

Nate Barger Film Checklist

Gene

Same order as the phone checklist. Use the squares as a print checklist; the HTML version saves progress on-device.

Priority rapid-fire · Top 10 (10 items)

- ☐ Film: How do you fund the purchase and renovation, then exit without losing money if it does not sell?
@dear
- ☐ Film: Walk through the $255K \div 0.8$ math and show exactly which step people are missing.
@kam
- ☐ Film: If the companies are related, how does the borrower actually repay the loans and the \$250,000 rent?
@spt_
- ☐ Film: How does a private lender/LLC structure survive underwriting when it is not arm's length?
@suda
- ☐ Film: Do you really have to wait six months to season a DSCR loan, and when is delayed financing different?
@elda
- ☐ Film: How should the renovation budget be right-sized so the rental still cash-flows under DSCR?
@prop
- ☐ Film: What evidence supports a \$38K renovation taking a property from \$100K to \$300K?
@leibe
- ☐ Film: What is the first practical step for someone trying to get into real estate?
@gce.
- ☐ Film: How can viewers verify a legitimate training offer and avoid someone impersonating you?
@schr
- ☐ Film: What exactly enabled a 17-year-old to close, and which parts of that path can another beginner replicate?
@_rea

Comment demand · 'The math isn't mathing' — wants the numbers shown — 22 comments (8 items)

□ Film: @thevehicularvermin the hood deals are honestly where the margins live if you can navigate the exit strategy, ran this exact play across multiple section 8 units in nashville and the cash flow difference between c class and b class is wild once you lock in long term tenants

@_rea

□ Film: You pull out equity on existing properties now you have payments along with payments on the new acquisition. How you supposed to manage all the payment on these properties if your cash flow is limited.

@mot

□ Film: This is so dumb so I gotta borrow your 0% credit cards? Sons got you to help this ain't helping anyone. Cause the first step they need is en established father in the game. Sad

@rodc

□ Film: I remember all the brrrr people in the 2000's. When they all had to piper in 2008 like 95% of these roaches got completely wiped out. This time it will be even worse.

@sale

□ Film: Dam bro I understand like 80% but then it's just specific words I need to study specifically what they mean, like tax free and loans, (I needa do my research)

@zcb

□ Film: The math is not mathing?? 255K a year ÷.8? What steps were missed because it don't add up.

@kam

□ Film: But isn't the lease not true cash flow because she actually the person leasing ?

@skib

□ Film: \$38k of renovation makes the property increase 200% From \$100k to \$300k?

@leibe

Comment demand · Financing / loans / refinance / BRRRR mechanics — 19 comments (8 items)

□ Film: Wait, how does this survive underwriting? If you own the private lending company holding the lien, that's legally a non-arm's length deal. Once the bank asks for the LLC's ownership docs at closing, doesn't it just get flipped back to a cash-out refi? Im genuinely curious tryna learn

@suda

□ Film: So \$6k for the first loan and appx \$10k for the DSCR loan so \$16k total in loans all on a ppty in the hood that's is suppose to DOUBLE in value because of renovation? Please what a loan a crap!!

@tedo

□ Film: Well, isn't it safe to say... the more this is done or exposing it with videos like this will force the banks and lawmakers to change the laws and rules of the game? Then what???

@iparl

□ Film: My question, how are you supposed to pay back the loans.. If she owns one company and rents from her other company. How is her company supposed to pay the \$250,000 rent a year?

@spt_

□ Film: If I totally own my own home (no mortgage) how can I use it to pull out money from it?

@cock

□ Film: When are you choosing the DSCR vs the self-loan rate and term refi strategy?

@thea

□ Film: Don't you have to wait 6 months to season the dscr loan ?

@elda

□ Film: Why does it sound like she still has a big loan

@gmo

Comment demand · Kayden / father-son / parenting — 9 comments (8 items)

❑ Film: Should I sell my brand new build new home i designed its paid off n cash out n buy another with less land to take care of .. I'm older now n want to not be House rich you know ..I know Kardashians borrow off their mansions .. like line of credit .. I know many people want to buy my desired new home n I hear market is hot to sell now .. what u think .. I can move to my daughter's big home n figure out next moves

@mixr

❑ Film: @nate.barger wait your son closed a deal at 17 and im over here still deciding what to have for lunch, that's actually wild

@_rea

❑ Film: You have the Sauce. Meaning It ain't on You it's In You. Meaning If a Person do not Even like Real estate after listen to you the Passion comes to want to do it.

You Professor Level. You bring a Passion Energy. Energy Don't Lie!

@jpric

❑ Film: I wish my father taught me this.. im 40 & learning from you. 😊

@bran

❑ Film: Nope. It's like being stuck in a Howard Johnson on the water.

