

**Are you sick and tired of being lied to by all the media, the banks, the financial advice industry and even, for that matter, by the school system that all will be good if you just get a good education, get a good job, invest in a good 401K and a good mutual fund, and work 40 years of five days a week and two days off each week, and two weeks of vacation? A new book reveals how you can make...**

# FOREVER CASH

Are you approaching age 40, married with children, and feeling trapped by your lifestyle of expenses and financial burdens?

Are you a young professional realizing you work hard, have no time to enjoy yourself, and wonder how to advance your life?

Maybe you are a 50-55-year-old who realizes your retirement fund won't be enough to retire soon -- or in style. Perhaps you need to take care of your kids and also help your elderly parents who are struggling financially and you wonder how to get beyond your obligations?

If you are looking to retire younger or seek a fresh approach to achieving financial freedom, you will need to adapt a new philosophy, change your attitude towards money, and make changes in how you spend, save, and invest. There are no shortcuts to wealth and secrets to achieving overnight success, but there is a better, proven, and realistic way to gain financial independence. It's a financial philosophy and strategy that millionaire US-Immigrant and entrepreneur Jack Bosch calls "Forever Cash."

His new book, *Forever Cash: Break the Earn-Spend Cycle, Take Charge of Your Life; Build Everlasting Wealth*, serves as an empowering introduction to the principles, methods, and tactics he has employed to optimize his wealth-building. It shows how ordinary individuals can grow their assets even while still at a 9 to 5 job.

Bosch, who made his money in real estate and by utilizing the methods shared in his book, understands that many people struggle just to pay their bills. But he also knows that one can transition out of their current financial situation, first by changing their mindset and then their actions.

“Too many people have been given bad advice over the years,” asserts Bosch. “The financial services industry gives out harmful recommendations and often guides people to invest in things it can make big fees and commissions off of, but the investments are not always the best ones for the investors.”

Another reason many people don’t maximize their wealth potential is education. “Too many people pursue expensive degrees that don’t help them make money,” notes Bosch. “So the student loses years of time to earn money and saddles himself with tuition debt. Further, schools at most levels, fails us because so few teach people about money and how to be smart in terms of making money, saving it, investing it, and building their portfolio.”

Bosch shows readers how to take a healthy and balanced approach to life. For instance, he doesn’t necessarily believe in cutting back on expenses severely or to start cutting up the credit cards but he does emphasize how one must choose whether an expense will lead to the ability to make money.

“We are on a hamster wheel of earn and spend to keep up with this cycle that doesn’t allow for growth,” says Bosch. “Regardless of how much you earn, if you spend all of it, you are no better off than you were if you never had made that money. In the long run, building up investments that produce streams of income such as a Laundromat, rental property, or intellectual properties, will allow people to live off of the income from these investments and not off of a pile of savings that can disappear in a market crash or worse, day-job income.”

Bosch offers an optimistic but grounded approach. He knows one can’t pursue get-rich quick schemes or operate under a fantasy, but he also believes many people can find ways to scrape up money for safe money-producing investments, that will allow them to live a more comfortable lifestyle and to unburden themselves from their shackled routine of just scraping by -- if that.

**The German immigrant shares his view of The American Dream and reveals the following:**

- Why one won’t get wealthy by working the 9-5 life for 40 years and investing in a 401K.
- How obtaining wealth doesn’t have to lead to taking major risks.
- How you can make more money through a business but not have to launch a brick-and-mortar, employee-loaded business.
- Why the rich think differently about money and what we can learn from them.
- Ways to earn seed money – and to save money – so that you can begin to invest these funds.
- Ways we can invest our money so a cash flow develops that can be reinvested and finally lived off of.
- Why many high earners fail to turn their riches into lasting wealth.
- What the top two reasons are for failing financially -- and how to avoid them.
- How to differentiate a good investment from a bad one.

Bosch states his goal up front – “to challenge the very way you think about money, about how money is being made, and about what retirement means.” Soon, many readers will throw away old thought patterns and begin making “Forever Cash.”

# Jack Bosch

## Biography



Jack Bosch became a millionaire before the age of 35 and has been training tens of thousands of entrepreneurs around the world on how they can view wealth differently and create their own model for living out their financial goals.

Bosch, 43, is an entrepreneur, nationally-recognized speaker, and a wealth mentor. The German immigrant earned his riches through real estate investments and online businesses. He left his job after a corporate downturn, in search for financial security and the American Dream. Within 18 months, he reached his goal by developing and implementing his “Forever Cash” financial philosophy.

