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INFINITE BANKING FOR  
**REAL ESTATE INVESTORS**

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A photograph showing two people in business attire shaking hands over a desk. On the desk, there is a small model of a house with a red roof and white walls, along with some papers and a pen. The background is slightly blurred, showing what appears to be a computer monitor.

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# IMAGINE...

Owning a financial asset where you could store your hard-earned capital and allow it to compound uninterrupted every year for the rest of your life, guaranteed to grow, protected from loss, and fully liquid.

Now imagine you had access to the principal at any time, along with the growth you've earned through compounding, completely tax-free.

And even while you access it, it continues to compound and grow in the background as if you never touched it.

And what if, at the end of your long life, your family would receive an income-tax free inheritance that is multiple times larger than you ever paid into the asset.

How much money would you want to put into this asset?

A little?

Or a lot?

This handbook was created to show you, the real estate investor, how to use the Infinite Banking Concept as a better way to save and leverage your money.

It will take you about 15 minutes to read this, and by the end of it you will have learned about a tool that some of the most successful real estate investors in North America have been using for years.



# WHAT IS INFINITE BANKING?

Well, simply put, it's the process of creating and controlling the banking function in your own life.

Why allow commercial banks to profit off of your money when you could perform the same function and reap all the rewards?

That's what we will discuss in the following pages.

We could spend hours on this topic, but I want to focus on the three most important characteristics of Infinite Banking for RE investors:

- ✔ **LEVERAGE**
- ✔ **LIQUIDITY**
- ✔ **LOSS-PROOF**


# NOTES



# LEVERAGE

If you are a successful real estate investor, I can only assume you understand the power of leverage in scaling your business and growing your wealth. We use it every time we buy a new rental property or house to flip: we put the minimum required money down (your own cash or your investor's cash) and then borrow from the bank for the rest.





We are leveraging OPM (other people's money) to increase the size and volume of the transactions we perform.

So let's say you put your own cash into a deal. How many jobs is each dollar doing? **One.** You have moved your cash from an interest-bearing account (money market account, CD, etc) into a piece of real estate.

You do this in the hopes of each dollar producing an ROI for you, and if you're good at what you do, this usually works out.

**But what if those same dollars could each be doing TWO jobs for you at the same time and earning MULTIPLE ROI's?**

I do this by first putting those dollars into a vehicle that captures them permanently in an account that will earn guaranteed interest, and even potentially dividends, for the rest of my life. i.e, Uninterrupted compound growth for as long as I live.

Once those dollars are in this vehicle, I can then leverage them to borrow OPM for my real estate purchases.

So what's the vehicle I use for this?

**Specially-designed, dividend-paying whole life insurance contracts.** This ain't your grandpa's whole life insurance.

These policies are designed specifically with the intent to accelerate the growth of your cash value inside the policy. And once that cash value appears, it is there to stay, earning uninterrupted compound growth for as long as you live.

**Guaranteed**



The best way to explain how it works is----**it's kinda like a HELOC.**

As a real estate investor, you're probably familiar with home equity lines of credit (HELOCs). Maybe you have even used one or have one available to you. Good.



HELOCs are a great tool,  
so long as they are  
used smartly.


Infinite Banking is kinda like a  
HELOC...

1. Make your monthly mortgage payment
2. A portion of every payment goes towards principal and creates equity
3. Once enough equity is built up, the bank may offer you access to it through a HELOC
4. Use your line of credit to purchase real estate



## Now, Infinite Banking has a few distinct advantages over a HELOC:

1. You **own** it and control it
2. Your equity is **guaranteed** to increase
3. There is **no pay-back schedule**---you create one that works for you
4. You can access your equity **anytime for anything**---without asking for permission



**Do you own and control the terms of a HELOC?** No, the bank does.

**Is the value of your property securing the HELOC guaranteed to increase?** Nope.

**Do you get to create your own payback schedule for the HELOC?** Nope, you'll likely have to make a minimum monthly payment and have it all paid off at the end of the term.

**Does the bank just give you  
access to your home equity if  
you request it?**

Maybe.

Maybe not.




I flipped my first house in 2016, which is also the first time I actually put my cash value inside of my policy to work in two places at once. I found a great deal (or so I thought) in a neighborhood not far from where I lived.





I found a contractor on Craigslist (big mistake) and he quoted me a rehab job that sounded reasonable.