@quin

❑ Film: He's lucky to have a father like this!!!!

@yung

❑ Film: His son don't look like him

@torit

❑ Film: My son name is Kaden.

@ema

Comment demand · Section 8 / tenants / rentals operations — 8 comments (8 items)

☐ Film: Taxes, insurance, and other utility costs such as common area maintenance are negotiated and laid out in the lease, not all commercial properties will have a NNN (triple net) lease where the tenant pays all operating expenses. Most common with Retail, Industrial and some office properties.

@raily

☐ Film: Why lease it back to herself at \$8/sf....why not make it \$100/sf then you can pull out even MORE \$\$!! Heck...do \$1000/SF! She will become a billionaire overnight!

@mar

☐ Film: How do you lease back your own property??

@efra

☐ Film: She leased from herself?

@som

☐ Film: Bruh landlords insure the building, yeah the tenants get coverage for their own shit, and if they buy a commercial condo unit yeah they'll insure the inside, but your still paying premium for a 1.25M building

@cjs_

☐ Film: He said rent it back to your self so you are the tenant and you are responsible for everything or it's just fraud the devil in the details

@smit

☐ Film: Brrrrhh the journey is starting. My brother owns 10 rental apartment buildings.

@max

☐ Film: Burning the lease not true cash inflow since it's her that's the leasee

@skib

Comment demand · Skepticism / scam / 'too good to be true' — 8 comments (8 items)

- ☐ Film: ☹ can't even focus on what you're saying because of the numerous food particles flying out your mouth as you talk. @jas_
- ☐ Film: That “oh for real” when he said 400 he knew he was lying 🤔🤔🤔 @and
- ☐ Film: I have someone claiming to be you and charging 100 for a type of course so I can start making money I think it's a scam @schr
- ☐ Film: 400k and he lying so u renovated a slum property in a slum and trying to make 236k just a liar and capitalist @omg
- ☐ Film: On your training website, it's not the best I can build you a new one @isaia
- ☐ Film: Yesss I'm a Cruise junkie myself my kids absolutely love it as well @we_
- ☐ Film: Nate, I see a gap in your website. Let me build you a new one. @isaia
- ☐ Film: And yes the guy was a scammer be careful just a heads up @schr

Comment demand · How do I START with no money / bad credit — 7 comments (5 items)

- ☐ Film: hm did u start with?
- @whrn
- ☐ Film: This the exact reason America is broke, using debt to buy debt. Pitiful and causes the hyperinflation of property
- @no.n
- ☐ Film: Schools should be teaching this aswell but the system they want us broke running to be on time to work
- @809
- ☐ Film: real estate is the biggest waste of time if you're broke trying to make money lmao.
- @el.j0
- ☐ Film: I need lesrn th9s shit but im broke n debt
- @lexs

Comment demand · 'Is this only for certain people / access' debate
— 3 comments (3 items)

- ☐ Film: Poor people middle class people pay their houses off? I dont align with that
- @egyptian
- ☐ Film: Hilarious these folks making millions and still begging people to take their “class” for only \$99.99
- @zcol
- ☐ Film: Cruises are for poor people
- @rona

Comment demand · Taxes / write-offs — 3 comments (3 items)

- ☐ Film: Nate, wouldn't it be better to have a C Corp vs LLC? Not near the taxes,
- @nico
- ☐ Film: I did my first cruise this year with my old lady and it was the best we are playing another trip next summer!
- @joes
- ☐ Film: Going on my first cruise in March!
- @char

Comment demand · Doubt: 'you did it for your son' / nepotism — 2 comments (2 items)

☐ Film: Yes but when you pull all your money out surely you're loan and back payments increase significantly changing the business model?

@richv

☐ Film: My dude your smoking cigars and make your money off deceiving people then selling your bs coaching

@gobz

Comment demand · Scaling a portfolio / 'buy more' / down payment — 1 comments (1 items)

☐ Film: you bought it for 50k and cant scale back on that reno enough to get the DSCR low enough for this to cashflow not even \$200? You are OVERDOING your reno. Dial it way back for a rental. That house cant be more than 1,300 sf, give or take, which means you are spending \$126 per sf on a rental reno.