His new book, *Forever Cash: Break the Earn-Spend Cycle, Take Charge of Your Life; Build Everlasting Wealth*, spells out how one can embrace a new vision on how to achieve wealth and financial freedom.

For the past decade, he has served as the president of Orbit Investments, LLC. For the last five years his investment trainings and educational seminars have informed participants on the fundamental secrets to creating and maintaining lasting wealth outside of the traditional 9 to 5 working world. His strategies for achieving life abundance are shared in workshops entitle *The Land Profit Generator*, *The Hidden Tax Sale Cash System*, and *Tax Sale Guides*.

He earned a college degree in business at the University of Stuttgart in Germany. He also earned an MBA equivalent at Germany’s University of Mannheim. He earned a Master’s in Business Administration from Western Illinois University.

Bosch worked for five years at Siebel Systems as a CRM system implementation consultant and business analyst before leaving the corporate world in 2003.

He is married and has a daughter, 6. They live in Phoenix, Arizona. For more information, please consult: [www.JackBosch.com](http://www.JackBosch.com) and [www.ForeverCash.com](http://www.ForeverCash.com).

# Jack Bosch

## Q & A

### *Forever Cash*

- 1. What is your new book about?** My book is about how to break the cycle of 9-5, how to build wealth outside your job that will eventually, within just a few years, set you free to quit your job and retire young and in comfort. The issue in this world is that most people just earn to spend. When they get a raise they use it to buy a bigger house, a bigger car and get deeper in debt. And soon enough they feel trapped, can't afford to quit and do something else and feel forced to just keep going. They are trapped in the vicious cycle of earn to spend, just as if they are in a hamster wheel. I call that Hamster wheel also the "Hamster Wheel of Financial Hell" because it never stops and it just gets larger and larger over time. This book is about a way to break that cycle, get out of the hamster wheel without cutting your credit cards, without depriving yourself of what you like to do! Instead it goes into detail on how to break this cycle by really understanding what money is meant to do, the way the generationally wealthy have understood. It is possible to get there just like my wife and I did and it is possible to do that in a matter of a few years. But it does require some dedication and most importantly a different way of looking at what money is and how it works.
- 2. What inspired you to write it?** In the past, whenever I talked to friends about my beliefs about money and what it should be used for and how to get to a point where you don't work for money anymore, where this "Forever Cash" pays for your living expenses, your toys, your cars, and your expenses, they always looked at me wide-eyed, as if this was the first time they ever heard anyone say something like that. And the sad part is that it probably was. So what usually happened is that they would bombard me with like 100 questions about how I did this, how they should do things, and what this is all about. What I just described happened so consistently that it occurred to me that most people apparently don't know about this way to create wealth, and that this is something I need to share in a bigger way.
- 3. How are you best qualified to write this type of book?** Because I have lived it. I came to this country with nothing but a decent education and two suitcases. And after a few years I had a house, I was married, I had a bunch of debt, and I was running faster and faster to keep my head above water, and to be able to live with some comfort. I could not quit my job because I was in the process of getting my permanent residence in the US, so I was forced to find a way to get out of my high-stress job by making money outside of my job. Then, after I found something, which in my case was first real estate and then online marketing, I was able to quit my job and dedicate myself to it full time. I was operating from home for two years before we hired our first employee. So we started this on a low budget, using \$3500 and that was it. But once I figured this game out, and over the course of a few years implemented the exact process I am talking about in my book, things changed and I became financially independent. It didn't happen overnight but it happened within just a few years because I was diligent in my application of the process.
- 4. So it's not a get-rich-quick manifesto?** No, it's not! Some people WILL do this in a couple of years – and some will take 10 years or more. The speed in which anyone applying this way of thinking about money and the actual wealth creation processes I explain is the main factor deciding how fast one will proceed. In my case, it took me 10 months after I had figured out my method to make extra money and Forever Cash to be able to quit my job and 18 months to get to my first million, others might do it faster

and others might take three to four times as long. It all depends on how much you do and how diligently you follow the steps.

5. **What do you mean when you say we should “stop listening to bad advice?”** If the financial advice the financial industry is giving would work then we would all be rich. But it doesn't. It's not designed to work for the masses. In terms of financial advice, most people follow the financial investment industry tells them. But the rich didn't make their money in mutual funds and less by diversifying around a lot of different mutual funds. And most of the people who sell these investments are not rich either, so they are pitching something that doesn't even work for them. Plus the problem with this is that the financial industry doesn't really make money based on the success of the people's investment portfolios but on the amount of fees they charge when people get into these investments. So the incentive of many financial planners and of the big financial brokerages is not always to sell you what's best for YOU but what's best for THEM in terms of what pays the highest fees to them. So at the end the only ones getting rich are the ones on the top of the financial organizations.

