



ONE NATION — CAPITAL —

Product Overview

Financial Roadmap

Thank you for purchasing from One Nation Capital! We hope this product is helpful to you on your real estate investing journey.

The *Financial Roadmap* consists of one .pdf document. In it, you'll find a practical guide to evaluating your financial standing, which is critical before making any investment decision.

The document contains an unintimidating Personal Financial Statement (PFS) that will help you analyze your assets and liabilities, and ultimately calculate your net worth.

You'll also find a Personal Income Statement (PIS) that will help you break down your monthly income, expenses, and ultimately your monthly cash flow.

By completing the PFS and PIS, you'll have an objective view of where you are financially, right now, as well as which way you are headed. This is a wise starting point for any investment journey.

The last page of the document can help you get to where you want to go. Setting SMART Goals is a simple yet effective method for creating goals that you'll be able to measure and achieve.

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Financing designed for the real estate investor

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What We Do

One Nation Capital is a private lender and commercial loan broker that can help you buy your first or 100th rental, specializing in Fix & Flip and long-term rental loans (DSCR). Additionally, we offer products, tools, and learning materials that help investors make smart investing decisions.

Loan Products

- Fix & Flip
- Bridge
- Short Term Rental
- Long Term Rental (DSCR)
- Portfolio



Who We Are

We are real estate investors ourselves and manage our own real estate investment portfolio: 40+ rental units, storage rentals, parking leases, advertising spaces, and a car wash. Our goal is to offer our knowledge and share our experiences to help you reach your next step in securing and improving your financial future through real estate investing.

Learn More



Mission Video



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Investing Tools

EDUCATIONAL COURSE

How to Evaluate and Offer on Real Estate Deals

FILES

- Deal Analysis Package
- Real Estate Calculations Package
- ARV Calculator
- Fix & Flip Project Analysis
- Loan Amortization Calculator
- Rental Management Package
- Managing Contractors Package



LEASING DOCUMENTS

Leasing Documents Package



E-BOOKS

- Real Estate Terms, Concepts & Calculations
- How to Buy Your First Investment Property
- The BRRRR Method Explained, Simply
- Investing in Single-family vs Multifamily Real Estate
- The Debate: Short-term vs Long-term Rental Investing

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