@prop

Comment demand · Bonus: clear questions / unanswered gaps — 82 comments (10 items)

□ Film: Should I sell my brand new build new home i designed its paid off n cash out n buy another with less land to take care of .. I'm older now n want to not be House rich you know ..I know Kardashians borrow off their mansions .. like line of credit .. I know many people want to buy my desired new home n I hear market is hot to sell now .. what u think .. I can move to my daughter's big home n figure out next moves

@mixr

□ Film: Depends how thin you want to spread your self. At some point this turns into some form of gambling that some of these guys get addicted to how far can I spread the value of this. One small mistake and it all comes crashing down like a house of cards. It's very smart proposal but it play it safe and you'll be okay

@dccu

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@tedo

□ Film: It is not that easy and it lies a giant risk. If this was such a good money making strategy than why tf would he be selling courses? Think about it people. So sick of these guys.

@bell

□ Film: Well, isn't it safe to say... the more this is done or exposing it with videos like this will force the banks and lawmakers to change the laws and rules of the game? Then what???

@ipar

Comment demand · Lower priority: training / link / DM (content-gap subset) — 6 comments (3 items)

☐ Film: @i.am.tone the fact that a 17 year old is closing on houses while most of us were just figuring out how to parallel park is honestly sending me

@_rea

☐ Film: I dont need the info i need to be in person walked thru and make sure im getting a deal and doing everything right people pay for saftey and speed not information i have heard brrr method a million times

@dont

☐ Film: 🤔🤔🤔 tell that to my bill collectors at the end of the month or better yet send the money that don't exist over to my bill collectors.

@dj_to

Comment demand · Other / misc substantive tail (minimized) — 199 comments (6 items)

❑ Film: Depends how thin you want to spread your self. At some point this turns into some form of gambling that some of these guys get addicted to how far can I spread the value of this. One small mistake and it all comes crashing down like a house of cards. It's very smart proposal but it play it safe and you'll be okay

@dccu

❑ Film: How do you get the money to buy the house and the money to renovate I'm so confused and sell it without losing money if it doesn't sell

@dear

❑ Film: People who have never cruised always be so damn negative!! Like why are you even commenting or watching anything cruise related 🤔

@desi

❑ Film: Oh so you can't go hard as you want or easy on land? Or at your house? Has to be on a shitty cruise? Moron logic

@jayb

❑ Film: @thevehicularvermin yo what did i even say that has you tagging me back, i dont remember commenting on this one

@_rea

❑ Film: why you wanna help educate balck community if they say they bully America and don't need yall 🤔♂

@mon

On-camera questions · Day 1 (40 items)

☐ Film: "STOP paying things off if you wanna get rich — what do you pay off, and what do you never pay off early?"

Day 1

☐ Film: "You went bankrupt to retirement in 30 months — what was month one actually look like?"

Day 1

☐ Film: "What is BRRRR in one sentence a broke 35-year-old would understand?"

Day 1

☐ Film: "Buy, Rehab, Rent, Refinance, Repeat — which letter do beginners mess up most?"

Day 1

☐ Film: "You say money isn't real — what do you mean without sounding crazy?"

Day 1

☐ Film: "Would you rather have \$100k cash or \$100k in forced equity — and why?"

Day 1

☐ Film: "What made you walk away from the traditional path after bankruptcy?"

Day 1

☐ Film: "How many doors until someone is actually 'retired' in your model?"

Day 1

☐ Film: "Why do you keep saying 30 houses can retire you comfortably?"

Day 1

☐ Film: "What's the first BRRRR deal you would do today with only \$10k?"

Day 1

☐ Film: "DSCR loan in plain English — when does it save you and when does it trap you?"

Day 1

☐ Film: "What happens when rent can't cover the DSCR payment — walk through the math."

Day 1

☐ Film: "Infinite down-payment glitch — explain it like I'm skeptical."

Day 1

☐ Film: "Credit card to open a property — is that reckless or tactical?"

Day 1

☐ Film: "Do you need tax returns to buy rentals the way you buy them?"

Day 1

☐ Film: "Hard money vs private money vs DSCR — which one gets a beginner their first deal?"

Day 1

☐ Film: "What's the ugliest mistake you made in your first 10 rehabs?"

Day 1

☐ Film: "When should someone NOT BRRRR?"

Day 1

☐ Film: "How do you decide if someone can invest with you?"

Day 1

☐ Film: "What's the difference between being house-rich and actually free?"

Day 1

☐ Film: "If college kept you broke, what should a parent teach instead?"

Day 1

☐ Film: "Is \$80k salary rich or broke in 2026 — and why?"

Day 1

☐ Film: "What's your rule for selling a property vs holding forever?"

☐ Film: "How do you use debt without letting the property own you?"

Day 1

☐ Film: "What would you tell your bankrupt self in one minute?"

Day 1

☐ Film: "How did your 17-year-old buy a house for \$50k?"

Day 1

☐ Film: "Kayden's millionaire-at-19 path — what was non-negotiable?"

Day 1

☐ Film: "Walk me through pitching your dad for \$150k."

