



INNER-CIRCLE MENTORSHIP



Your Commitment To Your Success Is Recognized
And We Invite You To Enjoy the
Benefits of
MEMBERSHIP
in the
Inner-Circle Mentorship Program

An Unusual Invitation...

Dear Candidate,

This is an invitation... *but it's not an ordinary invitation.*

When just an ordinary invitation is sent out, it's the hope of whoever sent it, that *all* who receive that invitation, accept it.

But this is *not* that type of invitation.

To be frank, the elite opportunity you're being invited to is quite exclusive. Not everyone who "accepts" this invitation will be approved...

...and that is exactly what makes this invitation unusual, as well as valuable!

We believe that you might be just the type of committed investor who would be a perfect fit. You've proven yourself to be serious just by attending this event, right here, with me (Marko), and my A-team. That's a good sign.

And because we believe that you will benefit from personal mentorship, and direct access to our team which has over 100 years of combined Real Estate Investing experience, we are extending this elite invitation to you.

You should take this invitation very seriously, read every word of this letter carefully, and give deep thought to your future. **The opportunity in front of you could impact the rest of your life, both financially and personally.**

It's called:

The Inner-Circle Mentorship Membership

An Elite Inner-Circle Experience Unlike Any Other

Have you ever had the feeling that other investors had an "unfair advantage" over you? Or that there was a "secret club" of real estate investors who were privileged with insider knowledge kept from you?

You should know, your suspicions are... **100% true.**

Ever suspect that the best strategies get first streamlined straight to "elites" and only the elites? **You're right, again!**

But while the complainers and whiners out there are frustrated by this "advantage," soon-to-be elites (like you) are busy trying to find a way in.

Right now, you have a decision to make between two very different strategies:

1. Complain
2. Accept the reality and find your "way in"

This invitation is a window of opportunity most people never even get a glimpse of. This invitation is your chance to join the elite. This invitation could be your "way in."

Why Not Just Try It Alone? What's The Benefit Of MENTORSHIP?

The benefits of mentorship, especially in real estate, are numerous (*this is even more true for a 10-year veteran rehabber or landlord, because the truth is, if you're a rehabber or a landlord you have been working way too hard for too little gain*).



First and most importantly, no maven, influencer, or major success story you've ever heard of is without some sort of mentorship. From the World's top CEOs to the highest-paid and most adored athletes, every truly successful person, as you probably know, has had help along the way from those farther along than they are.

Bill Gates found insight, profit, and pride with the mentorship of Warren Buffet. Steve Jobs would have mentors throughout his entire life that helped focus his greatness (and temper his

sometimes-alienating passion). Jobs would later go on to mentor Mark Zuckerberg, creator of Facebook. Oprah Winfrey constantly shows gratitude for the mentorship of Maya Angelou and Barbara Walters. Shark Tank's Robert Herjavec had his life changed by Warner Avis, founder of Avis Rent-A-Car. The list goes on and on and on...

Two questions I have for you. Is your real estate investing where you thought it would be by now? Are you at a level financially that satisfies you? If not, what do you think Gates, Jobs, or Winfrey would do if they were in your situation? Well, you already know, because...

It's a fact: no one succeeds alone.

It can feel noble and self-reliant to try and "go at it alone," but you'd be making a mistake that many failures before you have already made – a mistake that our most inspiring success stories have known better not to make.

Real Estate Is Not Complicated... Unless You're Alone.

Rocket science. Brain surgery. Programming artificial intelligence. These are what we call "deep" topics. They require very deep understanding of complex subjects to be able to get any results, even insignificant ones.

Many so-called "gurus" want you to believe that real estate is like rocket science or brain surgery.

But real estate is not deep. Real estate is WIDE.

While you *don't* need a college education and an I.Q. in the top 2% to start getting results in real estate, you *can* find yourself easily distracted, and sometimes even "paralyzed" in the middle of a deal, or not even able to start.

That's because, as a "wide" subject, real estate presents many (sometimes *too many*) tactics and routes to take (many with unpredictable "landmines").

Even worse, as a "wide" subject, real estate can present very expensive surprises at the worst moments. It's not uncommon for a deal to fall through at the very last hour just because of a tiny mistake. Of course, things get even scarier if those mistakes are illegal. With so much at stake, and so much of your time invested, can you afford even a small error? *Can you afford to do it alone?*

If you've ever been confused or overwhelmed by real estate it was likely not because you weren't smart enough... it was because there were too many places to start (and then too many ways to possibly finish).

