

MLC-North America
Leading CRE-ADCS.

CRE-Investment –
Development - Funding
& Training.

For: Next Level Advance
RE Investors, Builders,

Developers, DB
Brokers, Lenders,
CEOs, Leaders.

Contact: 206.
322.DEAL(3325)
Deal@MLCompanies.c
o

MLCompanies.co



An advertisement for an immigration regional center. It features the ML COMPANIES logo at the top left. Text includes 'EB-5 REGIONAL CENTER', 'US IMMIGRATION APPROVED REGIONAL CENTER', and 'Creating Jobs Through Foreign Investment.' Below this is an image of a US passport. At the bottom, it says 'USASIA PACIFIC INC. Regional Center Designation BCW 181192469 / ID 181192469' and 'www.mlcompanies.co'. The right side of the ad is a collage of images showing modern multi-story buildings and residential houses.





MLRE-Modern Living Real Estate ADCS.

1,000 High Volume Producing Licensed Agents Growth
Vision.

MLRE-Modern Living Real Estate (A.D.C.S)

Building 1,000 High-Volume-Producing Licensed Agents Through an Integrated

#1. Real Estate.

#2. Mortgage.

#3. EB-5.

#4 PM Property Management.

#5. Agents Referrals Fees.

#6. MLC-Pre-IPO Stock Options.

USASIA Immigrant **Investors** Success Program.

MLC-USASIA PACIFIC Ecosystem.

Vision

Create licensed professionals
(Real Estate + Mortgage+ EB-5+ PM
Property Management)
Develop long-term wealth and
Homeownership-Citizenship pathways

Build a network of 1,000 real estate agents

The Problems

- In today Changing Real Estate Market!
- **Inconsistent deal flow limits agent success**
- **Insufficient training, systems, and mentorship**
- **Heavy dependence on a single income source.**
- **Limited income diversification (92% of agents depend on buyer commissions SOC,**
- **While only 8% benefit from seller-side deals LOC**
- **86% of agents exit the industry within their first 1–2 years**
- **Survival or Strive ?**
- **2026-2030 PPP(Peoples, Production & Profit?)**
- **Changes!**
- **Breakdown or Breakthrough?**

Our Solution

- A complete career ecosystem:
 - Licensing → Training → Production → Leadership
 - **7 income streams included:**
 -
-
1. **Real Estate.**
 2. **Mortgage.**
 3. **EB-5.**
 4. **PM Property Management.**
-
1. **MLRE Office Profit Shared Monthly.**
 2. **Agents Referrals Program.**
 3. **MLC-Pre-IPO-NYSE Stocks Option.**
- Structured progression system

CRE-Business Building Model.

•MLRE-Agents / MLC-USASIA Investing Partners Sources of Income \$\$\$ Earned:

•#1. Licensed CRE Brokerage (50 States): Modern Living Real Estate and Affiliates.

•#2. United States of America (50 States) Licensed Mortgage Platform: Loan Factory

•#3. USA-USCIS Federal Licensed (50 States):

•NCE-New Commercial Enterprises.

•USASIA EB5 Funds (20-50).

•JCE-Jobs Creations Enterprises.

•USASIA PACIFIC, INC. EB5 Regional Center MLC Affiliates.

•

Training System

#1. Government-Required Licensing Online.

#2. Internal Academy (Weekly, Tuesdays 9:00 AM – 12:00 PM | 90-Day Production Training & Coaching)

#3. Advanced Corporate Business Training / 8-Degree Camps

Held Monthly-2026-2031 (3rd Weekend: Friday- Saturday, 8:00 AM – 5:00 PM)

Phase 1: Recruitment

- Attract new & existing agents
- Position as a career accelerator
- Use events, social media, and referrals

Phase 2: Licensing

Real Estate Licensing Program
Mortgage Licensing Opportunity
Goal: Create dual-licensed agents

Phase 3: 90-Day
Jumpstart
Productions=Income\$.

- MLRE Leads generation systems
- Buyers Sales (SOC 3%)=
Loans(\$1%).
- Listings Taken = Listings Sold (LOC
\$3%).
- Leads Conversion 20 training courses.
- Daily Monday-Friday 9 am-12 noon
(Block times. Accountability Leads
Generations.
- **Goal: First 6 transactions within 90**
days (Income Earned target \$120K USD
x
4 Quarters = \$480K Annual Earned
1040).
- Average Sale Price: \$1Million.

Phase 4: Advanced Training

- **2-Year “8 Degree Camps” Program**
- Sales mastery
- Investment strategies
- Personal branding
- Team building
- Leadership development

Unique Advantage

- Dual income streams
- Structured career path
- Scalable training system
- Leadership pipeline

Revenue Streams

- 1. Real Estate Commissions**
- 2. Mortgage Commissions**
- 3. EB-5 Fees/Commissions**
- 4. PM-Property Management Commission/Fees.**

-
- 1. MLC-NYSE- Pre-IPO Stock Options.**
 - 2. Agent Referrals programs(MLRE)**
 - 3. Net Profit Revenue share from MLRE Corporate Office.**

Growth Strategy

- Team leaders managing 50–70 agents
- Online training platform
- Scalable recruitment funnels

Target Outcome

- 1,000 agents
- High retention rate
- Strong production per agent
- Future leaders and team builders

**Per
Transaction
(Sale Price:
\$1M**

- **1. Real Estate Commission (3%)**
- $\$1\text{M} \times 3\% = \30K
- **2. Loan Fee (1%)**
- $\$1\text{M} \times 1\% = \10K
- **3. EB-5 Commission**
- Fixed = **\$70K**
- **Total: \$110K Per Transaction.**

✓ Total Commission Per Deal

- **\$30,000 (RE)
- \$10,000 (Loan)
- \$70,000 (EB-5)**
- ☞ **Total = \$110,000 per transaction**

Call to Action

Join us in building the next-generation real estate ecosystem.

Modern Living Real Estate Where agents become producers, leaders, and investors.



Per Agent Potential (Example)

If 1 agent closes:

1 deal → \$110,000

5 deals/year → \$550,000

10 deals/year → \$1,100,000



At Scale (1,000 Agents) GCI

If each agent closes just 3 Deals/Year:
3 × \$110K = \$330K per Agent
1,000 Agents → \$330M Total
Production
(GCI-Gross Commission Income)

Highest-income models in the industry

“Each agent has the potential to generate up to **\$110,000 per transaction** by combining Real Estate, Mortgage, PM-Property Management and EB-5 commissions—creating one of the highest-income models in the industry.”

Join us in shaping the next generation of real estate with the MLRE (Modern Living Real Estate) and MLC–USASIA Pacific Immigrant Investors Success ecosystem—empowering Agents to become Top Producers, High-income earners, influential community Leaders, and strategic Investing Partners in U.S. homeownership and citizenship investment.

Home of Seattle Businesses Modeling.





