

*Jay Conner's*

# **Private Money Success System**

How & Where to Get All the Money  
You'll Ever Want to Buy & Sell Houses





**Have you ever**  
*imagined* **what it**  
**would be like to...**



**Live in the home  
of your *dreams***



Drive a *luxury* car



**Travel the *world***



**Make more  
money *fast***



# How many of you would like me to show you...

01

How to **never** miss out on a deal because you don't have the money?

02

The **exact** steps needed to attract unlimited funding for your deals?

03

A **complete** system designed with your success in mind?

**Private Money = Wealth & Freedom**



# As you listen closely, I'm going to show you...

01

How to attract funding from **3** different sources.

02

How to locate **12,000** new private lenders every month.

03

How I raised **\$2,150,000** in private money in less than 90 days.



***Private Money = Wealth & Freedom***



# As you now focus, I promise to teach you 3 things...

01

How to buy properties with **none** of your own money.

02

How to get up to **3** big checks on every transaction.

03

How to get **all** your rehab money up front.



***Private Money = Wealth & Freedom***

# Who is a Private Lender?

A private lender is an *individual* who loans you money directly from their investment capital or retirement account.

The is a *one-on-one transaction* with no middle person.



***Private Money = Wealth & Freedom***

# Why Private Money?

01

Fastest and best way to get your first deal.

02

You write the program.  
***(interest rate, term, etc.)***

03

You make the rules.

04

No monthly payments or origination fees.

05

You're in complete control.

06

Close deals quickly.

07

No hurry to pay it off.

08

No more cash flow problems.

09

No credit checks or personal guarantees.

10

Unlimited money supply.

11

Do all the deals you want.

***Private Money = Wealth & Freedom***

**Jay's *favorite* reason  
to use Private Money?**

**You get paid at least  
*twice* on every property!**

**Get a big check when  
you buy *and* sell.**



***Private Money = Wealth & Freedom***

# When should you use Private Money?

- All cash is required by the seller.
- Bank-owned properties.
- Short sales.
- Auctions.
- For Sale By Owners who won't sell on terms. **(87% won't!)**



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# Loan approval is becoming difficult.

01

Many brokers no longer offer home equity lines of credit (HELOCs).

02

Highest rejection rates since June 2018, increasing 13% for mortgages & 22% overall.

03

The Fed raised interest rates 11 times from March 2022 to September 2023.



***"Here's why it's gotten so much harder to get a loan in the US" by Samantha Delouya***

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# *Why* would a Private Lender be interested?



They can invest safely & securely.



They can earn a lot of money.



Their investment is not volatile.

***Private Money = Wealth & Freedom***

# The opportunity is *now*!

01

Traditional lenders **aren't** lending.

02

Over \$31 **trillion** is available to borrow.

03

Without private money, **how** will you fund deals?

04

When would **now** be a good time for you?

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**Do you think I have  
something to offer  
you after this?**

# Who am I & Why Should You Listen to Me?

- Real estate investor since 2003.
- Rehabbed 500+ single-family homes.
- 7-figure investing business while working less than 10 hours per week.
- Commercial real estate developer.
- Consulted 2,000+ real estate investors.
- Multiple best-selling author.
- National speaker.



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**Who wants to  
hear my private  
money story?**











**Because of this  
system, I can do  
*big money deals!***





# 2001 Anne Neal

Selling Price	<b>\$209,000</b>
Repair Cost	<b>\$22,000</b>
Purchase Price	<b><u>-\$107,000</u></b>
Profit	<b>\$80,000</b>

**\$18,163**

received for purchasing the property.

**\$79,544**

received for selling the property.





# 106 Steep Point

Selling Price	<b>\$150,000</b>
Repair Cost	<b>\$17,500</b>
Purchase Price	<b>- \$55,000</b>
Profit	<b>\$77,500</b>

**\$65,844**

in cash received for  
purchasing the property.

7036

BESWICK & GOINES, PLLC  
TRUST ACCOUNT  
519 ARDENHILL STREET  
MOREHEAD CITY, NC 28557  
PH: (252) 726-2138 FAX: (252) 726-7836

**B&G**  
BANK OF AMERICA  
N.A.

NUMBER  
10-0073 CONNER

Excess Cash to Close

Five Thousand Eight Hundred Forty Four and 81/100 Dollars

DATE: March 2, 2010 AMOUNT: \$ \*\*\*\*\*65,844.01

TO THE ORDER OF Jackson L. Currier

*[Signature]*





**Want to see what**  
*private money*  
**means to me?**

**\$**

**\$1,345,825**

**\$**

# Where can you get private money now?



## Warm Market

People in your circle  
you already know.