Let me give you a simple example of how this could severely slow down your start unless you have trusted guidance: During our live training you discovered that structuring how you purchase your deal is actually a product of how you plan to exit the deal. Meaning, you really can't buy until you thoroughly understand all of your selling options – because how much you can sell it for and how (*i.e. LO, wrap or outright*) will determine how much you can pay and how! But, understanding all the possible selling options and exit strategies is very time consuming.

Even worse, here's a more concrete example of how this could hurt you on a deal unless you have trusted guidance: many times during the "last hour" of R.E. closing something comes up that causes the deal to fall apart. Either legal issues, or sellers "getting cold feet" or the closing agent not liking something, and the list goes on. You can't possibly imagine how many deals I've saved for our members at that last minute.

Imagine working on a deal for a month and then at the last moment, the whole effort disappears in front of your eyes. Do you think that is painful? Of course it is. What if you could call me and let me save that deal for you?

There are many other processes you will have to learn from scratch and that can be very time-intensive, and require a lot of effort.

Of course, doing this alone isn't helping, either. The confusion turns into overwhelm, and it can snowball from there into regret, frustration, and guilt. But sitting on the sidelines is not an option for you either.

There is, for the right type of person, a simple solution...

Why do it alone and REPEAT Expensive Mistakes When You Can ELIMINATE Them Entirely?

What if you had real help from someone who's already been through the hardest most difficult parts of what you are trying to achieve?

Wouldn't you finally have an advantage? It would almost be like having a crystal ball: You could see the future, the mistakes, before they happen.

Even better, you'd have **options** instead of overwhelm. That's because you would not have to waste time analyzing, re-analyzing, then doubting yourself anyway, only to try on a deal and make a mistake. A mentor would

be able to quickly help you know what to do and how to do it, without wasting your time and forcing you to study things you don't need. *Isn't that exactly what you need right now? A shortcut?*

You'd have rare insight and experienced wisdom on a per-deal basis!

In essence, real estate would become shallow AND narrow to you. You'd feel like you mastered the process, without the years of trial and error.

The Inner-Circle Mentorship Puts Over 100 Years Of Combined Experience Into Your Education Immediately

What if you had mentors at your side whenever you needed them for the next 12 months? Imagine what goals you could accomplish (and what regretful mistakes you could avoid). *Imagine if you had this type of mentorship? What would it look like?*

Your mentor will know every buying and exit strategy from A to Z. You won't need to let deals pass you by anymore because you knew only one way to structure the deal.

You'll be able to buy with more confidence.

Your mentor will analyze your deals with you, so you're never alone or overwhelmed.

But alone, becoming such an expert on lease options, free and clear house structures, wholesaling, in addition to mastering "subject to" strategy, and more would require a major investment of time and effort. And even then, there is no guarantee you could absorb everything you need to know and be able to recall it, on-demand, when you needed it. Wouldn't you consider this the "long" way?

FACT: Your mentor is the “shortcut” that will give you the advantage of expert guidance without having to waste years trying to learn it all yourself.

Even better, deals that were once “invisible” to you will now be very clear. Many times our members have shared their leads (completed Phone Forms) with us and said, “I just don’t see a deal here.” Then one of us looks at that stack and sees potential opportunities they didn’t see because they didn’t know what to look for. You don’t know what you don’t know, it’s true.

Your mentor will be able to see “between the lines.” **You’ll know both how to buy it right and exit fast.**

Instead of being tied-down to working on just one type of motivated seller, you’ll have a whole new world of potential leads opened up to you by using other strategies that you may not be expert on (Sub2, Lease Options, or 2nd discounts, etc.) but your mentor is. In the past, without a mentor, this would be confusing and stressful. But now, if you’re accepted, you’ll be able to easily expand the availability of potential deals. *Isn’t that exactly why you’re here in this room in the first place?*

Many of the usually hardest elements of real estate deals will become easy for you. Imagine if your mentor helps you position yourself before appointments, helps you answer tough questions from attorneys, helps you overcome objections, helps you navigate the sometimes stressful world of brokers and title companies, and much more... *that would be the shortcut you’re looking for, correct?*

Amazing Resources Available To You

As you will see on the next few pages, The Inner-Circle Mentorship is a complete package of systems and support designed to help you succeed without confusion or overwhelm.