Day 1

☐ Film: "Would you let your kid drop out if the numbers looked like Kayden's?"

Day 1

☐ Film: "What do parents get wrong about school vs skills?"

Day 1

☐ Film: "How many houses has Kayden bought this year — and which one was the best?"

Day 1

☐ Film: "Hood deals: how do you buy without getting emotional?"

Day 1

☐ Film: "\$55k tax-free on one property — how?"

Day 1

☐ Film: "\$250k in 60 days — break the timeline."

Day 1

☐ Film: "When Kayden prints equity with BRRRR, what step prints it?"

Day 1

☐ Film: "Should a teenager start with BRRRR or a W-2?"

Day 1

☐ Film: "What's the first skill Kayden learned that school never taught?"

Day 1

☐ Film: "How do you keep a 19-year-old from blowing up a deal with ego?"

Day 1

☐ Film: "What's harder: teaching BRRRR to adults or to your own kid?"

Day 1

☐ Film: "If Kayden started at zero tomorrow, what's day one?"

Day 1

Day 1

On-camera questions · Day 2 (45 items)

- ☐ Film: "Is it cheaper to fix electric or rewire the whole house?"
- ☐ Film: "Aluminum wiring 1963-1972 — why is that a discount, not a deal-killer?"
- ☐ Film: "Pet urine smell — how do you actually remove it so it appraises?"
- ☐ Film: "Different flooring types — which one returns the most rent?"
- ☐ Film: "Drywall stages in 60 seconds — why should an investor care?"
- ☐ Film: "Bathtub redo the right way — what DIY-ers ruin?"
- ☐ Film: "Kitchen add \$30-40k value — where do people overspend?"
- ☐ Film: "Custom \$3k bed — worth it for rent or ego?"
- ☐ Film: "Should he leave these doors? How do you decide finish level?"
- ☐ Film: "Floor leveling — when does it kill the deal?"
- ☐ Film: "Appraisal condition ratings — how do you shoot for the grade you need?"
- ☐ Film: "Permits: how do you renovate without waiting months?"
- ☐ Film: "Schedule in real estate — what happens when you don't have one?"
- ☐ Film: "Designer or no designer — when do you skip it?"
- ☐ Film: "Evictions: nobody likes them — what's your process?"
- ☐ Film: "I spent \$185k to get the best tenant — was it worth it?"
- ☐ Film: "What makes a good tenant communicate — and what makes a bad one?"
- ☐ Film: "Craziest tenant story — what did you learn?"
- ☐ Film: "Training facility before/after — why show the ugly?"
- ☐ Film: "How do you bid offers so you still win after rehab?"
- ☐ Film: "Can someone start BRRRR at 44 with a family?"
- ☐ Film: "What do you say to people who watch the news and freeze?"
- ☐ Film: "War / macro fear — has it actually changed how you buy?"

☐ Film: "People complaining over \$10 — what does that tell you about wealth?"	Day 2
☐ Film: "What's the most you'd spend on dinner — and what does that reveal?"	Day 2
☐ Film: "Cruises are the best vacation — how does that fit a BRRRR life?"	Day 2
☐ Film: "We stayed at Cardi B's house — flex or lesson?"	Day 2
☐ Film: "Traditional jobs keep you broke — what's the alternative ladder?"	Day 2
☐ Film: "Equity > income — say it so a W-2 skeptic gets it."	Day 2
☐ Film: "What are you struggling with in BRRRR right now — ask the audience, then answer live."	Day 2
☐ Film: "Comment BRRRR — what exactly do they get in the free training?"	Day 2
☐ Film: "Comment 30 — what does the '30 months' offer actually include?"	Day 2
☐ Film: "If you could only post one video a week, which type would you keep?"	Day 2
☐ Film: "What's the #1 question students ask after the free training?"	Day 2
☐ Film: "What should Luis's audience ask you on camera that you never get asked?"	Day 2
☐ Film: First deal size you recommend?	Day 2
☐ Film: Cash vs financed first deal?	Day 2
☐ Film: City vs hood — where's the edge?	Day 2
☐ Film: Team or solo for rehab year one?	Day 2
☐ Film: Wholesaler or MLS — where do you find deals now?	Day 2
☐ Film: What's one number on every offer sheet?	Day 2
☐ Film: What's one red flag that kills a walkthrough?	Day 2
☐ Film: Best day of the week to post a money-rule reel?	Day 2
☐ Film: Hook you wish you'd used on a flopped video?	Day 2
☐ Film: Line you'd tattoo for students: bankrupt → retirement?	Day 2

220 topics · Day 1 (110 items)

- ☐ Film: “STOP PAYING THINGS OFF If You Wanna Get Rich”

