

The
FOUNDERS
CLUB



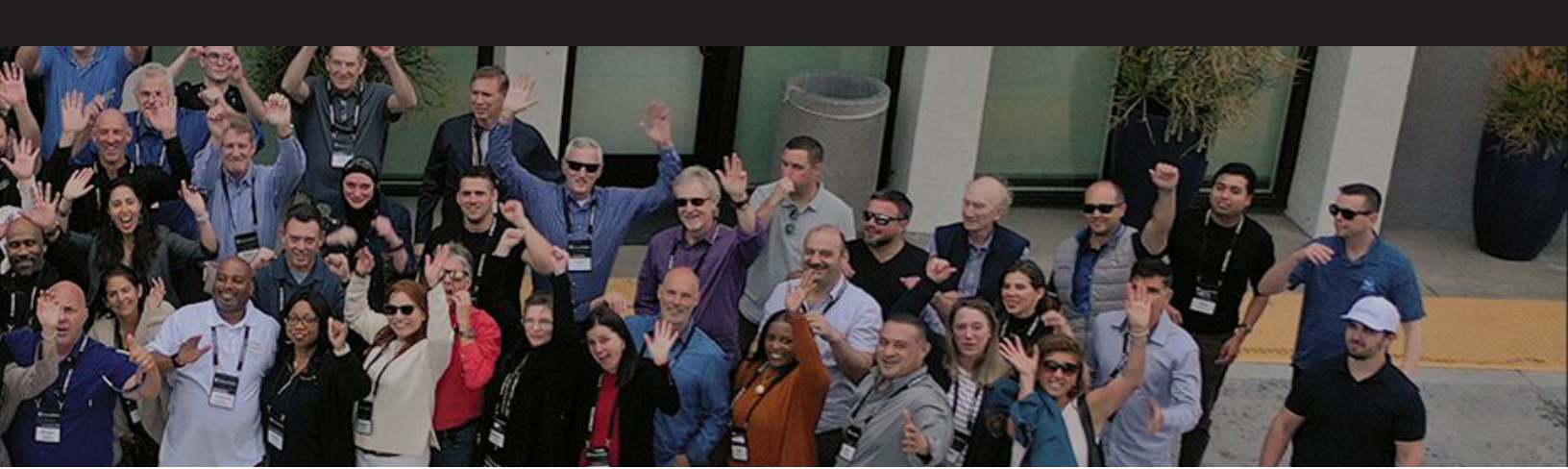
ABOUT FOUNDERS CLUB

Founder's Club was created to bring together a world-class peer group and the opportunity to mastermind with the industry's top real-estate experts and business educators - Than, Paul, Konrad, and JD, the Founders of CT Homes, Equity Street Capital, and FortuneBuilders.

FOUNDERS CLUB IS FOR.....

- Individuals who are driven to achieve their goals, have a zest for life, growth, and contribution.
- Individuals who have overcome hardships and obstacles and become examples of what is possible.
- Individuals who have discovered their passion and are committed to realizing their full potential with the support of the Founders Club peer group.

Although many members have significant success in real estate, past real estate investing experience is not mandatory.



FOUNDERS CLUB EVENT

We have pulled out all the stops for this powerful 3 day mastermind event. This will be like no other event you have experienced.

For 3 days you will learn and mastermind with the top investors in the industry and in our network. Each day will be focused on helping you grow your business and your wealth to the next level.

- DAY 1** Real Estate Business Growth with CT Homes. We literally pull key team members from their jobs at CT Homes to share with you what they are currently doing in their role to win in today's real estate market.
- DAY 2** Scaling Your Real Estate Business Mastermind Roundtables. In small groups you will mastermind with the each other and the Founders. You will be challenged to think of new ways to grow your business and helped with ways to implement these ideas. Whatever level is next for you, this is where you will map out how to get there.
- DAY 3** Alternative Investments. Our Founders have been diversifying and growing their personal wealth through investment vehicles outside of real estate. They have been networking and building relationships through their own masterminds to find the best representatives in these alternative investment vehicles. Here you will be introduced to these experts and learn how you can diversify and grow your own wealth.