And while there are many honest financial planners who assess the investor's risk tolerance and only recommend investments that fit the individual investor's profile, if they have a choice between three different options they most likely will be tempted to push the one that pays them the highest fees. After all, they also have to put food on their table. And that is the biggest problem. These financial companies have a vested interest in people sticking with what is known and what they have been selling for decades and actually have an interest in keeping people out of any investment they don't actively make a commission on. Yet most of the investment vehicles that make people rich are not found on the stock market. And worse most of the financial instruments people do purchase to supposedly retire in style are not designed to help them do that. They are more than anything designed to make the financial investment advisor or bank happy and put fees in their pocket.

6. **Why do you say “your job income has nothing to do with your financial success”?** Because there is more to life than just a job. Whoever said that your JOB has to be your only source of income? Yet almost automatically people say stuff like: “If I want to make more money I will have to switch careers” or “With the money I am being paid here I will always be destined to live in poverty”

People equate their financial situation with the amount of money they make in their jobs. So they chose careers based on how much money they can make and leave the careers of their dreams that would juice them and give them a meaning in life behind because they want to make money. Or if they don't choose their career based on money, they often find themselves in situations where they can barely make a living doing what they love and resign to just being poor. Neither of these scenarios has to be the case. Anyone can learn a few ways to make extra money outside of their 9-5 jobs and then take that money to either have a better lifestyle, or which I much prefer to do (use that money to invest in assets that make more money), and ultimately create a scenario where you never have to work again or if you work you work for the love of it and not for the money.

7. **Why don't you tell people to cut up their credit cards if debt is an issue?** Because drastically reducing your spending, cutting up your credit cards or, not enjoying a Starbucks at least every once in a while, is not the way either. If you restrict yourself too much and cut out all the things you enjoy from your budget, the process of getting to wealth will not be enjoyable at all and for most people, not sustainable. Depriving yourself from all spending saps the joy out of the day-to-day life and as a result most people will give up and go back to their old spending habits. So cutting up the credit cards is not the option. Instead, sensibly cutting back the expenses that don't make a difference in someone's life is the way to go. Perhaps change from one cellphone provider to another one and saving \$100/month for the family. Nobody can see if your phone is with AT&T or with SPRINT or ... if it is an iphone. They all look the same.

8. **As a German immigrant who came to the US 16 years ago, did you fall in love with the American Dream?** Yes, absolutely I did. This country is still the land of opportunity. And if you can train yourself to see opportunities you will literally see them every day on every corner. But it does require just a little bit of training to see them. When I came here I was not even looking for an opportunity to be an entrepreneur, author, or anything like that. I just wanted to get a good job and work until I was 65 years and then retire. But within a few years I had seen how unreliable the job world can be, how people got fired left and right in a downturn and I realized that I needed to take my life in my own hands and make myself responsible for what I do with it. I realized that I and I alone am responsible for my well-being and not my boss, not my employer. And I thank God every day that I am here in the USA, because here this spirit of creating your American Dream is being supported. My wife and I got cheered on when we set out to create our American Dream.
9. **What thought patterns are destructive and hold us back from living the financial lifestyle we desire?** Well, the first one is that we “live in the moment” meaning we don’t think about what spending money now on something means for the future. Many people actually get the urge to go spend the money if they do manage to get a bunch of money. It is almost as if that money is burning a hole in their pocket. However, the truth is that if we would realize that a new BMW today means the difference between having ¼ million dollars or even ½ a million in the bank 30 years in the future or having a piece of metal in the garage, most people would think twice about buying that item now. Not that you shouldn’t buy items like that. I have a nice BMW, but the difference is that people who have destructive financial patterns use their active income to buy these items while the rich use the interest from their income-generating assets to buy those toys. Another thought pattern is, believing in the “conventional wisdom”. Conventional wisdom is almost always designed to bring you just that, “conventional results,” meaning results that the masses have achieved. So look around and see if you want to continue listening to conventional wisdom, because if you want to accomplish something unconventional I would suggest you challenge that.
10. **Do the rich think or act differently from the rest of us or are they just lucky, crooked, or born into the right circumstances?** Of course there are rich people who become wealthy through crooked means. There are also the heirs. But the vast majority of rich people, and even billionaires, are self-made in one lifetime. As far as I have heard, even more than two-thirds of all current billionaires are self-made within their lifetime. And I think the rich absolutely think different. The truly “self-made” rich, and particularly those who have used their self-made wealth to create generational wealth, meaning wealth that lasts really forever, assuming their heirs don’t mess it up, almost live in a separate, parallel financial universe.
- They spend money on things that make them wealthier first (investments).
  - They spend money on things they absolutely need second.
  - They spend money on toys last and ideally that money comes from their investments, so that when the toys are worthless the investment still spits out money forever.
  - They think long term and never spending money on a toy if that would mean having to sell something income-generating in order to buy that item.