Day 1
- ☐ Film: “My Son Bought A House For \$50K At 17”

Day 1
- ☐ Film: “How A Teenager Finances A Hood Deal”

Day 1
- ☐ Film: “Bankrupt To Retirement In 30 Months — Month One”

Day 1
- ☐ Film: “Money Isn’t Real — Here’s What I Mean”

Day 1
- ☐ Film: “Pitching My Dad For \$150k”

Day 1
- ☐ Film: “Breaking Down BRRRR That Made Him A Millionaire At 19”

Day 1
- ☐ Film: “What Happens When Rent Can’t Cover The DSCR Loan”

Day 1
- ☐ Film: “You Just Need 30 Properties To Be Set For Life”

Day 1
- ☐ Film: “The Infinite Down Payment Glitch”

Day 1
- ☐ Film: “I Use A Credit Card To Open My Own Property”

Day 1
- ☐ Film: “You Don’t Need Tax Returns To Buy Real Estate”

Day 1
- ☐ Film: “College Isn’t For Building Wealth”

Day 1
- ☐ Film: “Your Kid Doesn’t Need School To Be A Millionaire”

Day 1
- ☐ Film: “You Are Broke Making \$80,000 A Year”

Day 1
- ☐ Film: “30 Houses Can Retire You Comfortably”

Day 1
- ☐ Film: “How Easy Is It To Make \$1M In Equity?”

Day 1
- ☐ Film: “Borrow \$\$\$ To Make \$\$\$”

Day 1
- ☐ Film: “How He’s Making Money Using The Bank’s Money”

Day 1
- ☐ Film: “How This Property Made Him \$55k Tax Free”

Day 1
- ☐ Film: “\$250k In 60 Days — The Timeline”

Day 1
- ☐ Film: “The Problem With Selling Properties”

Day 1
- ☐ Film: “Crushing The BRRRR Method At Only 19”

Day 1

☐ Film: "Multimillionaire In Two Years — You Can Do It"

Day 1

☐ Film: "Yes You Can Start BRRRR At 44"

Day 1

☐ Film: "Stop Making Excuses — Bankruptcy To Retirement"

Day 1

☐ Film: "Traditional Jobs Keep You Broke"

Day 1

☐ Film: "Everyone Wants Money — That's Why They're Broke"

Day 1

☐ Film: "Parents Can't Rely On Schools"

Day 1

☐ Film: "My Son Dropped Out To Become A Millionaire"

Day 1

☐ Film: "Asking A 19yr Old How Many Houses He Bought In 2026"

Day 1

☐ Film: "19yr Old's Plan To Get Wealthy Buying Near The Hood"

Day 1

☐ Film: "Some Of Kayden's Properties That Made Him A Millionaire In 16 Months"

Day 1

☐ Film: "How Kayden Prints Equity Using BRRRR"

Day 1

☐ Film: "He Learned How To Make \$10k A Day At 19"

Day 1

☐ Film: "How A Teenager Made \$34,000 In 20 Hours"

Day 1

☐ Film: "The Best 5 Year Retirement Plan"

Day 1

☐ Film: "Quit Watching The News"

Day 1

☐ Film: "Has The War Affected Real Estate?"

Day 1

☐ Film: "I Built My Wealth Using This Exact Strategy"

Day 1

☐ Film: "Understanding How To Buy Real Estate Without It Owning You"

Day 1

☐ Film: "Growing Net Worth With Debt The Right Way"

Day 1

☐ Film: "Hard Money Vs DSCR Vs Private — Which First?"

Day 1

☐ Film: "What Is A BRRRR Refinance Actually Doing?"

Day 1

☐ Film: "Cash-Out Refi Mistakes That Kill Beginners"

Day 1

☐ Film: "How I Underwrite A Deal In 10 Minutes"

Day 1

☐ Film: "The Only Three Numbers On My Offer Sheet"

Day 1

☐ Film: “Why I Buy Ugly Houses On Purpose”

Day 1

☐ Film: “ARV Is A Lie If You Don’t Control Rehab”

Day 1

☐ Film: “How Much Skin In The Game Before Your First Deal?”

Day 1

☐ Film: “What I’d Do With \$5k Today”

Day 1

☐ Film: “What I’d Do With \$50k Today”

Day 1

☐ Film: “Partner Or Solo On Deal One?”