I’ve invested over \$500,000 in developing these systems, tools and resources for myself over the last decade – it’s based on exactly what has worked for me, my students, and my A-Team of Master Coaches.

Here’s what you’ll have access to...

Support, Systems & Tools for Success

SUCCESS KEY #1 » The Accelerated Implementation & Execution Program

1 The 90-Day Workflow Implementation Program



- Easily setup your infrastructure and workflow quickly
- Prevent expensive failures and mistakes
- Ensures you follow the proven pattern with no legal mistakes
- Precision direction so you're never confused

2 24 Execution Implementation & Execution Modules



- Bi-weekly training to initiate fast progress
- The “game-changer” steps to launching your business based on the new resources available to you in this program
- Finding and funding deals using simple techniques
- How to use psychological triggers of COMMITMENT – which is critical if you want to get the seller’s signature fast, and minimize any remorse later
- This is truly your path to leapfrogging YEARS of trial, error, and wasted appointments trying to “figure this out” yourself

3 1-on-1 Personal 30 min. Coaching Calls with your assigned Master Coach



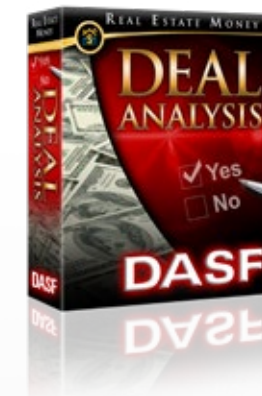
- Sure way to avoid deadly real estate landmines that kill deals and create frustration, or put you at legal risk.
- Analyze deals in REAL time, quickly and with confidence – using real-time help from a Master Coach
- Know WHAT to say and HOW to say it – appointment preparation so you are never nervous or unprepared
- Do it right from the start – avoid legal trouble

4 Email Support for 12 Months from the assigned Master Coach you’ve met



- On-demand guidance with 12 months of unlimited email access to your Master Coach.
- Ensures continuous progress – ask anything you want, whenever you want
- Peace of mind from “on demand” wisdom

5 Deal Support for 12 Months via proprietary DASF analyzer



- Save time and frustration – extract every possible opportunity out of every potential deal using expert guidance
- Sort “treasure from trash” quickly so you never waste your time
- Analyze deals easily WITH your Mentor, having all pertinent info in one place. Get precise advice!
- Our Deal Analysis Submission Form (D.A.S.F.) tool ensures precise deal analysis

6 24 “Genius Brain-Trust” Mastermind and Q&A Implementation Calls



- We meet LIVE (2 times per month) using Zoom to mastermind, where you let me solve your problems and current challenges
- Stay ahead of the curve with insider-only analysis
- Discover emerging market trends
- Rare and valuable insight from coverage of market shifts as they happen

Support, Systems & Tools for Success

SUCCESS KEY #1 CONTINUED...

The Accelerated Implementation & Execution Program

7 Unlimited Private Member Online Support Forum



- Massive knowledgebase will give you access to valuable tips and tricks
- Community of like-minded investors who are doing deals and you can network with and get inspired
- Library AND network of wisdom, experience, and support

8 Emergency Calls Directly to Marko's Personal Cell Number



- Need your deal urgently saved? Got a stressful situation you need expert guidance on? Maybe you just need to "run something by" someone you respect and trust so you can finally take action with confidence.
- No problem: you get "lifeline" calls directly to MY cell phone in case of emergency! If just one of these calls saves a deal, imagine the relief you'd feel by knowing I was just a phone call away! This is exactly what happened many times to even my best students!

SUCCESS KEY #2 » Systems

NOTE: the below systems are not here for you to study them - they are provided to be used as reference material only.

You will NOT need to spend countless hours reading and studying because you have a mentor who will point you to the right page, document or video at the right time. This program is about working SMART.

1 "Sandwich Lease Options Mastery" System



- Vital addition to your toolset because there will be instances where you either don't want to take over the loan, or maybe the sellers don't want you to take the loan over. In these cases, you'd usually be left with nothing but wasted time and frustration – but with this Lease Option system you can still profit (while the seller is responsible for repairs)!
- Nothing out there, and no so-called "guru," has a proven and time-tested Lease Option solution like this – but now YOU do
- Multiple strategies like the Sandwich LO, the Assignment LO, and the Straight Option solution
- Proprietary technique for controlling the deal (even if you don't have the deed) via Performance Mortgage strategy (ingenious!)