And while luck helps, luck often comes when one is prepared to see opportunities. It’s of no use to have the best opportunity in front of you can’t see that it is one, and you don’t know what to do with it. So education and preparation is the key and the rich understand that and are on a quest to constantly improve and constantly learn more.

11. **How do we break the “make money to spend money” cycle?** First of all, you have to understand in your core that each time you spend money on something that doesn’t either eliminate debt or bring you more

money, or at least prepare you to make more money – like education - you basically are wasting that dollar. If you understand that if you spend your money on something that loses its value over time you are effectively burning that money. Also if you understand that all the truly generationally wealthy people did was take some of the money they made and instead of spending it they invested it into assets that from now on and forever spit out more money, and they did that again and again, you will realize that you can have what you want if you do the same. All you have to do is instead of buying something that becomes worthless, wait a little bit and instead use your money to invest in something that throws off enough cash each month. and then you can use what your investment throws off and buy that worthless item in the first place. It also means that each time you want a new toy, a new car, a new vacation, you just use the cash your investment throws off and pay for it. But then, when the car is used up, or when the vacation is taken you still have the investment throwing off more and more cash forever.

12. **What are some options available to those who want to create extra cash or seed money for their venture?** I think most people should not quit their jobs today and jump into the unknown of starting their own full-blown retail business. Most people don't know enough about what it takes to be commercially successful from the get-go. So instead, I suggest you learn how to make money the cheap way, from home, in your spare time, and preferably using methods you can do without a whole lot of money on the line. For example, if you learn how to make money outside of your job and you learn about Internet marketing and how to sell stuff online, one way is to write or have written, a set of special reports on subjects people look for, and publish them on the Amazon's Kindle store. These will then sell for several years and provide you with anywhere between a few hundred and many thousands of dollars of income per month, depending on how many you write and how well they sell. Or you can do what I do, which is flip real estate. I specialize on low-dollar land, preferably in the outskirts of big cities and in rural areas, which you can buy for 5-25% of market value (no kidding) and sell for two to five times its value in a matter of a few days or weeks. While this doesn't immediately bring cash flow, it helps you build extra cash and then you can turn that into monthly Cash that comes in forever by buying rental property.
13. **You encourage people to plan an exit strategy from their job. Why?** Because If you would give most people 10 million dollars today the first thing they would do is quit their jobs. People don't like where they work, in most cases it doesn't give them meaning, and many have either mean co-workers or mean bosses. Of course there are also many who love what they do and for those I recommend to implement my program but then keep their jobs. They should be able to do their jobs with even more passion because they now don't do it for the money but because they love it and they don't rely on the money to make ends meet at the end of the month. But most people would love to quit their jobs and do something different or just do nothing. As a matter of fact if you check on Google trends it is one of the higher trending search terms out there. Many people feel trapped in their job, would much rather retire young and travel the world than to be stuck in an office with people they might or might not like, and who they most likely do not spend a lot of time with outside of work. I am addressing that need because it was one of my desires. And for example, last year I travelled for 3 months of the year with my family.
14. **Why do you refuse to believe that people can be successful if they work for a corporation for 40 years, five days a week, with two weeks vacation annually?** It's not even a discussion. Some 75 percent of Americans who are nearing retirement age had less than \$30,000 in their retirement accounts in 2010. And it hasn't gone up since. And they are following THAT plan. They basically rely on Social Security, but we all know the Social Security system is going broke and benefits will (they must) be reduced a lot in the near future. The problem is that traditional retirement is based on the concept of the "Money Mountain," where the goal is to build a mountain of money so large that you can't or won't outspend it in retirement. And that concept is flawed. The Money Mountain doesn't work because all it takes is one market crash and that mountain is barely a hill. Just ask the people who wanted to retire in 2001 or in 2007. Many went right back to work once they saw that their Money Mountain was eroded. If

they instead had opted for building Forever Cash then they would have been able to retire nicely and without having to worry much about what the market does or without having to rely on Social Security.