[Michael Lai, CEO/ Developer/ Investor.](#)

[ML Modular Factory Builder Co-Op & USASIA EB5 Community Development Funds.](#)

[Michael Lai | CEO | Investing Partner](#)

- Michael Lai is a successful entrepreneur with 26 years of experience over 3000 transactions and 62 Completed to 100% Residential Land Development Projects, 17 USASIA EB5 Community Development Funds (FDI Foreign Direct Investment) in Residential Development in Real Estate Investment, Development, Funding & Training companies.
- Before starting ML Companies, a Real Estate Investment, Development, and Management and USASIA Pacific Incorporated a United States federal approved regional center for immigration he spent ten years in the real estate investment brokerage and mortgage industry running Modern Living Real Estate companies DBA Prudential Real Estate/RNT & Global Relocation, Windermere Real Estate/RNT International.
- Since 2002 to 2012 MLC and its affiliates Brokers, Builders, and Co-Op Firms completed 100-million-dollar assets annually, collectively more than One Billion Dollars Residential and Mix Used in Investment, Development Services, and Sale Volume.
- He is an active member of the ICSC International council of Shopping Centers, CBA Commercial Broker Association, CIPS certified international property specialists, IIUSA Association to invest in USA and state of Washington approved real estate educator.
- In addition, he has lectured and been a guest speaker at numerous industry conferences in USA ASIA. Recently he also has created ML Modular Factory Builders Co-Op & ML Modern Living Co-Op Live, Works & Play Communities an Environmentally Friendly, Mixed-use Multifamily portfolio of properties that includes over 8,000 residential units and 15 Million Square Feet or \$4 Billion in Sale Volume of Residential from 2023 to 2028.



[Contact Info](#)

[ML Companies | Real Estate Investment, Development, Funding & Training.](#) USAsia Pacific Inc. | USCIS Approved Regional Center | EB-5 Investment

Office: 16400 Southcenter Parkway Suite 206 Seattle, Washington, USA 98188

Phone: 206.310.3310 I Office: 425.241.1034 I Email: michaellai@mlcompanies.co

WhatsApp: +12063103325 I Wechat: Michaellai2063103325

Website: MLCompanies.co

John Stiver | Vice President

John has over 25 years of experience in startups, management and raising funds. He has expertise in corporate structure including the use of stock to raise equity. He has raised over \$10,000,000 and has launched several start-up companies including Advanced Biometrics, Inc. (ABI). At ABI, John patented Live Grip technology, and completed the successful acquisition of a titanium forming company. After winning several government contracts he turned the business over to a professional management team in 2001. In 2019 John was introduced to Michael Lai. Now as Vice President of ML Companies John oversees acquisition negotiations, project management, and corporate accounting. John helped Michael create the ML Companies Funds to provide working capital and equity for development projects. As Vice President of USASIA Pacific Inc., John is the head of investor relations, oversees corporate compliance, and works with the attorneys to ensure I-526 petition filings. John has a passion for creating win-win situations between clients and the communities that we live in.



Contact Information

ML Companies | Real Estate Investment, Development, Funding & Training
USAsia Pacific Inc. | USCIS Approved Regional Center | EB-5 Investment
Office: 425.241.1034
Email: john@mlcompanies.co
WhatsApp: +12533105468
WECHAT: Mithindril
Website: MLCompanies.co



ML University

#1. MLU: 8 Degree Camps Class/\$24K (20% or \$4,800 Downpayment Seller Financing to kickoff)

Held In the Seattle, Washington US. 2 Years Real Estate Program/ Real Estate Professional Live and Online & Training.

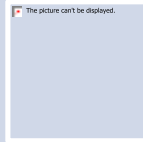


#2. MLU: 20 Advanced Business Workshop Courses Live & Online. (60 Days of Group Training, Coaching to JumpStart Your Real Estate Investing Career).

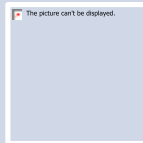


Licenses required by Government.

**#3. Real Estate, Mortgage, Security
Financial Continuing Education**



**#5. MLU Rockwell Institute
(Washington, California,
Oregon, Nevada & Arizona)**



**#6. MLU Real Estate Express &
McKissock Learning (All 50 United
States/Pre-licensing & Continuing Real
Estate, Mortgage and Financial
Education):**



https://www.youtube.com/watch?v=9abMyIXCx_w&t=1s&ab_channel=MLCompanies





ML COMPANIES
Real Estate Investment, Development,
Funding & Training



www.mlcompanies.co



ML COMPANIES

EB-5 REGIONAL CENTER

US IMMIGRATION APPROVED REGIONAL CENTER

Creating Jobs Through Foreign Investment.



USASIA PACIFIC INC.
Regional Center Designation
RCW 1511152669 / ID 1511152669

www.mlcompanies.co



EXCLUSIVELY



206-322-3325
admin@mlcompanies.co

www.mlcompanies.co

SOLD Agent Name 206-322-3325 



REAL ESTATE ONLINE



GET REAL ESTATE LICENSED

Take online self-paced courses

Earn your pre-licensing requirements at your own pace, on your own time.

Livestream your courses online and in real time

Complete pre-licensing courses, live and in real time, from any device. Led by instructors in a classroom setting, enjoy it all from the comfort and safety of home.

Complete your CE

Our CE courses are more than a state requirement. Local experts from the industry also help you take your business to the next level.

Become a broker

Elevate your career (and earning potential) by becoming a licensed broker.



Real Estate

- Leading real estate schools empower aspiring and seasoned real estate professionals to start or advance their career through unmatched learning solutions.
- Our programs build blueprints for a real estate professional's career by preparing them for licensing exams, helping to maintain licensure, and providing tools and resources to inspire growth.



Financial Services

Financial Services is a recognized leader in licensing for the securities, banking, wealth management, and insurance sectors, providing education that furnishes high pass rates, student-instructor communication, and an intuitive learning platform to house it all.



Mortgage



Learn Mortgage Partner in
Mortgage Education

Allied Schools and Learn Mortgage
joined forces to bring you the very
best in mortgage education.

Whether you're just getting
started in your mortgage career,
need exam prep or are looking
for continuing education, Learn
Mortgage has options.



MLC HEADQUARTER

MLCompanies.co | 206.322.DEAL | DEAL@MLCompanies.co

Program is
consisting of Power-
Packed.

Training & Coaching for
Real Estate, Financial
Professional
Executive Management
Training
Real Estate Developers,

including Q & A, and a live
role-play designed to
dramatically increase your
new real estate business to
take you to the next level.



**THE NEXT LEVEL
OF REAL ESTATE EDUCATION, TRAINING &
COACHING.**

https://www.youtube.com/watch?v=HS7pZ6z6C7w&t=353s&ab_channel=MLCompanies



MLU: Advance Business Workshop LIVE & Online:

Program is a 3 months program
consisting of 20 Power-Packed,

**Live and Online Lecture Weekly Tuesday
at 9 AM PST USA**

including Q & A, and a live role-play
designed to dramatically increase your
new real estate business to take you to
the next level.