Support, Systems & Tools for Success

SUCCESS KEY #2 CONTINUED... Systems

2 “Foreclosure Investing Mastery” Course



- Complete guide to finding deals.
- Step-by-step instructions at your side will give you peace of mind
- Locating hidden deals in any market
- Negotiation, structuring, and selling quickly in plain-English
- Valuable reference guide when you need it

5 “Short Sales Course” System



- Find rare cases in this economy
- Dive deeper into proven strategies
- Never let a short-sale pass you by because you were unprepared
- Master getting lender discounts

3 “Investing in Free & Clear” System



- Learn how to close free and clear deals. You can't let those pass you by!
- Everything you need to know on how to structure F&C deals is covered from A to Z
- Specific contract language and clauses you must know to give you protection from liability
- Special analysis tool for crunching out the financing structures (not as obvious to a naked eye)

6 Ready-Set-Sold Quick-Home-Sale System



- Featured on FOX NEWS and now you can master it for yourself
- Sell virtually any house in just 2 weeks or less
- All the templates and “how to” guides are included
- A life-saver strategy for certain situations.

Support, Systems & Tools for Success

SUCCESS KEY #3 » Automation & Credibility Enhancement Tools

1 Buying & Selling Conversion & Credibility Sites



- Gain INSTANT CREDIBILITY with sellers – this is a biz changer!
- Professionally designed website will impress sellers quickly
- How to negotiate terms with potential buyers
- Total automation of your email follow up so you save time
- “House blast” feature to speed up the sale of your property
- Even easier, this lead flow is integrated with ProfitGrabber seamlessly!

2 “Get the Signature” Personal Credibility Presentation Tool



- Your “ace up the sleeve” with the same presentation I use
- Perfected over the last 18 years and 1,000s of seller appointments
- Strategic “Seed planting” in the prospect’s mind makes the objection-handling phase of a deal super easy
- Utilization of the specific statistics and market data to create urgency
- All my best techniques will be at your disposal

3 ProfitGrabber Pro Automation System



- The new foundation to streamlining your growing business
- Work smarter instead of harder with advanced automation
- Direct mail automation for easier, faster marketing
- Deal analysis, follow up, comps, property profiles, auto-filled contracts, and much more
- And, as a bonus for Inner Circle members only, you’ll be rewarded with special advanced modules first, as they become available

4 Marketing Materials Archive and Ordering



- Proven, time-tested marketing materials already perfected for you by ME
- All uniquely BRANDED which increases credibility and differentiates you from your competition
- Save money & time with the same wholesale pricing that I get

Support, Systems & Tools for Success

SUCCESS KEY #4 »

Early Access & Insights – Get the A-Team Secret Marketing Tools & Investing Strategies As They Get Developed

1 Early Access to any of Marko's NEW Proprietary "Direct Response" Tools



- Spot trends early!
- By being a member, you have an early access to insights as they happen
- Competitive advantage on steroids! Since my team and I never share these insights outside of the Inner Circle, you'll be uniquely positioned in your local market as someone on the cutting edge
- See emerging trends before any of your competition

2 Tap Into Marko & A-Team Network For In-Time Solutions



- My single most powerful and effective tool for success is not a course, website, or even real estate strategy. It is my relationships in the industry! I will tap into my power network for you if you have a challenge that requires it. You'll have my cell phone number.
- Connect with the most wealthy and successful real estate investors in the Nation!
- Save DECADES of time! Building this on your own would take too many years and too much effort...but now, like all the Inner Circle members, you get a short cut.

The Value Is Truly Priceless

As you can see, membership definitely has its benefits, but to ensure our members are protected, there are also a few rules you must abide by, and I review every application personally to maintain the quality of The Inner Circle...

So How Do YOU Get In?

Membership decisions are made by me, Marko, and my A-Team on a case-by-case basis based on four major criteria:

- Your WHY and your GOALS – where you want to go with your life...
- Your commitment to investing...
- What you are able and willing to contribute to the group...
- Your overall personality match to the existing group...

If selected, annual dues are a serious investment. This investment is non-negotiable (although a payment option is available). And frankly, if it seems expensive or out of reach, that's probably a good sign that you're not a good fit for this group.

That may sound harsh, but think about it...