15. **People who know how to make money don't seem to always know how to turn that money into lasting wealth. Why?** Because they only mastered one part of the equation, and that is the making of the money. And believe it or not, making money is actually not as hard as people might make it sound. I have made one million dollars multiple times, and sometimes even within one day or one week. What is almost more important and not difficult either, yet mostly overlooked is how you take the money you make and convert it into something that continues to give you more money forever. So these people who know how to make money are still in the same Hamster Wheel of Financial Hell, in that they are still conditioned to earn to spend and often to them earning more means that they now can (or should in their minds) spend more. They are still conditioned to desire instant gratification and living in the moment without considering the future. So unless they really create a HUGE money mountain that is too big to spend they often just blow through what they make and then end up just as broke or worse off, with massive debt, as if they had never made a dime in the first place.
16. **What are the top two reasons people fail financially?** Not having a clue as to where to even start, and they don't even know that there is another option than to spend the money. Every time I am totally amazed by the look on people's faces when I tell them that really they should not spend their money but instead invest it and keep applying what I call the "Wealth Wheel strategy" until they are out of that Hamster Wheel. They are dumbfounded when I tell them that there are other ways to make money than to give eight to ten hours a day to an employer or to risk it all by starting a big company. Also they fail financially because they have a NOW mentality. Whatever they want in life, a house, a car, ... they want it now and they don't want to wait for certain things to be in place before they buy it. This focus on the NOW also reflects in their time horizon if they DO build a wealth strategy. Everything needs to be accomplished TODAY or within three months, six months or one year. And if it isn't they lose faith and abandon the project. The rich know that sometimes you have to wait a little longer both to get the prize, the car, the house, the vacations. But also to see the massive results you are looking for. They know that and therefore set longer time horizons of three to five years and even of 10 years and beyond. Wealth-building happens step-by-step, and if these steps are being followed, the results come almost automatically.
17. **So what's the secret to obtaining and maintaining wealth?** The secret is Forever Cash™. Forever Cash is cash generated from investments that throw off money, month after month, and year after year without you having to do much anymore to make that happen. At the point that you have more cash coming in from your investments than you need to live off of, you don't need your job anymore and you can pay for your lifestyle from your Forever Cash flow. As a result you then:
  - Quit your job, and travel the world.
  - Continue in your job because you love it, but without having to do it for the money.
  - Quit your job and dedicate some time to expand your wealth.
  - But the bottom line is, you no longer have to worry about paying your bills because Forever Cash will do it for you – forever.
18. **What are ways to make what you call "forever cash"?** There are many different ways you can create forever cash. The process I like and use and have created is called the Wealth Wheel Process. And while the wealth wheel process is a simple process to make money, I use it to fuel investments and then have those investments help fuel more investments. It doesn't matter what method you use to make more income or what kind of forever cash you create. You can use the stock market to create Forever Cash, by investing in "Dividend Stock" or REITs (Real Estate Investment Trusts) or you can use real estate by



investing in multi-family developments or by having single family rental houses, or you can use Internet marketing and create membership-based online websites, where people pay per month to be members. And while some of these members will drop off over time, if you have a simple mechanism to bring in new customers, you can have cash come in for years and years.

19. **What's the wealth wheel process?** The wealth wheel process is a process of six steps that simultaneously, increases your active income, reduces your debt, and increases your Forever Cash income.

#1 Look at expenses and sensibly reduce them where it does not affect the “joy” of life, such as areas that don't make a major difference in your life.

#2 Don't upgrade your lifestyle (for a while) as you make more money and have more money left over at the end of each month.

#3 Actively increase your income within your job, through seeking promotions and raises (nothing wrong with them), and outside your job, by looking for ways to make extra money outside of work, and ideally in ways that you don't trade hours for dollars.

#4 Get out of personal debt that doesn't help you move forward. Stuff like credit card debt and car loans are not useful and hold you back. Instead, if needed, spend money on extended warranties so that you can keep the same car for a few more years and are protected from major repair costs. Use some of your extra money that you make outside of a job to reduce debt actively and as aggressively as you can manage.

#5 The most important part: Invest the savings and extra money you are making in assets that bring you more cash each month, quarter or year.

#6. Use the money from your Forever Cash assets to invest in more such assets. **DO NOT SPEND IT**, and instead add that to the extra money plus your new savings from having paid down debt ... and now you have more money for which you can then invest into more Forever Cash assets.

