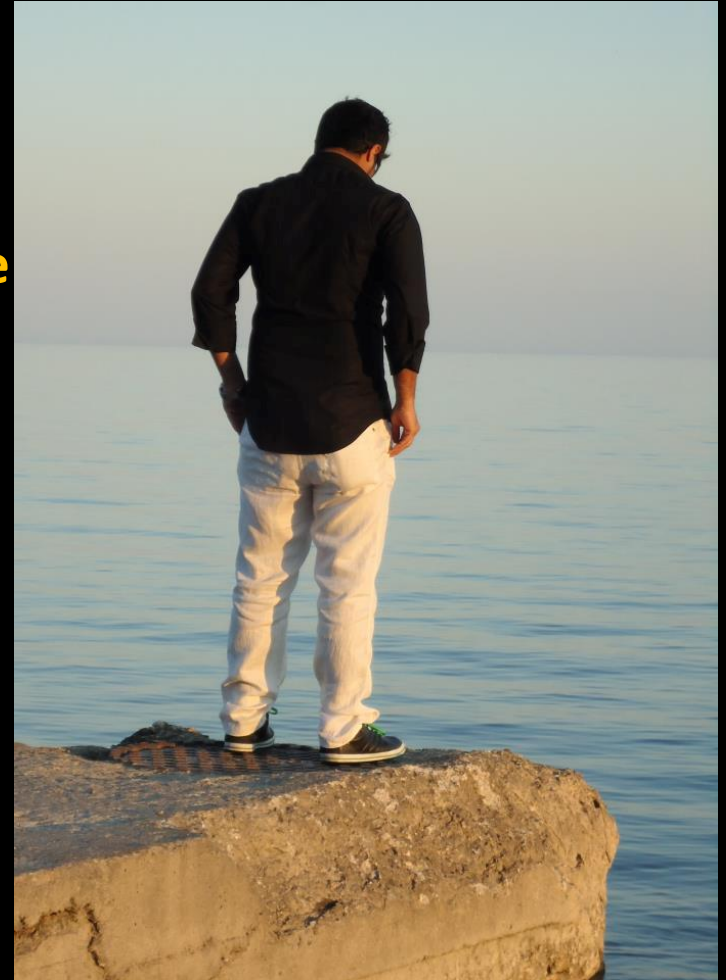
# My Story...

- **Came to Canada in 2010 on a Student visa paying International fees**
- **Worked in a restaurant for close to Minimum wage making 29,000 / year**
- **Attended seminars, courses with No Success**
- **Quit my Job (*bad idea*) after a year to follow my Passion for Real Estate**
- **Failed numerous times in every possible way trying to Get a deal done**



# My Story...Continued

- **February 26, I had only \$98.25 to my name**
- **I was scared, sad, frustrated and at the lowest point in my life**
- **I had 1 deal with No potential of making any money**
- **I put all my Focus and Energy to come up with a Strategy that could work**
- **Here is the Scenario...**



# My Story... HOW DO I MAKE MONEY ?!

- **NUMBERS**
- **MORTGAGE OWED: \$360,000.00**
- **SELLER'S PAYMENTS: \$2500.00 + Utilities**
- **NEEDED REPAIRS: \$15K – 20K**
- **PROPERTY VALUE: \$400,000.00**
- *Sellers had no where to go with 2 little kids under the age of 7*

**HOW DO I MAKE MONEY ?!**



# My Story... 1<sup>st</sup> SUCCESSFUL DEAL

Property value: 400,000+

Giving away for 370K

3 Storey Freehold Town house (No Fees)

3 bed / 4 bath / 1 garage

Below Market --- 5% Appreciation Area...

The owner will rent the property @ 1800+ Utilities, once you buy it.

Comps:

Attached

Needs Quick Close.

Thanks,

Ankur





**WIN WIN WIN... MY 1<sup>ST</sup> 10,000.00 DOLLARS**



**NO MONEY DOWN**

**Fix and Flip: Brantford, ON**

**Purchase: \$104,900.00**

**Renovation: \$18,823.34**

**Hold/Selling: \$15,548.58**

**SOLD: \$230,000.00**

**NET PROFIT:**

**\$90,227.97**

**INVESTOR**  
**ROI: 33%**



**NO MONEY DOWN**

**Fix and Flip: Ingersoll, ON**



**INVESTOR**  
**ROI: 36%**

**Purchase: \$111,000.00**

**Renovation: \$39,195.31**

**Hold/Selling: \$17,096.64**

**SOLD: \$284,000.00**

**NET PROFIT:**

**\$116,708.05**



**NO MONEY DOWN**

**Fix and Flip: Hamilton, ON**



**Purchase: \$260,000.00**

**Renovation: \$30,923.92**

**Hold/Selling: \$46,674.30**

**SOLD: \$463,000.00**

**NET PROFIT:**

**\$125,401.78**



**INVESTOR**  
**ROI: 48%**



I get asked If this can be done?