Private Dinner at Than's House. The most exclusive dinner invitation we've ever offered. The Founders Club Members will be invited to Join Than for dinner at his personal residence in La Jolla, CA. One of the reasons we limit the Founders Club Membership is so we can keep the experience intimate. Enjoy the views off of Than's back patio as you network with like minded investors on a night you'll never forget.



FOUNDERS CLUB MEMBER PEER GROUP

Every heard the phrase “Your **net worth** is equal to your **network**?” Have you found that to be true? We sure have. Our Founders have continually pushed themselves to grow by finding peer groups to mastermind with that will challenge them and help them become more. Every year they invest significant money to build relationships and grow their network with high level investors and business owners.

In the Founders Club you are doing exactly the same thing. You are going to automatically be inserted into the highest level peer group in our organization. The Founders Club is full of investors that have different experiences in and out of real estate. Each member is interviewed and hand selected to be in the group based on their experiences, character traits, skills, and ambitions.

Here’s some examples of what other Founders Club Members are aiming to achieve by being in this group:



“I want to attend Founders Club to start buying and repositioning commercial centers and meet equity partners in the group. My father built a 58-million-dollar real estate investment portfolio with other doctors and I want to show him that I can also build wealth in real estate and make him proud.” - **Lisa M**

“I have 9 properties in my solo k and I want to move those into commercial syndications. I want advice on how to make that happen and learn regulations around using my solo and tax protection in that transition.” - **Robert H**

“We own an 85- person restoration company, ranked the top 50 fastest-growing companies in Sacramento for the last 5 years. We are in the process of selling the company and want to fast-track our success in real estate with the support of the Founders Club.” - **Vanesa and Aaron P**



FOUNDERS CLUB MEMBER PEER GROUP

"When I first came to Fortune Builders I was diagnosed with stage 3 cancer. I was too busy and excited for real estate to have cancer. The doctor said that mindset saved me. I want to surround myself with others who have overcome challenges and can push me. Life is like playing a game of monopoly and having fun." - **Tori S**

"I am keen to build relationships with other driven individuals who are principled. We just started a family later in life and want to fast-track to success with other people of integrity." – **JanetLee and Jason S** (Recently left Wall Street as Director of Investment Banking and her husband is retired U.S. Secret Service)

"We started our business 5 years ago with Fortune Builders when I was just 23 years old. 5 years later we have many projects under our belts. Now we are paying it forward and I lead a women's podcast to empower other women. Founders Club would take us to yet another level of success so that we can start employing foster children aging out of the system and help them make the transition to support themselves." – **Fernanda and Carlos R**

"I want to acquire 30 doors in the next 5 years. I have the vision and need the team and guidance for the best path to get there." – **Mark H** (Retired Senior Production Manager for one of the largest chemical companies.)