## Cold Market

Existing private money  
lenders you don't know.

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***5 Easy Steps***  
**to take your**  
**Warm Market**  
**from “Hello”**  
**to taking home**  
***A Big Check!***



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# Step 1: Identify Potential Private Lenders

01

You know **a lot** more people than you think you do.

02

There are **millions** of dollars waiting for you in your contacts.

03

My Private Money Success System reveals **3** new warm markets.



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# Step 2: Opening Casual Conversation

There are two conversations you can have with a potential private lender at this step:

01

The **Direct Method** leverages my “magic question.”

02

The **Indirect Method** tells people: “I need your help.”



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# Step 3: Spreading the Word on Automatic

01

**What** is the 16-minute audio: "Stress Free Investing"?

02

What is the **goal** when sharing the audio?

03

How do you **use** the 16-minute audio?



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# Step 4: Teach Your Private Lending Program

01

You will have access to my own **PowerPoint** presentation.

02

You can meet potential lenders **1:1**.

03

You can meet in group settings by hosting **webinars** or **luncheons**.



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# Step 5: Get a Verbal Commitment

01

There are *no papers* to sign.

02

A *handshake* will seal the deal.

03

*Quickly* locate a deal for your new private lender to fund.



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01

**Search** for lenders using the Private Lender Data Feed.

02

**Send** the direct mail letters.

03

**Answer** your phone and **schedule** your 1:1 appointment.

04

**Meet** your lender in person or via Zoom.

05

**Obtain** a verbal commitment.

# Locate Existing Private Lenders: *5 Easy Steps*



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# Private Lender Documents

These are the 5 documents you will provide to your private lender for ***each deal***. Your attorney will prepare each document.



Appraisal  
or CMA.

Promissory  
Note.

Mortgage  
or Deed of  
Trust/DOT.

Insurance  
Policy.

Title Policy.

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**Who else wants  
\$500,000  
of private money  
in the next 30 days?**

*Introducing Jay Conner's*

# **Private Money Success System**

How & Where to Get All the Money  
You'll Ever Want to Buy & Sell Houses



# 3 Main Components of my Success System

01

Online training.

02

3-day live event.

03

Unlimited support.

Step-by-step proven system.

In-person training at live events.

Ongoing office support.

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# Online Training

My proven, step-by-step  
Private Money Success System

- Get instant course access via email.
- Download the Kajabi app for on-the-go learning.
- Have a private money teacher in your pocket.



**Value: \$1,997**

# Online Training

Inside your digital course, you will receive the tools I use to grow my own network of private lenders, and additional tools to help you.

- **Scripts**
- **Brochures**
- **Letters**
- **Audio transcript**

- **Access to existing private lenders**
- **PowerPoint presentations**

# Online Training

In less than 6 hours, you will discover how to get all the private money you want, regardless of:

01

**Credit.**

02

**Income.**

03

**Experience.**

# Online Training

Getting private money using my **Private Money Success System** is key for 3 things:

**01**

Building your confidence.

**02**

Making more offers.

**03**

Making the largest profits.

*Only attainable with my  
**Private Money Success System.***



## Member Success

***“\$1,300,000 in less than a year!”***

I've been investing for 8 years and realized I needed more affordable loans. In just **45 days** using Jay Conner's Private Money Success System, I've **raised \$200,000** in my warm market! By using the Private Lender Data Feed, I've received **another \$250,000!**

*Shannon Boykin from Pennsylvania*





# Member Success

***“I raised \$1,000,000 in 3 days!”***

Jay's system is extremely ***easy to learn*** and set up. I'm getting so many private lenders, I have a VIP list. ***Jay's system works***, period. Lenders compete, so you get money way cheaper than other investors. I ***raised \$1,000,000 in 3 days*** using Jay's system.

*Mac Mirza from North Carolina*







# 3-Day Live Event

Receive 2 tickets to my 3-day  
Private Money Academy  
Conference

- Meet my private lenders.
- Learn the 4 pillars of my investing business.
- Meet my dream team.
- Virtually tour real rehabs.