*I will prove it...*



# Here's the Formula to Create Wealth in RE..

***We make money on the Buy!  
Not the Sell.***

**✓ Buy 40-60 Cents on a  
Dollar – How?**

**– Online Ads**


**– Networking**

**– Realtors Off market/exclusive**

Ontario › Hamilton › Real Estate › Houses for Sale in Hamilton › Ad ID 1256974238

Wanted: NO OBLIGATION CASH OFFER WITH IN 48 HOURS/QUICK  
CLOSE-**ACT NOW\*\***

**\$358,789.00**



Bedrooms (#): 4 bedrooms      Bathrooms (#): 3 bathrooms

[Get Pre-approval](#)      BMO Mortgage Contest

Description

I am an investor with some cash available.  
I am looking to buy a house in HAMILTON and surrounding areas.  
I will pay cash and close quickly.  
I am willing to work with your situation and come up with the best solution available.  
I will save you - all commission, fees, closing cost, and any other cost.  
I will buy it as-is.  
Please REPLY TO THIS AD FOR FASTER RESPONSE

1,530 visits



# Here's the Formula to Create Wealth in Real Estate...

***We make money on the Buy! Not the Sell.***

- ✓ ***Buy 40-60 Cents on a Dollar***
- ✓ ***Fix for 8-10 Cents***
- ✓ ***Holding /Selling Cost 8-10 Cents***
- ✓ ***Sell at 100 Cents***
- ✓ ***Profit 20-30 Cents***
- ✓ ***You Take home 10-15 Cents (No Money Down)***



# TOP 3 WAYS TO RAISE 100% CAPITAL

- ✓ *Online Marketing / Ads*
- ✓ *Networking Events / COI*
- ✓ *Referrals*

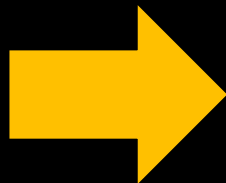




# TOP 3 WAYS TO RAISE 100% CAPITAL

## 1 - Online Marketing

*Reply to the ad or call*



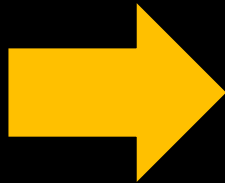
The advertisement is presented as a social media post. On the left side, there is a vertical column of social media sharing icons: a heart, a bookmark, Facebook, Messenger, Twitter, Pinterest, Email, and Print. The main content of the ad is a black house-shaped graphic with the text "Call Today! I BUY HOUSES" in large, bold, yellow letters. Below the graphic, the ad specifies "Bedrooms (#): 2 bedrooms" and "Bathrooms (#): 1 bathroom". Underneath, there is a "Description" section with the heading "Are You:" followed by a list of bullet points: "- Trying to avoid foreclosure", "- Having difficulty selling your property", "- Trying to get rid of an inherited estate", "- Going through a divorce", "- Wanting to avoid the hassle of repairs", and "- Or simply need money FAST".



# TOP 3 WAYS TO RAISE 100% CAPITAL

## 1 - Online Marketing

Direct them to the  
VIP Buyer's list page



## DEEP DISCOUNTED PROPERTIES

Your Ultimate Source For TurnKey Investments!



Deep Discounted, Cash Flow Properties! **YOU GET TO PICK FIRST!**

Are you searching the Internet trying to find Good DEAL on a House or Investment?

Would you like to receive a **FREE LIST of DEEP DISCOUNTED PROPERTIES** to Invest and build your PORTFOLIO?

**Here's What's Inside:**

- Deeply discounted properties in good areas for either 'fix and flip' or 'buy and hold'. All properties have INSTANT Equity!.
- All the tools you need to make a FAST decision, MLS Comps, 25-40 pictures per property (the good and the bad), accurate repair estimates and much much more...



**Value: \$347,000**  
**Wholesale: \$252,000**

FILL YOUR PRIMARY EMAIL HERE

### See YOU on the INSIDE

\*\*Please double-check that your email address is correct or you won't be able to get the time sensitive property alerts. We take your privacy very seriously\*\*  
- your information is NEVER shared.

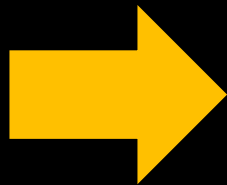
Primary E-mail



# TOP 3 WAYS TO RAISE 100% CAPITAL

## *2 - Networking Events / COI*

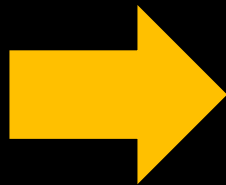
*Connect with COI at  
their Paid Events*



# TOP 3 WAYS TO RAISE 100% CAPITAL

## *2 - Networking Events / COI*

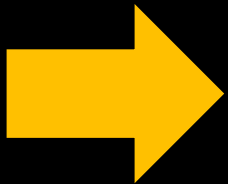
*Introduce your Deals  
to investors*



# TOP 3 WAYS TO RAISE 100% CAPITAL

## 3 - Referrals

*Past investors  
referral*



# Special GIFT for Gary's SHC Members

- ✓ **1 Hour Strategy Session With Ankur** (\$ 1,000 Value)
- ✓ **Ultimate Deal Analyzer Tool** (\$497 Value)
- ✓ **Access to My Top 8 Mastermind Videos** (\$2,000 Value)

**TOTAL VALUE**

~~\$3,497~~

**TODAY**

**FREE !!!**



# Special GIFT for Gary's SHC Members

Please Visit [www.ankurpuri.com](http://www.ankurpuri.com) and Click on LEARN MORE



## TOP 8 MASTERMIND STRATEGIES

Unlock My Secret Tool "The Ultimate Deal Analyzer"

\$497.00 Value (Free Gift)

Access My FREE Confidential Series of Top 8 Mastermind Strategies

(Plus Bonus, Updates and DEALS)

» LEARN MORE





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