https://www.youtube.com/watch?v=HS7pZ6z6C7w&t=155s&ab_channel=MLCompanies

MLU Learning Videos

1. Time Management

https://www.youtube.com/watch?v=BehyKsFF9j8&t=17s&ab_channel=MLCompanies

2. Prospecting

https://www.youtube.com/watch?v=8GqMMEzwerU&t=213s&ab_channel=MLCompanies

3. Past Clients and Center of Influence

https://www.youtube.com/watch?v=1NfAv6uBl8o&t=215s&ab_channel=MLCompanies

4. Pre-Qualifying

https://www.youtube.com/watch?v=QK5wv0pQ5O8&t=5s&ab_channel=MLCompanies

5. Lead Follow-Up

https://www.youtube.com/watch?v=CDneRIG8HjY&ab_channel=MLCompanies

6. Listing Presentation

https://www.youtube.com/watch?v=3McM6kMThV4&ab_channel=MLCompanies

8. Handling Objections

https://www.youtube.com/watch?v=qg_AH3gXMPc&t=998s&ab_channel=MLCompanies

9. Closing Skills

10. Negotiating

11. Working with buyers

https://www.youtube.com/watch?v=Jmzb9_94_rl&t=103s&ab_channel=MLCompanies

12. Administration and Staffing

13. Customer Service

https://www.youtube.com/watch?v=g20Nrp97d6c&t=43s&ab_channel=MLCompanies

14. Business Planning

https://www.youtube.com/watch?v=ln2F01oAB5o&ab_channel=MLCompanies

MLU Learning Videos

15. Tracking numbers

16. Practicing Scripts and Developing Skills

17. Understanding Personality Styles

https://www.youtube.com/watch?v=zB9i7PBAATE&t=52s&ab_channel=MLCompanies

18. Mindset

https://www.youtube.com/watch?v=2JLK7WWyLtw&t=209s&ab_channel=MLCompanies

19. Goal Setting and Motivation



EXCLUSIVELY



REAL ESTATE

206-322-3325

admin@mlcompanies.co

www.mlcompanies.co

SOLD Agent Name 206-322-3325 

ABW Advanced Business Workshop

Events Calendar of 2023

ML University.

16400 Southcenter Parkway Suite 206

Seattle, WA 98188-USA

TEL: 206.322.DEAL | DIRECT 206.310.DEAL | EMAIL:

DEAL@MLCOMPANIES.CO | WEB: MLCOMPANIES.CO



**Approved CE Continuing
Education with Department of
Licensing in 50 United States
of America.**

**Real Estate, Mortgage and
Financial Security Licenses Education
Program**
Washington Department of Licensing,
USCIS (US Citizen and Immigration Services)





Investor's Success Agenda

Commercial Real Estate offers a variety of investment opportunities. After this advanced training you will be equipped to recognize the exciting potential.

For beginners, Commercial Real Estate may provide quick cash for debt relief through wholesaling.

More experienced investors will want to hold for cash flow and appreciation to improve their lifestyle.

During this training, you will explore the Real Estate Cycle with open discussions on trigger points, cycle length, and reading your market. You will also gain a thorough understanding of the four basic types of commercial property: retail, warehouse, office and multi-unit residential (apartments)

ML Degree Camp Guarantee and Details.

Degree Camps come with a "life change guarantee " If you can look me in the eye at the end of the camp and say that your life wasn't changed, I will give you your money back!

Full price **for one**, half price for significant other, relative or verifiable partner.

You get Two Years to complete the 8 Degree Camps program. We do offer 20% Seller Financing for 8 Camps Packages.

We have wonderful terms set up and ready to go. You must pay for each camp in full before you attend.

Sign up for one camp and I promise to change your life!

1.MLC Real Estate Investors 8 Degree Camps

Pricing for New Students/2 Years Program.

1 Degree Camp ...\$9,000

3 Degree Camps ...\$15,000

8 Degree Camps ... \$24,000



2. Real Estate Coaching: **\$1,000 Per Month/ 2 Years Commitment.**

Visit MLCompanies.co for a full calendar of upcoming Degree Camps and ABW events.

ML INVESTORS SUCCESS AGENDAS



https://www.youtube.com/watch?v=I5zCGB_jWSg&t=116s&ab_channel=MLCompanies



Degree Camp#1.ML Real Estate Developer/ Degree Camp

Learn how to become a Real Estate Developer

https://www.youtube.com/watch?v=YXGamkkBvO4&t=926s&ab_channel=MLCompanies



EB-5 Real Estate Investment / Degree Camp 2.

Video:

https://www.youtube.com/watch?v=yLt-HzhjZPc&t=310s&ab_channel=MLCompanies



At ML Modern Living Companies, we served more than 3,000 EB-5 families from over 75 countries in Real Estate, Loans, Relocation and Immigration services to the USA since 1998.

Join us for these events to find out how you can get New USA Home, Loan & Green Cards for yourself and your family through the EB-5 visa program with an \$800K investment.

Our US training team has extensive experience in business strategy, investment evaluation, and securities, tax, and immigration law.



ML
COMPANIES

EB-5 REGIONAL CENTER

**US IMMIGRATION
APPROVED REGIONAL
CENTER**

**Creating Jobs Through
Foreign Investment.**



USASIA PACIFIC INC.

Regional Center Designation
RCW 1511152669 / ID 1511152669

www.mlcompanies.ca

Training Topic for USASIA EB-5 Real Estate Immigrant Investors. LP Limited Partners.

- Q&A; Who Should Attend this USASIA EB5 Green cards Training?
- Foreign Immigrant Investors Who Interested in Obtaining USA Residency Through Real Estate Investment in the US.
- What will you learn;
- Why and What City, State in the USA should me and my family relocate to ?
- How long will my investment money be invested?
- What is ROI (Return of Investment) of my Money in the US Real Estate Market.
- How long until me and my family receive a USA Green Card and US Citizenship?
- How are EB-5 Real Estate Investment projects structured?
- How to select a potential Project Developer/Owner, Development Team, Builder Team, Financing Team, Legal and Immigration Attorney Team to work for you?
- What are the basic ABC steps of the EB-5 process?
- What are the benefits of EB-5 investment vs. Other type of USA Visa?
- What ato have USA Green cards.



**EB 5 - INVESTMENT PROGRAM
THROUGH LICENSED REGIONAL CENTER**



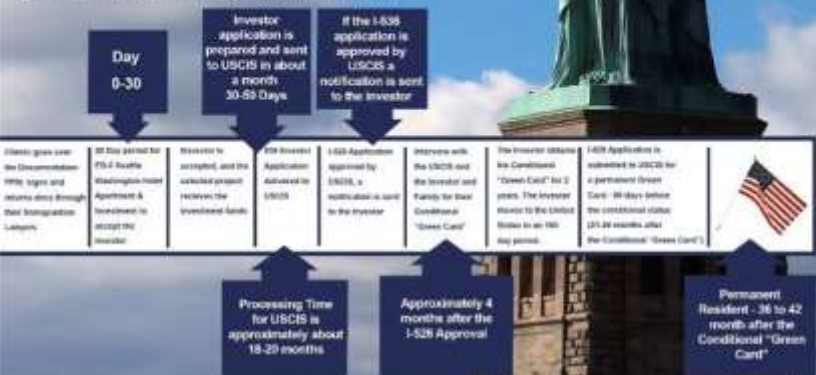
- A fast process for qualified Foreign Investors and their families to obtain a "Green Card"
- No need to create your own business
- Return your investment in 5 years
- Investment through our Licensed Regional Center
- Must prove legitimate source of funds for the investment
- Investors can live anywhere in the United States
- Investor, spouse and children under 21 years of age are eligible to receive the green card

SERVICE & DEDICATION
All our services are focused individually on each investor coupled with dedication and particularity to the needs and objectives of each investor.



EB 5 Seattle, Washington Area, Apartment 5, Investment 1.5M Approved Regional Center

Estimate Time Line of the EB5 Investment Program



Timeline of USASIA EB5 Fund Investment Program / Degree Camp





What are the steps for an EB-5 investor to obtain a green card?



How many EB-5 investors is my project eligible for?



When can my project begin to accept EB-5 investment capital?