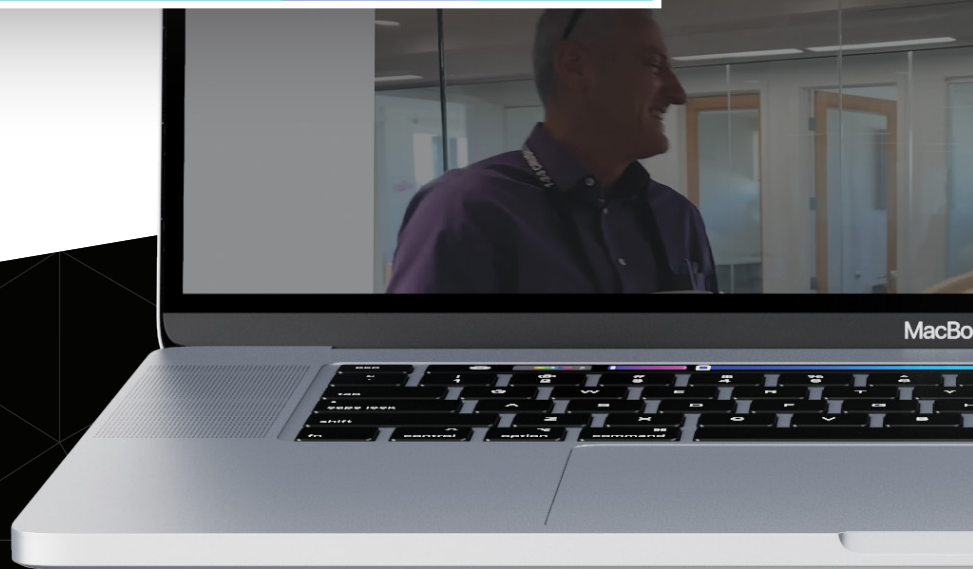
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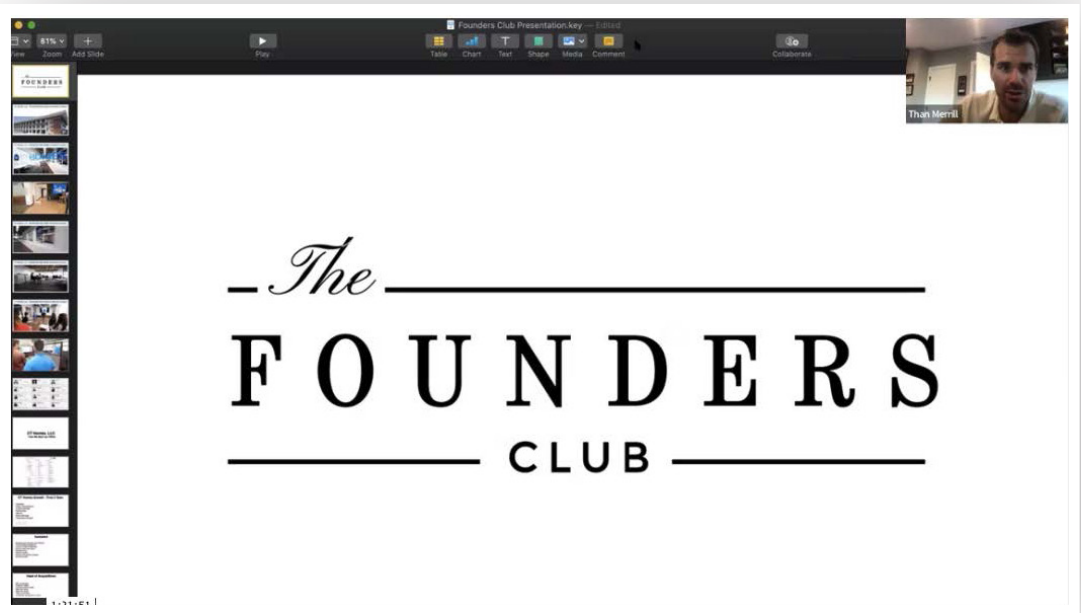
These are the types of people you will get to surround yourself with and build meaningful relationships. Imagine what opportunities might come your way a year from now after growing your network in this group.

FOUNDERS CLUB SPECIAL WEBINARS

The Founders' network of business owners, investment experts, bankers, and other advisors is extremely powerful. Throughout the year the Founders will invite experts inside of their networks to conduct special training webinars to our Founders Club Members. You get to leverage the relationships our Founders have created through their mastermind groups through these exclusive private webinars.

EXAMPLES OF PAST WEBINARS:





EXPLORING ALTERNATIVE INVESTMENTS:

ATM Cash Flow Investments



FOUNDERS CLUB RESOURCES WEBSITE

During the Founders Club event you will be guided through several exercises by using specialized business growth tools created by the Founders. You will be exposed to marketing campaigns, hiring tools, and documents used by CT Homes. You will be introduced to new investment concepts through high level presentations.