Day 1

☐ Film: “How I Vet Private Lenders”

Day 1

☐ Film: “The Conversation That Gets A Private Lender To Yes”

Day 1

☐ Film: “Why Wholesalers Ghost You — And How I Still Win”

Day 1

☐ Film: “MLS Vs Off-Market In 2026”

Day 1

☐ Film: “My Rule For Contingencies”

Day 1

☐ Film: “Inspection Findings That Are Actually Free Equity”

Day 1

☐ Film: “When To Walk From A Deal Mid-Rehab”

Day 1

☐ Film: “Insurance Surprises That Blow Budgets”

Day 1

☐ Film: “Property Tax Traps New Investors Miss”

Day 1

☐ Film: “How I Set Rent So The DSCR Clears”

Day 1

☐ Film: “Section 8 Vs Market Rent In My Markets”

Day 1

☐ Film: “Screening Tenants Without Getting Sued”

Day 1

☐ Film: “Late Rent Scripts That Don’t Create Drama”

Day 1

☐ Film: “Why I Don’t Chase Every Hot Market”

Day 1

☐ Film: “Secondary Markets Where BRRRR Still Works”

Day 1

☐ Film: “How I Pick A Neighborhood Block By Block”

Day 1

☐ Film: “Crime Stats Vs Deal Math — How I Balance”

Day 1

☐ Film: “The First Hire On A BRRRR Team”

Day 1

☐ Film: “GC Vs Handyman — Who Touches What”	Day 1
☐ Film: “How I Bid Rehab So I Don’t Get Buried”	Day 1
☐ Film: “Change Orders That Destroy New Investors”	Day 1
☐ Film: “Punch List Day — How We Get To Rent-Ready”	Day 1
☐ Film: “Photos That Make Tenants Say Yes”	Day 1
☐ Film: “Showing Script That Fills Units Faster”	Day 1
☐ Film: “Why Vacancy Is More Expensive Than A Rate Hike”	Day 1
☐ Film: “CapEx Calendar I Actually Use”	Day 1
☐ Film: “How I Track Every Door On One Spreadsheet”	Day 1
☐ Film: “The Metric I Check Every Monday Morning”	Day 1
☐ Film: “What ‘Financial Freedom’ Means In Dollars For Me”	Day 1
☐ Film: “The Day I Knew I Was Done With W-2 Thinking”	Day 1
☐ Film: “How Bankruptcy Rewired My Risk Tolerance”	Day 1
☐ Film: “People Who Laughed At BRRRR — Where They Are Now”	Day 1
☐ Film: “Student Loan Math Vs Rental Door Math”	Day 1
☐ Film: “If Your Parents Hate Real Estate — Say This”	Day 1
☐ Film: “Spouse Not On Board — How We Aligned”	Day 1
☐ Film: “Religion, Money, And Stewardship — My Take”	Day 1
☐ Film: “Why I Teach Free Training Instead Of Hiding It”	Day 1
☐ Film: “What Happens After You Comment BRRRR”	Day 1
☐ Film: “What ‘Comment 30’ Actually Gets You”	Day 1
☐ Film: “The Minicourse Mistake Most Gurus Make”	Day 1
☐ Film: “Live Deal Breakdown: Offer → Close”	Day 1
☐ Film: “Live Deal Breakdown: Rehab Week 1”	Day 1

☐ Film: “Live Deal Breakdown: Refi Day”	Day 1
☐ Film: “Live Deal Breakdown: First Tenant Move-In”	Day 1
☐ Film: “Q&A: Can I BRRRR With Bad Credit?”	Day 1
☐ Film: “Q&A: Can I BRRRR Out Of State?”	Day 1
☐ Film: “Q&A: Can I BRRRR With A W-2 Boss Who Hates Side Hustles?”	Day 1
☐ Film: “Q&A: How Long Until The First Refinance?”	Day 1
☐ Film: “Q&A: What If Rates Jump Mid-Hold?”	Day 1
☐ Film: “Never Pay Off This Loan Early”	Day 1
☐ Film: “The Credit Score Myth In BRRRR”	Day 1
☐ Film: “Self-Directed IRA Into Rentals — Worth It?”	Day 1
☐ Film: “HELOC As Down Payment Fuel”	Day 1
☐ Film: “Subject-To Vs BRRRR — When Each Wins”	Day 1
☐ Film: “Seller Finance That Still Lets You Refi Later”	Day 1
☐ Film: “Why I Ignore Most TikTok Deal Recaps”	Day 1
☐ Film: “The Hook I Wish I’d Used On A Flop”	Day 1

220 topics · Day 2 (110 items)