What is an EB-5 Regional Center and why do I need one?



Does my project site qualify as a TEA (\$800K investment)?



How will I market my EB-5 project to potential EB-5 investors?



[USASIAPACIFIC.COM](https://www.usasiapacific.com)

Degree Camp #2.

How to structure EB-5 Real Estate Investment Deal



What type of structures are most common in EB-5 projects?

How much flexibility is there in the structure of an EB-5 project?

Where does EB-5 fit into the capital stack?

Does EB-5 structure vary by project type and investor market approach?

How to Market an EB-5 Project

How to design an EB-5 project to appeal to different markets?

https://www.youtube.com/watch?v=cG0vdvwRUyE&ab_channel=MLCompanies

What are the most effective approaches to marketing an EB-5 project?

Which EB-5 markets are growing and which are shrinking?

What can a Project Sponsor do to maximize the chance of success in EB-5 marketing?





https://www.youtube.com/watch?v=-0dcm9XCd48&t=278s&ab_channel=MLCompanies

3. Contracts / Degree Camp

- Learn how to think contract as a weapon
- How to negotiate term for profit
- Understand all type of terms and when to use them.
- How to make money on contracts.
- How to write multiple contract on everything you buy.
- How to buy for lower price than the contract states
- Negotiate through due diligence and inspection.
- How to negotiate everything in a contract.



#4. Real Estate Investment Deal Evaluation

Here is what you will learn at this camp:

- How to see the whole investment pictures.
- Learn the different investment components of transactions.
- Evaluate the Short-Terms Profit.
- Evaluate for Long-Terms Cashflow and Equity positions.
- See the pitfalls before they happen. Learn how to buy properties with confident.
- Create a powerful evaluation packets to raise capital and get bank financing
- Buy good Deal and avoid bad Deals.



#5 Raising Capital/Degree Camp

- Create higher returns for Investors , leveraged by real estate
- Overcome fear that investors have
- Learn how to give fantastic presentations with documentation.
- Understand SEC concerns and how to legally raise capital.
- Become cash buyer with no cash.
- Overcome banking industry problems with massive equity position
- Learn trust deeds, promissory notes, interest rate and return matrixes.



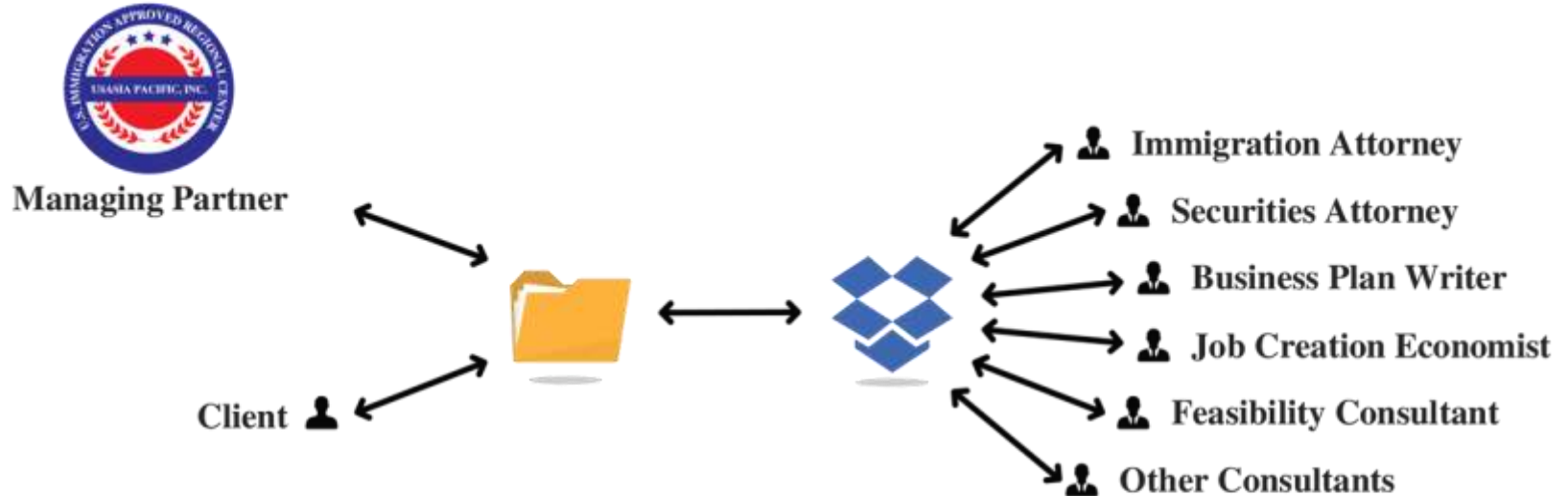
Training Example.

#5Raising Capital/Degree Camp



COMPLETE PROJECT DOCUMENTATION

Choose USAsia Pacific for Institutional EB-5 Advice from a Successful EB-5 Project Sponsor and to Minimize Vendor and Information Management



- Each client has a single point of contact with an USAsia Pacific managing partner
- USAsia Pacific's Dropbox shared folder system integrates all completed documents required for an EB-5 investor 1-526 template and project 1-924 exemplar template.

6 WEEKS TO ASSEMBLE A COMPLETE SET OF EB-5 PROJECT DOCUMENTS

Includes All USCIS Required EB-5 Project Documents

Business Plan & Economic Report

- Matter of Ho compliant business plan
- Economic impact report with job creation analysis

Immigration Legal Components

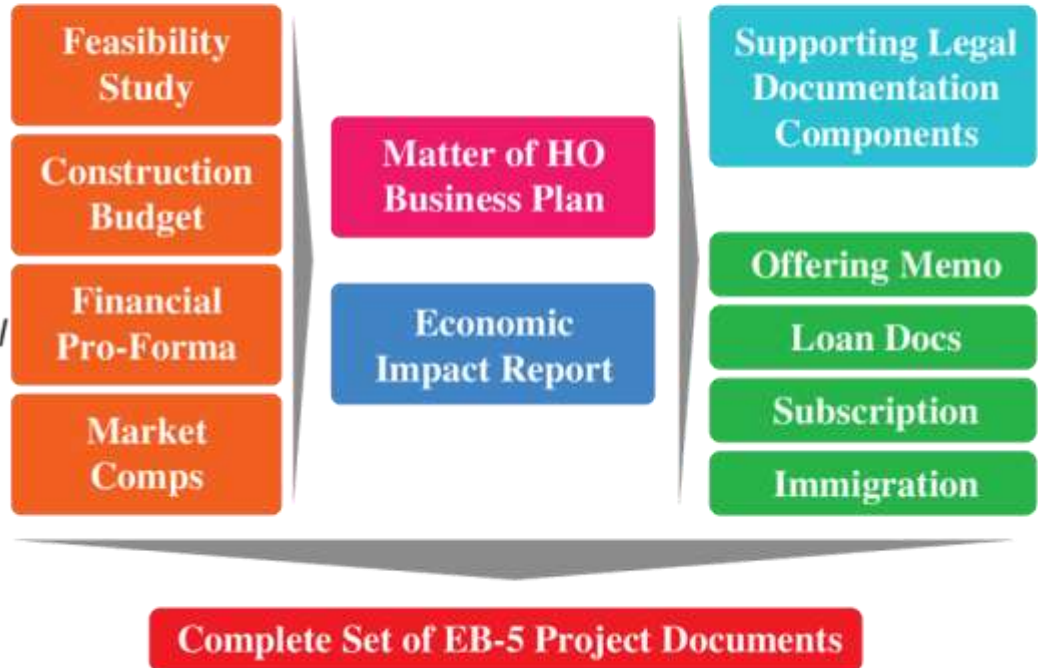
Provided by leading immigration counsel

- EB-5 project documentation review
- 1-924 and 1-526 forms, cover letters,

Securities Legal Components

Provided by leading securities counsel

- Offering memorandum (PPM)
- Loan agreement / note
- Automated subscription agreement
- Limited partnership agreement