Repeat this same process again and again and again until you have more cash coming in from your Forever Cash Assets than from your job, and now when you want to buy something, you don't need to use your JOB income but you use the cash flow from your Forever Cash Assets to buy it. Your Forever Cash Assets are literally like the proverbial Golden Goose that lays golden eggs and as long as you take care of the Goose you will be able to live very well on the eggs and actually use the eggs to buy more Golden Geese over time. I call this process the “Wealth Wheel” Process

20. **What should we do in order to learn long after we have left school?** Educate yourself. I have a host of information on my website [www.ForeverCash.com](http://www.ForeverCash.com) on different industries you can educate yourself about, and on different ways to get to your financial goal. Just go to [www.ForeverCash.com/education](http://www.ForeverCash.com/education) and you will find a host of information and links and resources there. For example I have reviews on industries, case studies, as well as a list of books you should read. The key is to understand that learning does not stop when you get out of school. Just forced learning ends. In school, you were forced to read certain books, do book summaries, and learn and memorize certain information. Nobody cares about that anymore once you are out of school. But you went years and years to school without learning anything about how to make money. And that is the subject you need to learn about outside of school; If you don't you will be destined to financial failure in life. After school is over, your learning of what's important in life starts. Don't miss that lesson.

# Time to Change Your Financial Philosophy

Most Americans work at a job – maybe two of them – to make ends meet. Tens of millions live under the belief that they will work for 40-50 years, put something into their 401k and then scrape by in their retirement years. Others expect and want more but don't know how to get off the hamster wheel of making money, spending money, and then needing more to pay ever-growing bills.

Jack Bosch understands that everyone, even if lacking certain skills or resources, wants to better themselves so they can live more comfortably, retire younger, and enjoy a fulfilling life. He believes they can. And it won't require a magic pill. It starts with changing one's mindset.

"I need people to understand the following," asserts Jack, author of a new book, *Forever Cash*.

"First, traditional education is not the answer. College has its place and the first degree is usually helpful to get a better job. But college is not for everyone, nor does it teach you how to make money. Additional degrees only make sense when a profession requires them, such as in law or medicine. Instead one must always educate themselves about money and it's a never-ending process, but it doesn't have to take place in a classroom where you build up tuition debt and several years of lost income opportunity."

"Second, the financial industry has lied, misled, and misinformed the American public on the real fundamentals of personal finance. When many follow the commissioned advice of those in the financial services industry, the ones who make money are those who get paid because you made transactions with instruments they get a cut of. The advisor who loses when you lose or wins when you win is the only one you should work with.

"Third, there's nothing wrong with having a 9-5 job, and part of your wealth strategy is to supplement that job until you can live off the dividends of your accumulated investments. You just should not expect to get wealthy, or live a financially independent life as long as the only source of income is from working for someone else."

Before anyone can explore what they can do to reduce expenses and increase their income, they must come to the realization that their current path is not going anywhere and that if they open their eyes to how things really are, they will be in a mindset to be open to exploring the many opportunities that now exist to anyone looking to change and vastly improve their financial status.

## 6-Step Wealth Wheel Process

If you want to break out of your financial rut, you will need to begin applying the principles found in a new book, *Forever Cash*. Author Jack Bosch, who made his millions from real estate and by living the lessons in his book teaches about what he calls “the wealth wheel process,” and says financial freedom comes in these six steps:

1. Tighten your budget so that not all of your jobs’ income goes to paying bills and expenses. Some of it must be set aside to fill the tub a few drops at a time.
2. Then, begin to supplement your income with money from outside your day job. You want any of that income – along with what you saved from your job -- to build up so you can invest it.
3. Purchase an asset that will yield income. It can come in many forms, such as real estate and dividend stocks.
4. Continue saving from your job, continue storing money from your sideline endeavor, and continue earning money from your first investment. Now combine these finds and make a second investment.
5. Continue to manage your expenses. You’ll be making choices along the way that will require the discipline to not spend on things that won’t produce income (for some time).
6. Depending on the rate of return from your investments, you soon may be in a position to quit your job, change jobs, or redefine your job. You may start your own business. The choice will be yours as you’ll be on the road to financial independence.

Bosch suggests the following:

- Rather than invest in a 401k where the payoff won’t be until you are older and retire, use that money to seed investments that can yield a higher rate of return and whose proceeds will help seed additional investments.
- Discipline will be needed to not spend your newfound cash. But if you spend it now, it cannot grow for you later.
- Break the cycle of earning to spend. The truly wealthy have their investments not their active income pay for their lifestyle..
- Instead of thinking about making a pile of money, think about this: How much money would you need to have coming in each month in order to live the way you want? How can you use the money that you currently make, whether from a job or additional income sources, to connect it into additional cash-flow streams?