☐ Film: "Cruises Are The Best Vacation"	Day 2
☐ Film: "We Stayed At Cardi B's House"	Day 2
☐ Film: "Is It Cheaper To Fix Or Rewire Electric?"	Day 2
☐ Film: "Check For Aluminum Wiring 1963-1972"	Day 2
☐ Film: "Huge Discount When It Has Aluminum Wiring"	Day 2
☐ Film: "How To Remove Pet Urine Smell"	Day 2
☐ Film: "Different Types Of Flooring"	Day 2
☐ Film: "The Different Stages Of Drywall"	Day 2
☐ Film: "Installing Drywall Step-By-Step"	Day 2
☐ Film: "Proper Way To Redo Your Bathtub"	Day 2
☐ Film: "Adding \$30k-\$40k Value With A Kitchen"	Day 2
☐ Film: "\$3k Custom Bed — Worth It?"	Day 2
☐ Film: "Should He Leave These Doors?"	Day 2
☐ Film: "This Floor Needs Leveling"	Day 2
☐ Film: "Know Your Appraisal Condition Ratings"	Day 2
☐ Film: "How To Get Renovations Done Without Waiting Months For Permits"	Day 2
☐ Film: "The Smart Way To Renovate A House"	Day 2
☐ Film: "The Importance Of A Schedule In Real Estate"	Day 2
☐ Film: "You Don't Need To Hire A Designer"	Day 2
☐ Film: "Nobody Likes Evicting Someone"	Day 2
☐ Film: "I Spent \$185K To Get The Best Tenant"	Day 2
☐ Film: "Good Tenants Need To Communicate"	Day 2
☐ Film: "Craziest Tenant Story"	Day 2

☐ Film: “Design Matters If You Want Higher Rent”	Day 2
☐ Film: “Adding Massive Value By Knowing Your Numbers”	Day 2
☐ Film: “What’s The Most You’d Spend On Dinner?”	Day 2
☐ Film: “People Really Complaining Over \$10?!”	Day 2
☐ Film: “Getting Wealthy & Getting Healthy”	Day 2
☐ Film: “BRRRR Training Facility — Before”	Day 2
☐ Film: “What Our Training Facility Looked Like Before”	Day 2
☐ Film: “Onsite For Kayden’s New Property — But Lead With The Number”	Day 2
☐ Film: “Buy Houses In The Hood — Here’s The Filter”	Day 2
☐ Film: “These Loans Make It So Easy To Make Money”	Day 2
☐ Film: “They Built Camaro Here — Why The Building Matters”	Day 2
☐ Film: “Helping My Student Plan What To Do With His Property”	Day 2
☐ Film: “Breakdown Of How We Make Our Offers”	Day 2
☐ Film: “How I Determine If I Should Let Someone Invest With Me”	Day 2
☐ Film: “Nice Little Property Finished In 77 Days”	Day 2
☐ Film: “Vacant 90 Days — What I’d Do This Week”	Day 2
☐ Film: “Paint Color That Rents Faster”	Day 2
☐ Film: “LVP Vs Carpet In Rentals — My Rule”	Day 2
☐ Film: “Quartz Vs Laminate For Rentals”	Day 2
☐ Film: “When To Replace The HVAC Pre-Refi”	Day 2
☐ Film: “Roof Or Kitchen First When Budget Is Tight”	Day 2
☐ Film: “Mold: Deal Killer Or Negotiating Chip?”	Day 2
☐ Film: “Foundation Cracks I Ignore Vs Ones I Don’t”	Day 2
☐ Film: “Knob-And-Tube — Walk Or Rewire?”	Day 2

☐ Film: “Panel Upgrade Cost Reality”	Day 2
☐ Film: “Water Heater Age Cheat Sheet”	Day 2
☐ Film: “Sewer Scope — Non-Negotiable?”	Day 2
☐ Film: “Radon, Lead, Asbestos — Investor Triage”	Day 2
☐ Film: “Dumpster Math On A Full Gut”	Day 2
☐ Film: “How Many Trips To Home Depot Kill Your Margin”	Day 2
☐ Film: “Material List I Reuse Every Single Family”	Day 2
☐ Film: “Preferred Vendor List — How I Built It”	Day 2
☐ Film: “Firing A Contractor On Camera Rules”	Day 2
☐ Film: “Punch List Template I Text Kayden”	Day 2
☐ Film: “Final Clean That Passes Pickiest Tenant”	Day 2
☐ Film: “Staging On A Budget Under \$500”	Day 2
☐ Film: “Listing Photos Mistakes That Cost Rent”	Day 2
☐ Film: “Showing Day Script With Kayden”	Day 2
☐ Film: “Application Red Flags In 60 Seconds”	Day 2
☐ Film: “Cosigner Rules That Protect Cash Flow”	Day 2
☐ Film: “Pet Policy That Still Attracts Good Tenants”	Day 2
☐ Film: “Smoke Detectors & Code — Don’t Get Cute”	Day 2
☐ Film: “Fair Housing Mistakes New Landlords Make”	Day 2
☐ Film: “Security Deposit Accounting Made Simple”	Day 2
☐ Film: “Maintenance Ticket Triage: Today Vs Tuesday”	Day 2
☐ Film: “After-Hours Call Rule For Tenants”	Day 2
☐ Film: “Turnover In 7 Days Playbook”	Day 2
☐ Film: “Make-Ready Checklist Laminated In The Truck”	Day 2