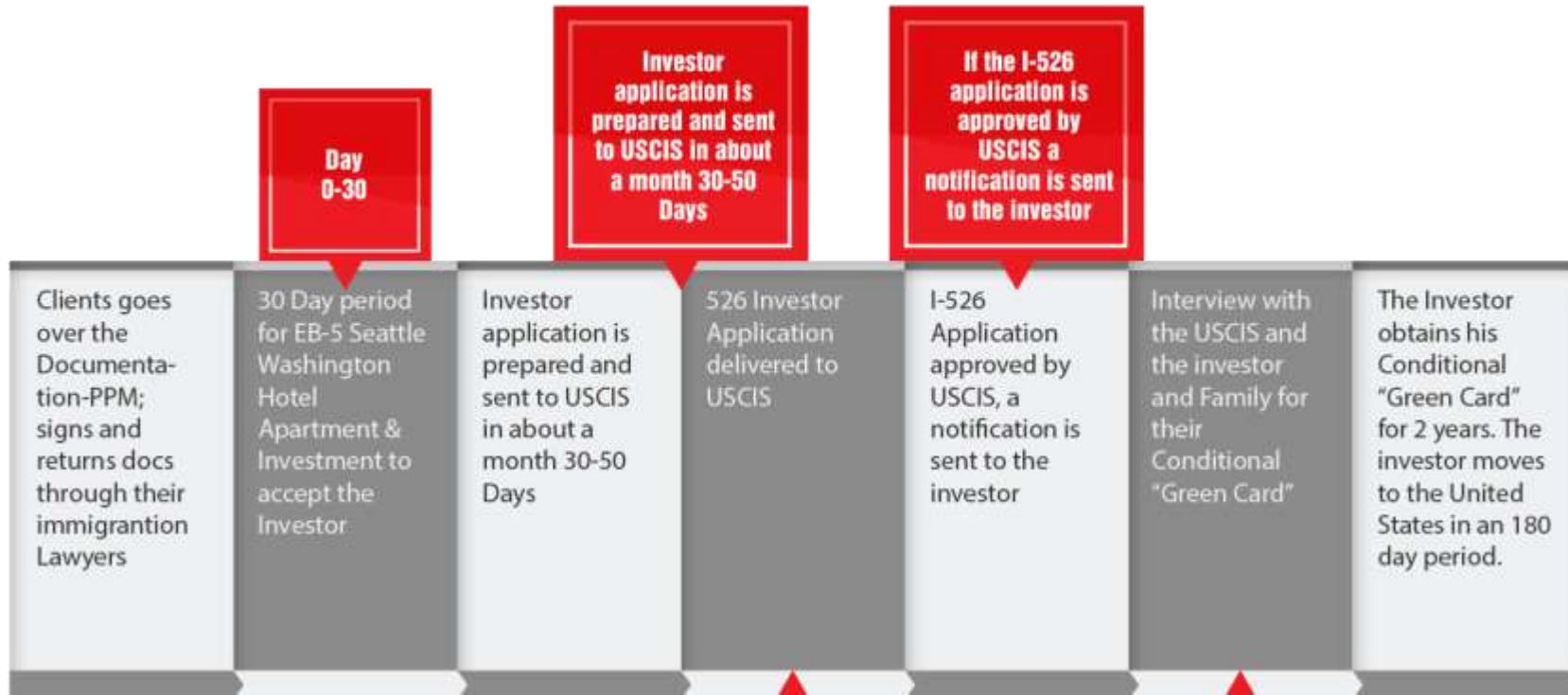
EB 5 – INVESTMENT PROGRAM THROUGH LICENSED REGIONAL CENTER

- A fast process for qualified Foreign Investors and their families to obtain a "Green Card"
- No need to create your own business
- Return your investment in 5 years
- Investment through our Licensed Regional Center
- Must prove legitimate source of funds for the investment
- Investors can live anywhere in the United States
- Investor, spouse and children under 21 years of age are eligible to receive the green card

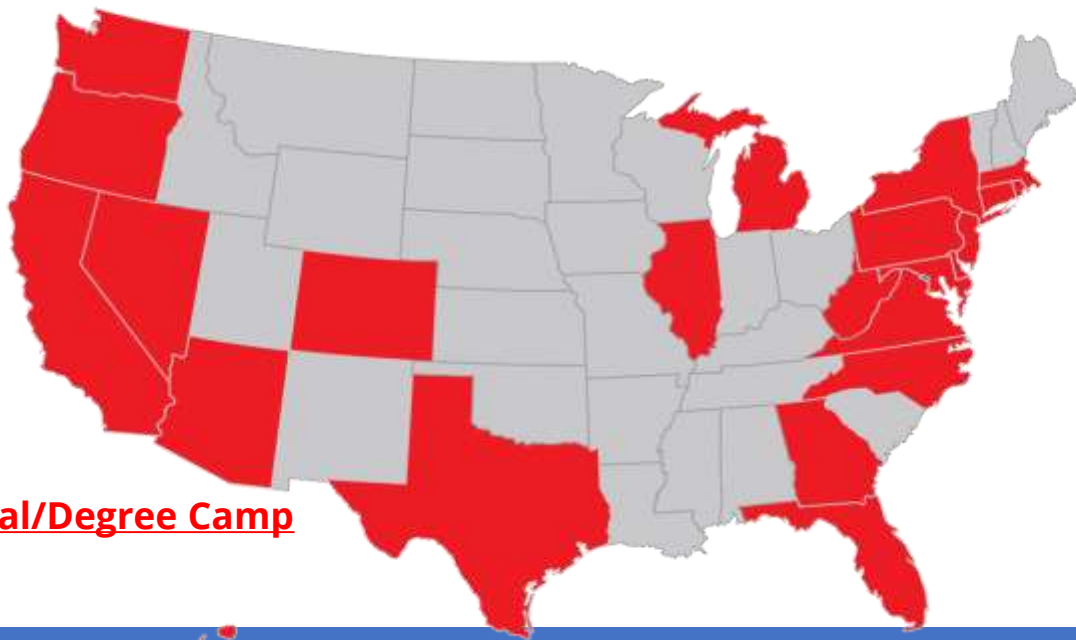
SERVICE & DEDICATION

All our services are focused individually on each investor coupled with dedication and particularly to the needs and objectives of each investor

EB-5 Seattle, Washington Hotel, Apartment & investment US Approved Regional Center



PROGRAM



- Arizona
- California
- Colorado C
- Connecticut
- Florida
- Georgia
- Hawaii
- Illinois
- Maryland
- Massachusetts
- Michigan

#5Raising Capital/Degree Camp

- EB-5 REGIONAL CENTER AFFILIATION in 21 States
- MLU REAL ESTATE LICENSED Training in 50 States
- Real Estate Licensed in 50 States

USAsia Pacific is a Medallion Solutions Partner with NES Financial with respect to its best-in-class Regional Center compliance practices.