# Building Your Wealth

So, you want to start making more money but aren't sure what to do? You want your money to make money – but you don't want anything too risky? Creating a long-term cash flow will initially require two things – earning and saving money to seed investments AND then making wise investments and managing them. Wealth mentor and *Forever Cash* author Jack Bosch reveals how to do this.

## Ways to Make Extra Money

- Take a skill, an interest, or a connection and then turn it into money, such as Web site design, setting up home entertainment systems, managing someone's affairs, becoming a marketing affiliate, trading and selling items on eBay, coaching teams, or consulting others.
- Cut your expenses, cash-in retirement accounts, sell possessions you don't really need, and pool resources together.
- Start a business, perhaps not a brick and mortar one but a small, online operation that doesn't require rent, employees, or major expenses; sometimes these are called micro businesses
- Once you start saving some money from your job and sideline venture, you'll need to invest it in something that produces a stream of income.
- Work overtime, ask for a raise, or switch to a higher-paying job.
- Take a second job, though getting paid by the hour limits you.
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## Here are some of the ways you can generate cash flow that you don't have to "work for":

- Buying a rental house that is CASH FLOW POSITIVE in an area of the US where they are cheap (and yes there are areas of the US where you can buy good houses for \$50-\$100K and rent them for \$700 to \$1,000) per month.
- Buying Tax Lien Certificates that are secured by the government.
- Buying land and flipping it with seller financing at a high interest rate (and high profit margins).
- Buying dividend-paying stocks that pay annually (forever cash).
- Buying a mobile home lot with a mobile home on it and selling the home with seller financing but leasing the lot underneath.
- Writing and publishing short books on Amazon.com for passive cash flow (based on royalties).
- Applying stock options strategies for cash flow.
- Building online subscription services where people pay you monthly to be part of.
- Putting up an online ad for an affiliate product and get a commission when that product sells.
- Building a network marketing organization that is self-sustainable and provides monthly stable cash flow.
- If you have more money to invest and you have some business experience, consider buying a simple cash-flow business that doesn't require a lot of time to manage (like a coin laundry or a small car wash; they are cash cows if done right).
- Wholesaling Real Estate.
- Note-buying and private lending.

However you choose to invest your money, the key is to build up the multiple streams of income and to reinvest the income they produce. Before you know it, you'll be able to consider quitting your job, working fewer hours, retiring sooner, and living a lifestyle of comfort.

# Explore Your Money-Making Options

The key to securing financial independence is to obtain seed money for cash-flow producing investments, such as real estate, publishing, and other businesses. To generate the funds needed to make your investments you may need to supplement your day-job income – and then save those extra earnings.

So what can you do to make extra money? Jack Bosch, the author of *Forever Cash*, suggests we should explore the following options and strategic approaches:

1. **Be A Problem Solver**

Almost every problem challenge that exists out there is an opportunity to make money if you can figure out how to help people solve the problem and overcome the challenge. Start to identify opportunities and look to solve problems. Be aware of your surroundings, pay attention to the events and trends out there, listen to people's complaints and needs, and think about what is not being addressed by a business or service today.

2. **Be A Contrarian & Use Cycles**

When the market crashes, buy! Once the market soars, sell! This is true with real estate, the stock market, and any other investment that goes in cycles. Sometimes the best opportunities come when you buy at a time when people are scared, defeated, confused, or uncertain. It takes some guts to do it but if you invest by looking at the numbers it will be easier.

3. **Take On Part-Time Work Outside Of Your Current Job**

You can earn extra money by doing side jobs. Think of what you are good at, passionate about, or see a void to fill. You can consult, train and coach people. You can take your creative talent and sell things that you make. Perhaps you are handy and can fix things. Dog walker? Baby-sitter? Do whatever it takes.

4. **Home Based Business**

You can do a lot with a computer and no employees or overhead. Write e-books or short reports. Buy properties and flip them or rent them out. Become a real estate or even online wholesaler. Be a ticket broker. Lend money for a profit. Invest in tax lien certificates. Design websites. Think of things that people need and that you can do for them in your spare time.

5. **Use The Internet**

Buy and sell things online, such as on eBay. Become a digital marketer or an affiliate marketer. Sell your services or things that you make or acquire online. Do research and sell it to those in need. Repackage things and sell clusters of objects that normally are not sold together.

# Selected Excerpts

## **Think Like The Rich**

The rich think differently than the average people. Average people think that you have to work to get wealthy and that it takes money to make money, the rich know that you don't need money to make money and instead that you need to have specific knowledge to get wealthy. Those who have or acquire that mindset and knowledge will be able to make money anytime, anywhere. So I would challenge you to at least open your mind to the possibility that there is a path for you out of your current life situation and towards financial independence without having to risk everything.