I found a great hard money lender who would loan 70% LTV and we were off to the races. I figured we'd be in and out in 2 months (stop laughing).



At that time I had built about \$100,000 of cash value inside of my insurance policies (I had 5 different policies at the time...one for each member of the family).

What that means is that I now had \$100,000 that was available to be leveraged. In other words, every dollar of cash value that I built became an equivalent dollar in a line of credit that I could borrow from the insurance company anytime for anything, no questions asked.



I **owned** the line of credit, and I got to **control** it. So I took a \$20,000 loan from my line of credit and then turned around and loaned it to my LLC and charged my business 10% (yep, you can do that).

Then I paid my contractor to get started...what could go wrong with paying the contractor before he did any work, right?

2 months later I had a partly framed basement. That was it. So I finally fired the contractor and threatened to sue him if I didn't get some of my money back. Fun times. Then I had to find a new contractor who could finish the job within the budget I had established. Easy peasy...





The first loan I took was \$20,000, which meant I now had \$80,000 in my line of credit remaining that I could borrow. All in all, I took about \$75,000 in loans to fund the rehab. And 9 long, stressful months from when I purchased the property I finally sold it--- for a total loss of \$11,000.



But guess what I didn't have to do during those 9 months? Make any loan repayments to the insurance company. Nobody was knocking on my door, calling my phone, or sending me letters in the mail saying they wanted their money back. The loan repayment schedule was entirely at my discretion. So I waited until I sold the house and the money showed back up in my pocket before I paid it all back.

And as soon as I paid back the loan, it was immediately available to use again for the next flip.



And yes, I did continue to flip houses and never lost money on another one. Education is expensive, but worth it.

# PROTECTION

And the best part of this all was that the entire time I had those loans out, **my original \$100,000 was still safely stored inside my policies earning interest and dividends on the entire amount!**

As we all know, good deals don't stick around for very long. The rule of thumb is that whoever has the cash gets the deal. Liquidity is extremely important when deciding on where to store your cash in between deals...



# NOTES

# LIQUIDITY

You can have all the equity in the world, have a networth of millions of dollars on paper, but if you can't access that equity, you can't use it. Plain and simple. As real estate investors, we need our capital to be LIQUID. How many people have lost deals because they couldn't come up with the cash quicker than the next person?





Your cash value inside of your life insurance policies creates a line of credit with the insurance company of an equivalent amount. And it's liquid.

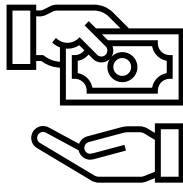
When I need a loan, I get online, click a few buttons, and 12-72 hours later the cash appears into my checking account. I always give myself a few days lead time just to be sure, but I usually have the money in my account within 1-3 days.



There is no loan paperwork to fill out, no credit checks, no employment history needed, no nothing. I just say “I want \$50,000” and so long as I have at least that much in available cash value inside my policy, I get it.

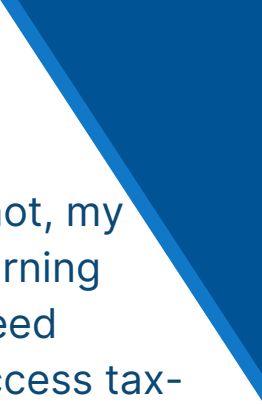
**GUARANTEED.**





**Every dollar I pay back towards the principal of my loan quickly becomes another dollar I can borrow again. Just like a line of credit.**





And whether I have outstanding loans or not, my entire cash value is earning contractually guaranteed growth that I get to access tax-free for my entire lifetime.

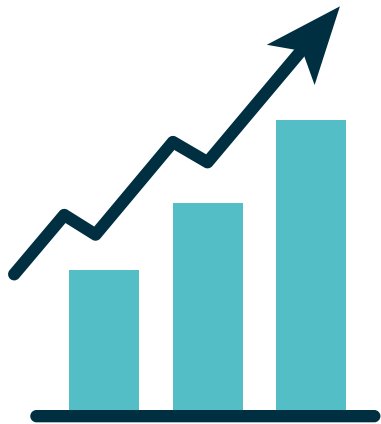
Now, technically speaking, cash value life insurance growth is tax-deferred. However, you can access the growth tax-free by utilizing cash value loans as described above. Just like any loan you would get from a bank, insurance loans are not taxable.