Regional Center Affiliation allows a project to utilize an existing Regional Center and bring an EB-5 project to market.

USAsia Pacific diligence to underwrite projects and only sponsor those that meet specific financial and immigration risk criteria.

#5Raising Capital/Degree Camp

Financial Risk

- Project capitalization viability
- EB-5 capital escrow structure
- Project market feasibility
- Credibility of involved parties
- Underlying assumption validation
- EB-5 investor repayment strategy

Immigration Risk

- Job creation assumptions
- Economic impact methodology
- Deal structure and EB-5 compatibility
- Matter of Ho compliant business plan
- Project completion and operation risk
- Project sponsor reporting capabilities

Contact **USAsia Pacific** to understand Regional Center Affiliation requirements and to determine if your project qualifies.

#6. Bus Tour / Degree Camp

- See 25+ of Mike's personal investing deals.
- See small, medium and large deals at once.
- See every technique Mike teaches in the flesh
- Leave with over 25+ templates for deal success.
- See neighborhoods, property and zoning in a new light.
- Take the fear out of investing by seeing it done
- Learn to apply these techniques in your marketplace.
- See the Result of ABW "Highest and Best Use" in action.



#7. Creating and Enhancing Equity / Degree Camp

https://www.youtube.com/watch?v=PfkML2OF70A&t=27s&ab_channel=MLCompanies

- Learn 20+ strategies to make properties worth more than you find them
- Learn pre-ownership Flips or Assignments
- Multiple strategies on flipping
- Learn income, square footage, units, terms, advertising, physical condition fixer-uppers
- Learn Flixers (Doing some of the work and making most of the profits)

#8. Cash Flow / Degree Camp

Create a
repeatable
income that
never ends

- Positive cash flows in properties
- Create property-less passive income
- Learn how to turn equity into cash flow

Create interest-
only notes that
never pay off

- Learn how to set up incredible financing for better cash flows
- Learn strategies to get tenants to pay higher rents

BRRRR MODEL

BUY

REMODEL

REFINANCE

RENT

REPEAT



- How to Locate Highly Motivated Sellers
- The Magic Buying Formula
- The 9 Types of Houses to Never Buy
- How to Cultivate High Profit Relationships with the Top Relators
- The Strategic Formula to Make Multiple Offers
- The 5 Ways to Fund Your Deals with Little or No Money
- How to Control Contractors
- How to Sell Your Houses at Lightning Speed

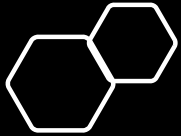
- 1. BUY: \$365K
- 2. REMODEL: \$85K
- 3. ALL IN: \$450K
- 4. DOWNPAYMENT: (20% OR \$90K)
- 5. ARV: \$725K
- 6. EQUITY: \$275K

BRRRR.

1. BUY
2. REMODEL
3. REFINANCE
4. RENT
5. REPEAT

- 7. REFINANCE: NEW TAKEOUT LOAN:\$450K
- 8. ALL IN MORTGAGE: \$2.8K PER MONTH
- 9. RENT PER MONTH: \$3.8 K
- 10. CASHFLOW POSITIVE:
\$1K PER MONTH =12 K PER YEAR.
- 11. PULL ALL DOWN PAYMENT &
- 12. REPEAT AGAIN & AGAIN

• =MASSIVE \$\$\$ CASHFLOW, EQUITIES PORPOLIO.

