

# THE CAPITAL CATALYST NEWSLETTER

OCTOBER 15, 2024



Compliments of Edana Thompson, CEO of AEG Legacy LLC

## PINK POWER: A MONTH OF AWARENESS AND ACTION

**October is Breast Cancer Awareness Month, an annual campaign to increase awareness of the disease, promote early detection, and support those affected by breast cancer. This month is marked by various activities and events aimed at raising funds for research and providing education on prevention and treatment.**

### Key Activities and Events

- **Fundraising Walks and Runs:** Many organizations host events like the Susan G. Komen Race for the Cure and the American Cancer Society's Making Strides Against Breast Cancer
- **Educational Campaigns:** Efforts to educate the public about the importance of regular screenings and mammograms
- **Pink Products:** Companies often release special pink-themed products, with proceeds going to breast cancer research and support
- **Community Events:** Local events, such as health fairs and seminars, provide information and resources to the community.

### How to Get Involved

- **Participate in Events:** Join a local walk or run, or attend educational seminars.
- **Donate:** Contribute to organizations dedicated to breast cancer research and support.
- **Spread Awareness:** Use social media to share information and support the cause.
- **Volunteer:** Offer your time to local organizations that support breast cancer patients and survivors.

## THE BRRRR METHOD: BUILDING WEALTH THROUGH REAL ESTATE



**The "BRRRR method" is a popular real estate investment strategy that stands for Buy, Rehab, Rent, Refinance, Repeat. Here's a quick breakdown of each step:**

- **Buy:** Purchase a property, often one that needs some work, at a lower price.
- **Rehab:** Renovate the property to increase its value and make it attractive to renters.
- **Rent:** Find tenants to rent the property, generating a steady income stream.
- **Refinance:** Refinance the property to pull out the increased equity, often at a lower interest rate.
- **Repeat:** Use the cash from the refinance to buy another property and repeat the process.

**This method allows investors to build a portfolio of rental properties while minimizing the amount of their own money tied up in each property. It's a way to leverage the equity built through renovations to fund further investments.**

**A loan broker is a professional who acts as an intermediary between borrowers and lenders.**

Here are some key points about what a loan broker does:

- **Connects Borrowers and Lenders:** Loan brokers help individuals or businesses find suitable lenders based on their financial needs and circumstances
- **Negotiates Terms:** They negotiate loan terms and interest rates on behalf of the borrower to secure the best possible deal
- **Saves Time and Effort:** By handling the legwork of comparing different loan options, brokers save borrowers time and effort
- **Expert Guidance:** Loan brokers provide expert advice and guidance throughout the loan application process
- **Variety of Loans:** They can assist with various types of loans, including mortgages, business loans, and personal loans

**Loan brokers earn a commission, which can be paid by the borrower, the lender, or both, depending on the agreement.**

Are you considering using the BRRRR method for real estate investing? Contact us!

Visit our website to complete a quick no obligation pre-qualification form.



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