Not only are you enjoying guaranteed growth, but because it's life insurance, you are also building a guaranteed death benefit.



Many people misunderstand the death benefit portion in a cash value whole life insurance policy. The death benefit rises every single year that you make your premium payment.

That's right, the income-tax free death payment that is made to your beneficiaries after you retire from this Earth continues to rise every year that you pay a premium.





And your annual premium remains the same and usually even decreases over time.

In fact, there are very simple strategies you can use to eliminate paying your annual premium out of pocket once the policy has been in place for a number of years. But that's beyond the scope of this booklet...

## To summarize:

- Your cash value creates a line of credit for you that is liquid and accessible
- Your annual premium payment does not increase, and may even decrease over time
- Your policy can be self-sustaining (i.e., pay it's own premiums) after a number of years
- The death benefit to be paid to your beneficiaries grows every single year. In other words, the longer you live, the more money is paid out to your beneficiaries when you die. Guaranteed. Income-tax free.

# NOTES

# LOSS-PROOF

What good is leverage and liquidity if you're still having to worry about volatility and the risk of losing your capital to the whims of the market?

And how much capital are you losing to inflation when it's sitting in your bank account earning .1% while inflation is rising at 4-6% or more?



## **Your money has to reside somewhere.**

That's just a fact. And there are no shortage of places where it can reside. So why not discover the best place for your money to reside and then put it there?



A specially designed life insurance contract is the only place I know of where I can put my money and have all of the following guarantees:

- It will never decrease
- It is contractually guaranteed to increase
- I can leave my capital there to earn uninterrupted compound growth while I leverage each dollar to borrow another dollar to put to work in my real estate deals
- Every dollar is given multiple jobs
- I'm offered financial protection from death and creditors

Ok, let's talk about the **protection factor**.

Because it is, after all, life insurance that we are utilizing here.

Not only is your capital loss-proof when it becomes cash value inside of your life insurance contract...it is also creditor-proof (in most states) and death-proof.



## CREDITOR-PROOF

In most states, the cash value inside of your life insurance contract is protected from people trying to sue you and even from bankruptcy! This might be just one reason why so many wealthy families in North America put huge sums of money towards these contracts. And if you're working in real estate long enough, the question isn't "will you be sued", it's "when will you be sued".

# DEATH-PROOF

When you “retire” from this Earth, whether it’s tomorrow or many decades from now, your beneficiaries (family, business partner, charity, private lenders, whomever you choose) could receive an income-tax free payout that is multiple times larger than the amount of capital you ever placed into the contract.

Will your savings account do that? How about your CD or mutual fund?

Many investors, especially syndicators, are also able to provide an extra level of comfort for their private money lenders through the use of collateral assignments of their death benefit.

If a lender has ever asked you, “what happens to my money if you get hit by a bus tomorrow?”, being able to respond to them that you have enough life insurance in place to cover their loan could be very appealing to them.

# NOTES

# Summary

We've covered a lot of ground in 15 minutes! As we've seen, specially designed whole life insurance contracts provide a solution to many common problems real estate investors face: (see pages 49-50).

[Click here to watch \*The Infinite Banking Concept Explained\*](#)

<b>Problem</b>	<b>Infinite Banking Solution</b>
Each dollar doing only 1 job	Each dollar doing multiple jobs
Growth interrupted by losses	Uninterrupted compound growth
Lost opportunity cost	No lost opportunity cost
Non transferable w/o paying taxes	Easily transferable and no taxes
Taxed upon death	Leave a legacy: tax free death benefit to heirs
Contribution limits	No contribution limits
Inflexible	Flexible: tailored to you
Probability based outcome	Guaranteed outcome = Economic certainty

<b>Problem</b>	<b>Infinite Banking Solution</b>
Volatility	Not tied to the stock market
Taxes	Tax free growth & distribution
Money is not accessible	Liquidity = access to your \$ for opportunities
Risk w/ no guarantees	Contractual guarantees = safe = no risk
At risk to creditors	Creditor protected
Very little control	Complete control
Hidden fees / penalties	No hidden fees, no penalties
Highly regulated	No government control

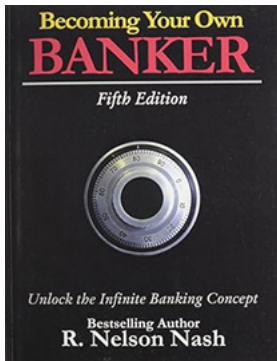
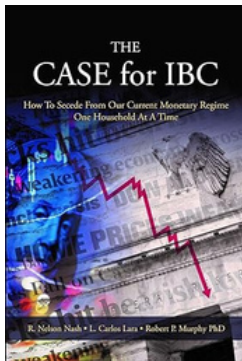
# NOTES



If this concept appeals to you, your next question is probably **“how do I implement this?”**

## 1. Educate yourself.

- I recommend reading the book *The Case for IBC* by Nelson Nash, Carlos Lara and Dr. Robert Murphy. 124 pages.