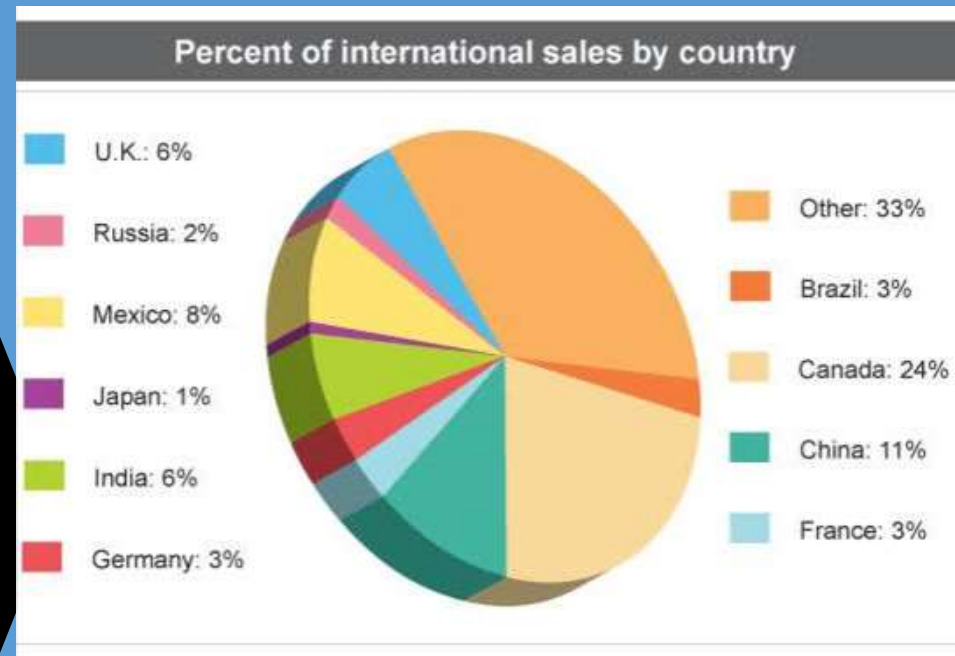


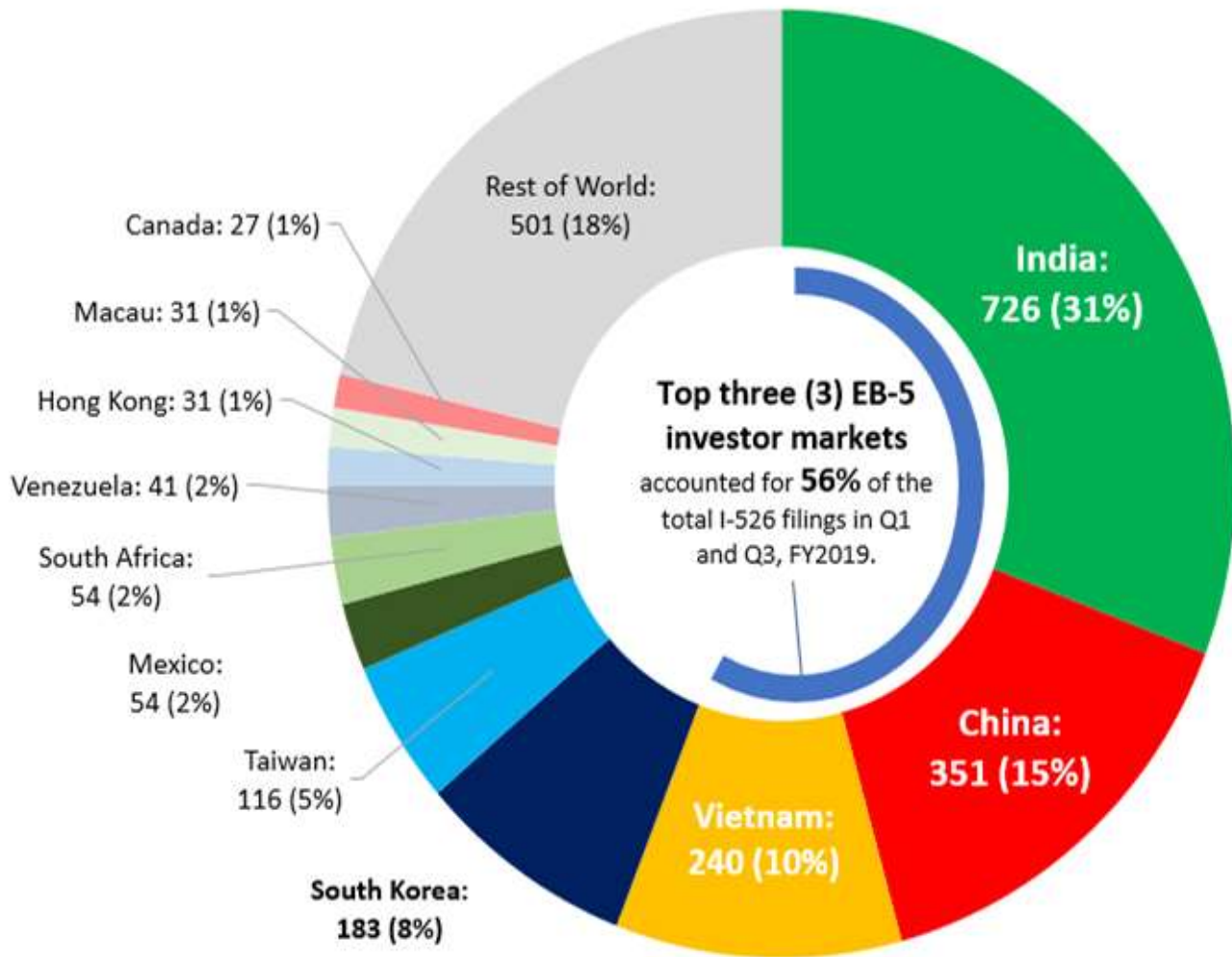
Foreign Buyer / Investors

- Real Estate Diversity
- Real Estate International Deals
- Helping Foreign Buyers/ Investors to buy in the US

Video:

https://www.youtube.com/watch?v=oVhX3Z8R-bl&ab_channel=MLCompanies

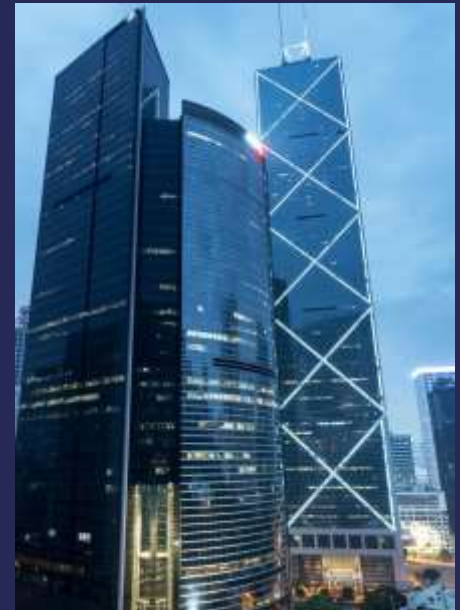




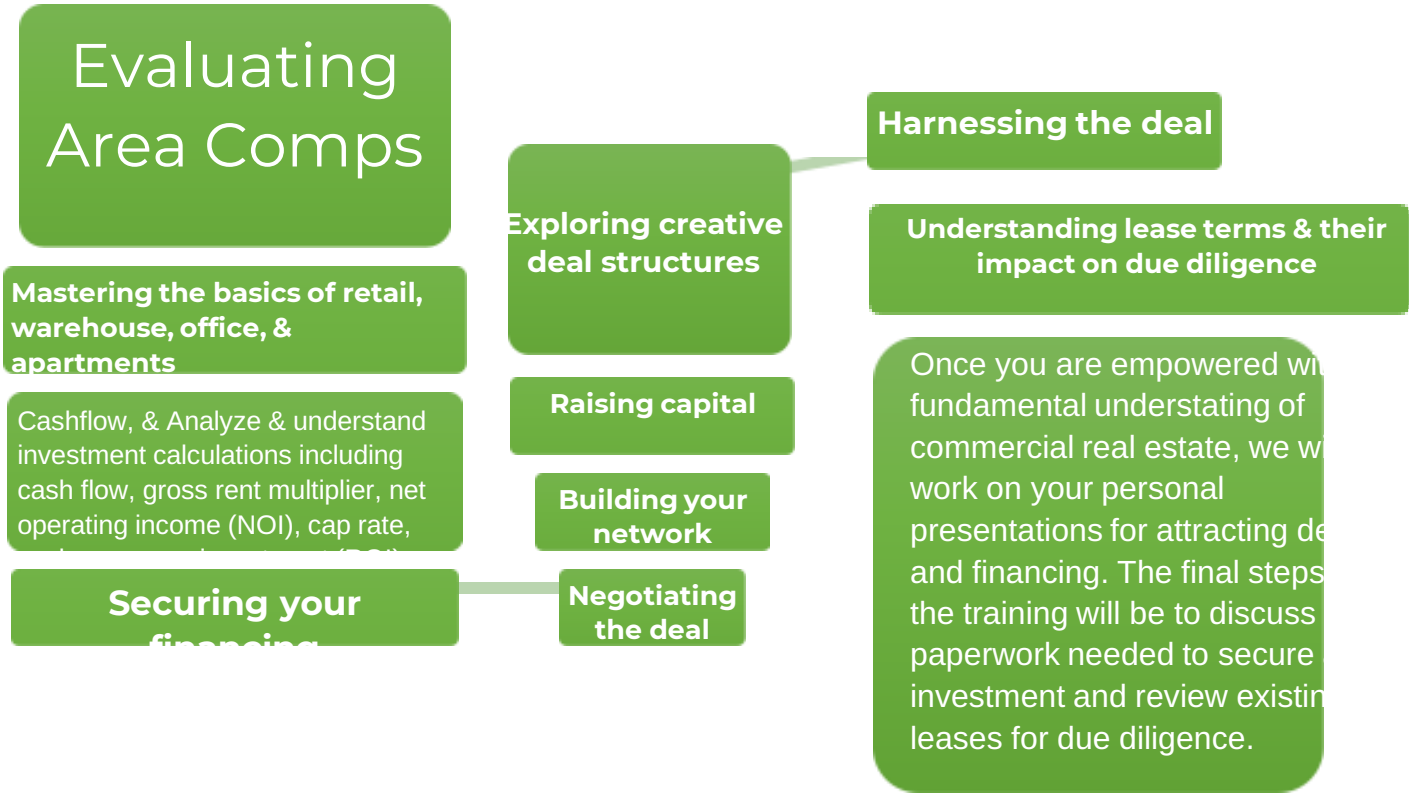
Commercial Real Estate Learning Objectives

Understanding the real estate cycle

- Once you are empowered with a fundamental understanding of commercial real estate, we will work on your personal presentations for attracting deals and financing.
- The final steps of the training will be to discuss the paperwork needed to secure an investment and review existing leases for due diligence.



Understanding the real estate cycle



Seller Financing/ Degree Camps / Degree Camp

Reasons that serious investors must be at this class:

Learn how to get financing without going to the banks.

