

Scott G. Mueller Real Estate Investor Bio

Scott read his 1st real estate “how to” book in February of 2003. With \$50,000 of equity in his home, Scott and family started to purchase property. The first being a 4 plex for \$124,000 that cash flowed at \$800 / month. The next was a single family home where they did a “no money down deal” and received \$9,000 at closing for some rehab that Scott and his family did. What a boost for an associate pastor who was putting away \$15 a week for retirement and had 2 boys getting ready for college. With 25 years in the construction business Scott was able to inspect and know what the costs of repair and maintenance would be. After this quick success Scott began to look for other cash flow properties in the surrounding area. Within 180 days of reading his first real estate book he had replaced his income, gotten out of the rat race, bought 18 properties and was receiving \$4,000 of monthly cash flow for his family.

Today Scott and his partners own over \$13,000,000 of real estate. He is currently involved with a student housing complex, 7 HUD HAP contract properties, a mobile home park and single family residences. Scott currently invests in 3 Midwest states.

Scott’s topic for the Two Rivers Real Estate Meeting will be “How to accelerate your way out of the rat race.”

Topics to be discussed are:

1. Why Real Estate
2. Find your niche
3. Due diligence
4. Management: The key to cash flow
5. Three steps to auto pilot
6. Exit strategies