## **You Have A Choice**

While the *company* often does not have a choice when letting people go, I realized that *we* have a choice. *The choice we have: it's between either submitting yourself to the mercy of an employer who can fire you at any time, or you can start to build something outside your job that will make you financially secure forever.* And, for Jack Bosch, it was time to stand up, and to start taking charge of his own family without depending forever on a *job*. I think it is now time that more workers should stop being passively dependent on that company paycheck. We should all take the steps to do what it takes to make sure our families are financially safe and secure from the hardships of life.

## **Avoid Professional Advice On Investing ?**

Investing is the answer. But not just any investing! Investing in your 401K or IRA will almost certainly NOT bring you to your desired result. Have you ever noticed that the truly wealthy didn't make their money in mutual funds and usually only keep a small percentage in their mutual funds? So the plan to put 10% away and grow it is NOT what will give you the ability to retire early and with peace of mind. It's not designed to do that. Or can you imagine your financial advisor or broker telling you to invest in real estate or to buy and hold a dividend-paying stock? It doesn't happen often because the financial planner would lose. It would be like a car dealership telling you to keep your old car and not buy a new one. At the end of the day, most financial brokerages and planners- while they may be often sincere and want to help your investment grows - will often -- all other things being the same, recommend the methods that will make them a higher commission- even if it comes at your expense. In fact, the entire financial advisor industry actually benefits from keeping their clients (you) in the dark, keeping them uneducated, and keeping them dependent on their "professional advice" for guidance.

## **Stock Market Potential**

So if you choose the stock market as your vehicle to financial freedom, consider educating yourself on what is a good investment and what is not and how you can make extra money in the stock market. For example there are fairly conservative options investing strategies (using Straddles or long term puts and calls or selling very short term out of the money options) that allow you to limit risk and still make money in the stock market on a reliable basis. If this doesn't mean anything to you, you might start to understand why you are not making more money than you could. Some of these Option trading techniques have a great potential to make you pretty safe cash of several thousand dollars a month- if done right.

## **Real Financial Education**

So again, don't give up the reins of your financial life to anyone else, and give up the thought that you have to adjust your life to what people think about you and start doing what you need to take care of your family. This is not always easy. You will question yourself when you see everyone doing one thing and you are starting down the path into a different direction. The media is pushing against you. The big banks and financial institutions do not want you to think, they just want you to open your wallet and to

give them your money. But just ask yourself behind all the façade people are putting up about how “well” they are doing, how well is what they are doing really working for them? You can’t afford to be financially ignorant if you ever want to live in comfort, without any financial worries. Financial education is what makes the difference between struggling each day and between knowing that you have enough, even more than enough, to enjoy life. And without financial education without learning the methods and criteria to tell a good investment from a bad one, you won’t know when you are being taken and when to act on a solid opportunity.

### **The Value Of Education**

This book is not about you living a life where you have a job, avoid being laid off, and be able to fly under the radar for 40 years until you can retire. I think you got that by now. So what’s wrong with traditional education? Here are the issues:

1. While the first college degree often pays-off in form of higher pay and lower unemployment, any additional “back to school” effort is doubtful in its benefits.
2. It won’t teach you anything about money and how to be financially successful in life.
3. Formal education is a “conservative” defensive play. It teaches you to fill a role as an employee in a system that is designed to keep you mediocre.

### **The Fate Of Your Day Job**

Everyone assumes that your job income has to be your only source of income and if you can’t live on that income but love what you do, bad luck. Either suffer financially and do what you love without getting paid much, or give up what you love and do something else for more pay. Neither option looks too appealing to me. Yet that is what “conventional wisdom” says and you heard it once already, but let me say it again. Mark Twain said, “Whenever you find yourself on the side of the majority, it’s time to pause and reflect”. Or in other words, “Conventional wisdom is almost always WRONG”, at least if you want to reach unconventional results. I think *you need to learn to keep your job and your financial future separate from one another*, and not make one dependent on the other. I cannot stress that enough.

### **Investing Wisely**

What does happen is that successful entrepreneurs and investors prepare for success for years by studying, getting educated, making lots of mistakes and learning from them, so that once the opportunity presents itself they have the tools, relationships, knowledge and ideally some experience to pull off the feat and to make a ton of money in a short time. And once they made some money, they know not to spend and squander it, but instead to invest it again and again to make more money and ultimately invest that money in cash-flow assets.