You will want access to these tools and resources. That's why we've created the Founders Club Resources Page. This is a password protected website where you can access downloadable tools, exercises, and documents as well as watch replays of the Founders Club Special Webinars.

FOUNDERS CLUB RESOURCES:

CT Homes Resources

Transaction Campaign Templates

- 1 - CT Homes Intro Email - Acquisitions (Word)
- 2 - Disclosure Review - Due Diligence - Buying Decision (Word)
- 3 - LOC Intro - Funding the Deal (Word)
- 4 - We have Confirmation of Recording!!! - Celebrating, Activating Insurance and Utilities (Word)
- 5 - Pre-open escrow - 3 Weeks prior to list (Word)
- 6 - SRT Property Review - Sales Rehab and Transaction Property Review (Word)
- 7 - Seller Disclosures _ Reports (Word)
- 8 - Congrats, Escrow is Officially Open! (Word)
- 9 - Seller Estimate (Word)
- 10 - Completed Request for Repairs (Word)
- 11 - We Have Confirmation of Recording!! (Word)
- Transaction Template Overview (Word)

Job Description Templates

- Acquisitions Analyst (Word)
- Craigslist Ad Virtual Assistant (Word)
- Jr. Project Manager (Word)
- Marketing - Sales Assistant (Word)
- Office Manager - Project Coordinator (Word)
- Sales - Marketing Assistant (PDF)
- Senior Project Manager (PDF)
- Transaction Coordinator (PDF)

Event Resources

Downloads

- Event Manual & Resources (PDF)
- Alternative Investments - Advisory Team Rolodex (PDF)
- Alternative Investments - ATM Fund (PDF)
- Alternative Investments - Bonds - Handout (PDF)
- Alternative Investments - Bonds - Seabird Fin (PDF)
- Alternative Investments - Buffett Strategy Private Program Presentation (PDF)
- Private Program Fact Sheet - Buffett Presentation (PDF)
- Alternative Investments - Enriched Cap Strategy Presentation (PDF)
- Alternative Investments - NNN Income Fund (PDF)
- Founders Club Mastermind Tool V2 (Excel)
- Goal Board Exercise (PDF)
- Goal Tracking System (Excel)
- Goals Time Blocking System (Excel)
- Online Presence Survey - Checklist (PDF)
- Personal Financial Statement - Real Estate Schedule (Excel)
- Personal Financial Statement - Real Estate Schedule (PDF)
- Personal Financial Statement (editable) (PDF)
- Personal Financial Statement (Word)
- SBA Loans & Office Case Study & 1031 Resource (PDF)
- Ultimate 2 Person Real Estate Business (PDF)
- Ultimate 5 Person Real Estate Business (PDF)

Systems

- Employee Hiring System Booklet (PDF)
- File Folders Template (PDF)
- Hiring Your Contractor Booklet (PDF)
- Network Marketing System Booklet (PDF)
- NEW Repair Estimator - Renovation Budget Templates (Excel)
- Real Estate KPI Tracker (Excel)
- Roles and Responsibilities Presentation (PDF)
- Standard Counter Offer Sale Terms (PDF)
- Time Management Booklet (PDF)

HOW TO JOIN FOUNDERS CLUB

The Founders Club is our most exclusive membership. All candidates must apply, complete an interview, and be approved for enrollment. We aim to keep each event small and powerful so careful selection is paramount.

While our members have a tremendous amount of real estate experience, real estate success is not mandatory. Several members have succeeded in other areas of life and are now beginning their journey in real estate. Others have built impressive real estate portfolios.

The commonality in each member is their drive for improvement and surrounding themselves with a like minded, Challenging, and encouraging peer group.

HOW TO APPLY:

To be considered for membership into the Founders Club, complete the Founders Club application and submit to our team.

Once you apply, we will review your application and contact you to schedule an 1 on 1 interview.

WWW.APPLYTOFC.COM