**Value: \$2,997**





# Live Event Success

***“Over \$900,000 in 1 phone call!”***

Jay was my first ever event, and I actually ***got my first deal*** because of Jay. I've gone to plenty of events, and they're all helpful. But I think God led me to Jay first. Just ***follow the steps***—he says it, you do it. It works. Because of Jay, I just raised ***over \$900,000 in one phone call.***

*Carly Mannino*





# Live Event Success

***“The culture here is amazing!”***

***Jay does not hide the big things.*** He really tells us how it is, and him showing up for all of us is what we need. The ***culture here is amazing.*** I love how people talk to each other. They share stories. They encourage each other. They're ***unbelievably helpful.***

*Daniela Walker*





## Live Event Success

***“Now we have quality family time!”***

Working with Jay has been a ***game changer*** for me. My husband was able to quit his job. Now we're able to homeschool our kids and have that ***quality family time*** we've always dreamed of. There's no doubt you'll succeed if you just ***follow the program***.

*Erica Camardelle*





## Live Event Success

***“We’ve raised \$780,000 with Jay!”***

Since starting with Jay, we’ve **raised \$780,000** in private money. It’s been a very rewarding experience. My plan is to walk away from my full-time job within the next year. If you’re on the fence, just **pull the trigger and go for it**. If you follow Jay’s system 100%, **you will succeed**.

*Jonathan Broyles*





HOW TO GET THE MOST OUT OF YOUR MEETING

A Step-By-Step Guide

# **3-Day Live Event**

## 2024 Dates

February 14-16, 2024

June 12-14, 2024

October 23-25, 2024

# Atlantic Beach, NC

# Unlimited Support



**Value: \$1,494**

In addition to a quick-start coaching call with me, you will receive:

- Ongoing email support.
- Unlimited office assistance.
- Direct access to our trusted proof of funds generator.



# Jay Conner's Private Money Success System

Component 1: Digital Course Access	\$1,997
Component 2: 3-Day Conference	\$2,997
Component 3: Support & Proof of Funds	\$1,494
	<hr/>
Total Value:	\$6,488

*Private Money = Wealth & Freedom*



**Total Value: \$6,488**

**Your risk-free investment:**

**\$2,500**

*Private Money = Wealth & Freedom*

**Total Value: \$6,488**

**Your risk-free investment:**

**\$2,500**

*Private Money = Wealth & Freedom*

**Total Value: \$6,488**

**Your risk-free investment:**

~~\$2,500~~

~~\$1,997~~

**\$1,497**

[oreiaconvention.com/product/conner](https://oreiaconvention.com/product/conner)

## **Fast Action Bonus 1**

My producer and I will head to the studio and record a high-quality, personalized 16-minute “Stress Free Investing” audio for you to send directly to your potential private lenders.



**Value: \$497**

***[oreiaconvention.com/product/conner](https://oreiaconvention.com/product/conner)***

## **Fast Action Bonus 2**

Get 4 months of direct access to me. You will receive my personal cell phone number so you can text and call me with any private money questions you have.



**Value: \$\$\$\$**

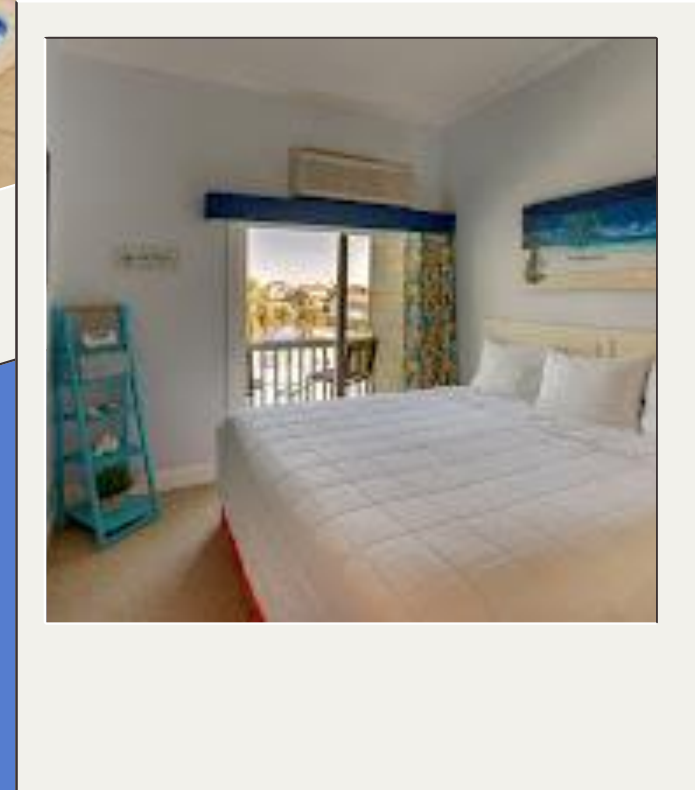
***[oreiaconvention.com/product/conner](https://oreiaconvention.com/product/conner)***

## **Fast Action Bonus 3**

Complimentary one-week beach vacation at our condo. Nestled in North Carolina's Crystal Coast, the condo provides easy access to the beautiful Bogue Sound and Atlantic Ocean.