Ask yourself, how many deals have you lost in just last 90 days because you didn't know how to structure the transaction? How many will you lose in the next 12 months because of what you don't know?

Face it: you don't need more idealistic theories. You need proven actionable systems to grow your business. And you need expert support.

You can develop these yourself, but what will it cost you in valuable time?
That's an expensive learning curve... right?

This opportunity to join the Inner Circle is your short cut. This is your
chance to bypass the learning curve!

Now, you should know, we take the exclusivity of our resources very
seriously...

A Few Rules

CONFIDENTIALITY. All information shared in the Inner Circle is confidential
and for member use only. Sharing strategies other than with your staff
for use inside your own business is strictly prohibited. Any member who
shares confidential information from the Inner Circle's membership will
be terminated and your dues WILL NOT be refunded.

LOGINS – you must NOT share your user ID and your password with
anyone outside... we use forensic IP tracking to ensure login to the
member's private portal is not shared.

JOINT VENTURES, private lending and business partnerships between
members is encouraged, but unethical behavior will result in your
membership being terminated. We're very serious about this. The group
does not take kindly to theft (or similar bad behavior), and we will do
what we have to do to protect our members and the sanctity
of this group.

So now I have a question for you...

Are You In or Out?

It's time to commit. We can't hold seats while you dilly-dally.

No hard feelings if you can't join us right now, but if you're on the fence
I highly recommend you apply and see what happens. Even if you
don't get in, at least we'll know who you are and a little more about your
business, and I promise we'll do what we can to help you out and point
you in the right direction.

The way we see it, it's the least we can do if someone has the patience
to read this far, and the guts to fill out the application that is given out on
Saturday at 4pm.

Let's Make This Year Your Best Year Ever, Together!

Well that's it.

If it sounds like I'm trying to scare you off, that's exactly what I'm doing.
I only want the handful of real movers and shakers in the room.

I look forward to that.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marko Dobe", with a stylized flourish underneath.

P.S. Have you ever heard the expression, “Knowledge is Power?” I disagree.

Knowledge is handy... but knowledge alone is not power.

Only implementation with the help of a trusted mentor will turn your knowledge into true power.

The biggest breakthroughs come when knowledge is combined with connections and rapid implementation, and that’s exactly what Inner Circle is all about.

Knowledge + Connections + Execution.
Are you ready for YOUR breakthrough?

Success Benefits Included in Each Membership Level During 12-Month Program

INVESTING MASTERY INNER-CIRCLE 12-MONTH MEMBERSHIP LEVELS:

	ELITE	PRESTIGE	MASTERY
Accelerated Implementation & Execution Program			
90-Step Workflow Implementation Program	✓	✓	✓
24 Accelerated Implementation & Execution Modules	✓	✓	✓
1-on-1 Personal 30 min. Coaching Calls with the assigned Master Coach you’ve met	10	20	20 with MARKO
Email Support for 12 months from the assigned Master Coach you’ve met	limited	unlimited	with MARKO
Deal Support for 12 months via proprietary DASf analyzer	2 completed deals	unlimited	with MARKO
24 “Genius Brain-Trust” Mastermind and Q&A Implementation Calls	✓	✓	✓
Unlimited Private Member Online Support Forum	✓	✓	✓
Home-study & Reference Systems			
“Sandwich Lease Options Mastery” Home-Study System	✓	✓	✓
“Foreclosure Investing Mastery” Home-Study System	✓	✓	✓
“Short Sales Course” Home-Study System	✓	✓	✓
“Investing in Free & Clear” – Home-Study System		✓	✓
Ready-Set-Sold Quick-Home-Sale System		✓	✓
Automation & Credibility Enhancement Tools			
Buying & Selling Conversion & Credibility Sites	✓	✓	✓
“Get the Signature” Personal Credibility Presentation Tool	✓	✓	✓
ProfitGrabber Pro Automation System	✓	✓	✓
Marketing Materials Archive and Ordering	✓	✓	✓
Early Access & Insights			
Early Access to any of Marko’s NEW Proprietary “Direct Response” Tools		✓	✓
Tap Into Marko & A-Team Network For In-time” Solutions		✓	✓
Emergency Calls directly to Marko’s personal cell number ★★ ★	-	4x per year	10x per year

W E A L T H

S U C C E S S

F R E E D O M

H A P P I N E S S