☐ Film: “Lockbox Discipline So You Don’t Get Burned”

Day 2

☐ Film: “Camera On The Jobsite — What We Film Daily”

Day 2

☐ Film: “B-Roll Bank: 20 Shots Every Rehab Needs”

Day 2

☐ Film: “Thumbnail Face Vs Property — What Wins For Us”

Day 2

☐ Film: “First Line Caption Test: Claim Vs Tour”

Day 2

☐ Film: “Duet/Stitch: Responding To Broke Mindset Comments”

Day 2

☐ Film: “Green-screen: Numbers Over Jobsite”

Day 2

☐ Film: “Car-talk: Driveway Debrief After Walkthrough”

Day 2

☐ Film: “Dinner-table: Money Conversation With Family”

Day 2

☐ Film: “Gym-talk: Discipline Parallel To BRRRR”

Day 2

☐ Film: “Flight Delay: What I’d Buy If This City Was My Market”

Day 2

☐ Film: “Hotel Room Whiteboard: Tonight’s Lesson”

Day 2

☐ Film: “Sunday Reset: Portfolio Review Ritual”

Day 2

☐ Film: “Month-End: Cash Flow Scoreboard”

Day 2

☐ Film: “Quarterly: Kill Or Scale A Market”

Day 2

☐ Film: “Annual: How Many Doors This Year — Public Goal”

Day 2

☐ Film: “Student Spotlight: Their First BRRRR Close”

Day 2

☐ Film: “Student Spotlight: Their First Eviction Lesson”

Day 2

☐ Film: “Student Spotlight: Their First Refi Check”

Day 2

☐ Film: “Live AMA: Bring Your Deal Numbers”

Day 2

☐ Film: “Live AMA: Credit And Capital Questions Only”

Day 2

☐ Film: “Myth: You Need Perfect Credit”

Day 2

☐ Film: “Myth: You Need A Huge Down Payment”

Day 2

☐ Film: “Myth: Hood = Automatic Cash Flow”

Day 2

☐ Film: “Myth: BRRRR Is Passive”	Day 2
☐ Film: “Myth: Rates Killed BRRRR”	Day 2
☐ Film: “Contrarian: Why I Still Buy When Others Pause”	Day 2
☐ Film: “Contrarian: Why I Won’t Chase Beach Cities”	Day 2
☐ Film: “Contrarian: Why I Teach My Kid Deals Over Degrees”	Day 2
☐ Film: “Emotional: Letter To My Bankrupt Self”	Day 2
☐ Film: “Emotional: What Freedom Felt Like Door #30”	Day 2
☐ Film: “Emotional: Watching Kayden Close Alone”	Day 2
☐ Film: “Challenge: 7-Day Content Sprint Themes”	Day 2
☐ Film: “Challenge: One Hook Formula For 30 Days”	Day 2
☐ Film: “Recap: Best Performing Hook Formulas This Month”	Day 2
☐ Film: “Siding Repair Vs Full Replace”	Day 2
☐ Film: “Window Fog — Repair Or Ignore”	Day 2
☐ Film: “Garage Conversion ROI Reality”	Day 2
☐ Film: “ADU: BRRRR Or Separate Strategy?”	Day 2

Optional · Cruise lifestyle (8 items)

☐ Film: People who have never cruised always be so damn negative!! Like why are you even commenting or watching anything cruise related 🤔

@desi

☐ Film: As travel business owner my favorite way to travel is cruises too because exactly why he said. Also sea days are amazing

@trav

☐ Film: Oh so you can't go hard as you want or easy on land? Or at your house? Has to be on a shitty cruise? Moron logic

@jayb

☐ Film: When you fat and rich it's fun right

@nick

☐ Film: Where do you go deep sea fishing?

@life_

☐ Film: Yes and it's the best way to plan for family vacations, so you don't have to worry about transferring money around to people. Especially for the family members that are like I'll pay you back once I get the money.

@loko

☐ Film: Haha yeah right Nate. Tell me you don't travel the world without telling me you don't travel the world. Cruises are for those who can't travel and have to rely on others to show them the way. Yawn.

@jare

☐ Film: I'm going hard everytime especially after all the money I've paid to be there. You can relax at home doing nothing for free.

@tsat