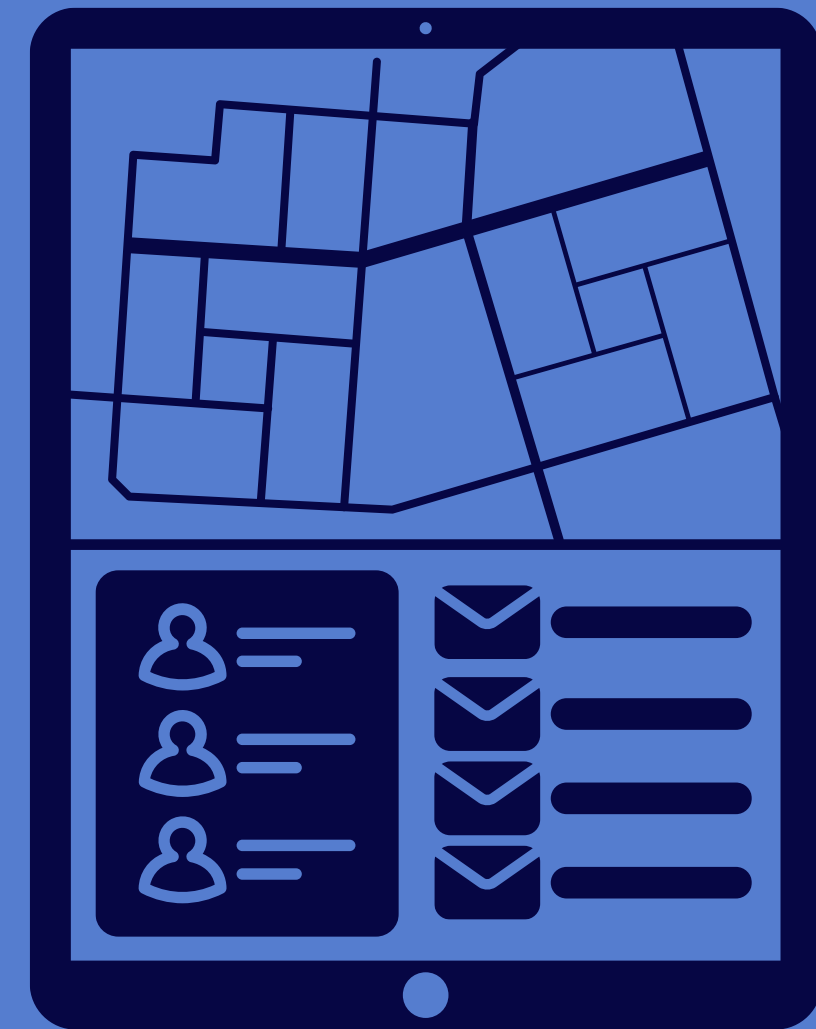
**Value: \$1,400**

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## **Fast Action Bonus 4**

Receive 60 days' free access to the Private Lender Data Feed, where you can locate existing lenders. Updated monthly, the feed houses over 12,000 verified lenders you can contact. Also includes access to pre-loaded letters to mail out.



**Value: \$997**

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# Jay Conner's Private Money Success System

Component 1: Digital Course Access	\$1,997
Component 2: 3-Day Conference	\$2,997
Component 3: Support & Proof of Funds	\$1,494
Bonus 1: 16-Minute Audio	\$497
Bonus 2: Jay's Phone Number	\$\$\$\$
Bonus 3: Beach Vacation	\$1,400
Bonus 4: Tablet & Data Feed	\$997
	
<b>Total Value: \$9,382</b>	

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# Why Jay's Way?

**1-Year Hard Money Loan = \$100,000**

**Loan Interest & Points = \$20,000**

# Using Jay's System?

**Funding for Life = \$1,497**

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# *Jay's Guarantee*

*I guarantee that if you follow my program and attend at least one Private Money Academy Conference, you will receive at least \$100,000 in private money within one full year.*

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# Who wants everything for **FREE?**



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**Welcome to  
Jay's World of  
Private Lending!**



# Jay Conner's Private Money Success System

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