Be able to offer mortgages to people who can't get them.

Use seller financing as a capital raising tool.

Learn simple assumptions.

Learn how to buy and sell LLC instead of properties.

Build up residual income and positive cash flow.

Property-less passive income.

Recyclable mortgages.

Learn how to deco lateralize buildings with seller financing on them.



Seller Financing: Degree Camp.

Reasons that serious investors must be at this class:

https://www.youtube.com/watch?v=KC9_R89a4as&ab_channel=MLCom

1. Learn how to finance anything.

You will turn any kind of sale into a seller financing deal

2. Converting lease options into seller financing

Making down payments commercial/conventional with no money down

Understanding tax implications

3. Incorporating 1031's and seller financing in the same deal

Paying a mortgage off quickly by wrapping

4. Reviewing assumption addendums and novation agreements Buying down interest rates,

5. Creating seller financing partnerships

Trust deed and notes Escrow companies, Value of title Insurance Issues, FHA/government loans

6. Contract language and disclosure, Calls/balloons Pre-payment Penalties and bonuses

Interest only vs. principal payments

Land Development Degree Camp

https://www.youtube.com/watch?v=RXm8gspWA-Q&t=54s&ab_channel=MLCompanies

- Land Investment can cover everything from several hundreds acres to owning a single vacant lot. It represents the ultimate accomplishment for a real estate investor. The profit potential is impressive and it gives you the opportunity to have a permanent, positive effect on community.
- This ultimate advanced training will provide you with variety of strategies you can use to control and develop real estate. You'll walk through the development process in a step-by-step fashion. You'll discover how to buy ahead of growth, improve zoning to increase value, as well as how to build or sell to another investor. Along the way, you'll also explore the details of platting to obtain appreciation. In addition, you will learn how to finance your deals through banks, seller participation and private investors.

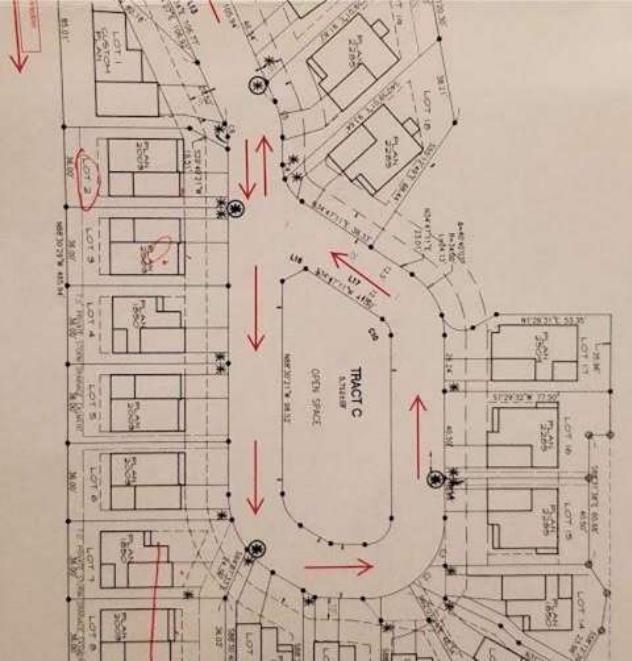


Land Development /Degree Camp

Learning Objectives

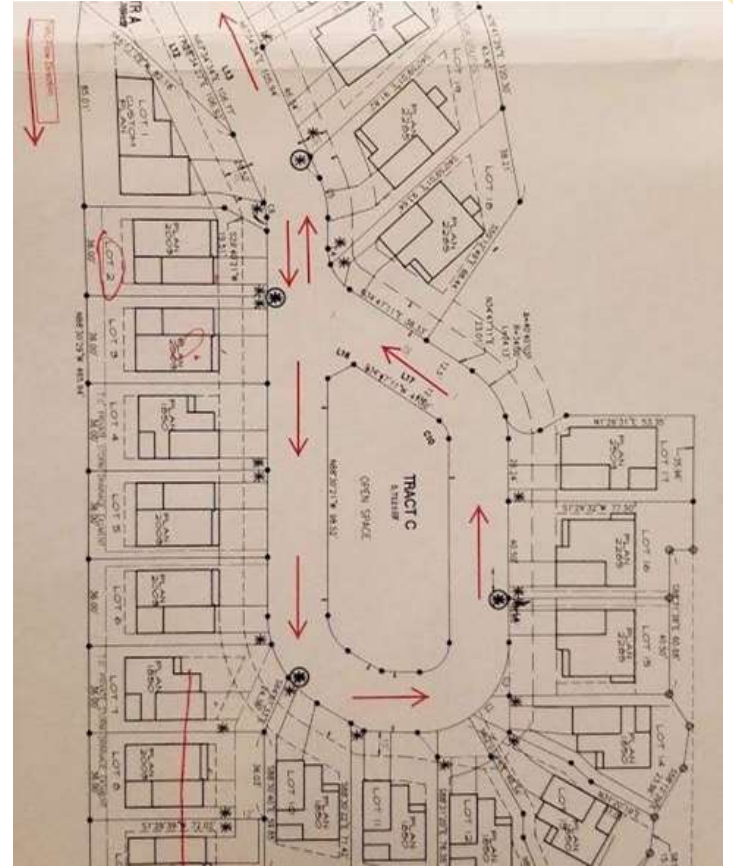
Explore the many ways land can be used:

1. Understand the elements of highest & best use
 - Discover the Seven Key Strategies for Land Development
 - Know the questions to ask the owner or realtor before you buy
 - Identify what to look for while walking the subject site
2. Discuss how to improve zoning
 - Understand how to plat or subdivide
3. Discuss environmental issues & how they impact a development
 - Become familiar with Phase 1 & 2 Environmental Site Assessments (ESAs)
 - Know what mitigation is & how it affects the development process
4. Identify the details & purpose of an offering memorandum
 - Explore Return on Investment (ROI)
 - Locating & dealing with banks



https://www.youtube.com/watch?v=Lq8Xedqsbml&t=3s&ab_channel=MLCompanies

- Discuss Regulation
- Discover how to offset the carrying costs associated with holding land
- Learn how to find potential deals
- Identify & recruit the Power Team members involved land development
- This training is presented by a licensed, third-party Land Development Group.



Kubota Garden 1

- https://www.youtube.com/watch?v=-dY2XsbhprQ&ab_channel=MLCompanies





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Seattle, Washington 98188 USA



ML Degree Camp Guarantee and Details.

Degree Camps come with a "life change guarantee " If you can look me in the eye at the end of the camp and say that your life wasn't changed, I will give you your money back!

Full price **for one**, half price for significant other, relative or verifiable partner.

You get Two Years to complete the 8 Degree Camps program. We do offer 20% Seller Financing for 8 Camps Packages.

We have wonderful terms set up and ready to go. You must pay for each camp in full before you attend.

Sign up for one camp and I promise to change your life'

1.MLC Real Estate Investors 8 Degree Camps

Pricing for New Students/2 Years Program.

1 Degree Camp ...\$9K

3 Degree Camps ...\$15K

8 Degree Camps ... \$24K



2. Real Estate Coaching: **\$1 K Per Month/** 2 Years Commitment.

Visit MLCompanies.co for a full calendar of upcoming Degree Camps and ABW events.

**SCAN
ME!**

