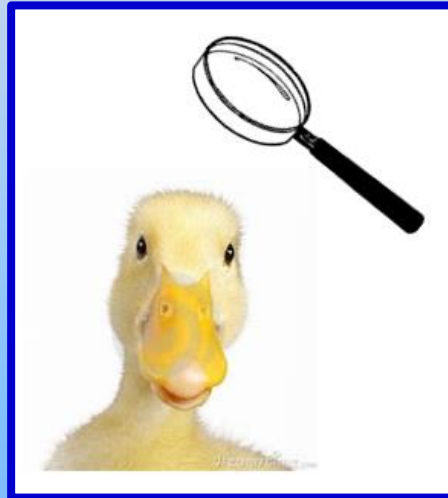


How to Perform DEEP Due Diligence Without a Lot of Resources



Marc Halpern
Part Time Investors LLC
DDD Mindset Club



DDD Mindset for Private Placements

Jockey **AND** Horse



- DDD on **TWO levels** of management & operations
 - work only with best-in-class



DDD Mindset for Private Placements

Jockey **AND** Horse



Best-in-class sponsors & operators

- Excellent track record in THAT sector
- Transparent & comprehensive
 - docs, timely updates, risks & negatives
- Integrity
- Access to managers & operators
- 3rd party auditor & administrator
- Invests own money



DDD Mindset for Private Placements

Jockey **AND** Horse



Understand & challenge

- **EVERY upside assumption**
- **EVERY risk**

PRO TIP Attempt to identify one risk not identified in the PPM!

PRO TIP Write down every risk & risk mitigation **IN WRITING!**

PRO TIP ask about performance after May 2022!



DDD Mindset for Private Placements

Jockey **AND** Horse



Understand & challenge

- **EVERY upside assumption**
- **EVERY risk**
- **EVERY spreadsheet**
- EVERY word of PPM document package
- Who gets paid when and how much
- **Special non-checklist items**



Contact Info

Marc Halpern

Marc@PartTimeInvestors.com

Info@NowBeHappier.com

DDD Mindset Club



NOW BE HAPPIER

How to Measure Your Happiness Score, Make Changes and Be Happier

Marc Halpern

Which Real Estate Investment Strategy Is Best For **YOU?**

	Income	Net Worth	Passive
Flipping	Green	Blue	Red
Rentals	Green	Blue	Red
Wholesaling	Green	Blue	Red
Lease-Option	Green	Blue	Red
Note Investing	Green	Blue	Red
Apartment Equity Partner	Green	Blue	Red
Private Lending	Green	Blue	Red

Marc Halpern, Ph.D.
Part Time Investors LLC

We Buy Houses, Sometimes!

Own Your Life through Real Estate Investing

Michele A. Gorman
Marc Halpern, Ph.D.