- Next, read *Becoming Your Own Banker* by Nelson Nash

- Tune into my weekly podcast, Wealth Warehouse (available on all podcast platforms), where I discuss all aspects of this concept among other financial topics



**[Click here for direct links to listening platforms](#)**

## **2. Work with someone who knows exactly what they are doing!**

- I have been utilizing Infinite Banking since 2010 and personally own multiple specially designed whole life insurance policies. I have leveraged my cash value to purchase real estate, flip houses, start businesses, purchase vehicles, and perform several private lending transactions.

- I have been trained through the Nelson Nash Institute and have been a designated “Authorized Infinite Banking Concepts Practitioner” since 2019.
- My full-time business is creating banking-style policies for my clients and coaching them on how to put them to work once in place.



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✓ LEVERAGE

✓ LIQUIDITY

✓ LOSS-PROOF

# FAQS

## What if I can't be insured?

Life insurance is the only financial tool out there I am aware of that you need to physically qualify for. And the truth is that some people simply can't qualify for any number of reasons (disease, chronic illness, risky lifestyle behaviors, poor driving record, etc).

If that's you, no need to worry: you can still create your own Infinite Bank by owning an insurance policy on someone else.

This is what's called an  
**“insurable interest.”**

Do you have a spouse and/or  
children?

How about a business partner?

Those are all insurable  
interests and you have the  
ability to own and control a  
policy on them.



## **Can I use life insurance to protect my business partnership?**

Do you have a business partner? Do you have a buy/sell arrangement in place in case one of you dies? How will your partner's ownership be distributed? A buy/sell arrangement using an insurance policy will protect your interest in your business while at the same time compensating your partner's family/beneficiaries if tragedy strikes your partner, and vice versa.

**I have a large sum sitting in a bank account...how can I get all of this into my own “infinite” bank without having to put that same amount in every year?**

One of my favorite strategies is adding a “lump sum” to a client’s first premium. Let’s say you have \$100,000 sitting in a savings account right now waiting to be used for your next real estate opportunity. You only want to commit to funding your Infinite Bank with \$20,000 per year. What can you do with the other \$80,000?

You can add a one-time lump sum in the first year to your premium, which will dramatically increase the immediate amount of loanable cash value. It will also add a turbo-charger to your cash value growth over the years of your policy. This is a great strategy if you want to start putting as much possible cash to work in two places at once as soon as possible.



## What are the downsides?

I'll shoot you straight: the downside is that you won't have access to 100% of the money you put into your policy for a number of years. Remember, you are paying for a death benefit that is multiple times larger than your premium, and that costs money. Especially since that death benefit is guaranteed to payout upon your death, however long you live to be.

You can expect a few years before you see every dollar of your premium payment showing up as one or more dollars of cash value.

So if you don't have a long-term perspective on growing generational wealth, and you are looking for a short-term arbitration play, this isn't for you.




# RESOURCES

- I'VE CREATED A 1-HOUR VIDEO COURSE THAT TEACHES THE PRINCIPLES OF INFINITE BANKING THAT YOU CAN ACCESS FOR FREE HERE: [HTTP://MAXPERFORMANCEFINANCIAL.COM/RESOURCES/](http://maxperformancefinancial.com/resources/)
- BOOKS - A LIST OF RECOMMENDED BOOKS CAN BE FOUND AT THE LINK ABOVE

# RESOURCES

- MY YOUTUBE CHANNEL  
(JUST SEARCH MY NAME IN  
YOUTUBE)
- CONTACT ME DIRECTLY AT  
DAVE@MAXPERFORMANCEFI  
NANCIAL.COM
- PODCAST: WEALTH  
WAREHOUSE (ON EVERY  
PLATFORM INCLUDING APPLE  
AND SPOTIFY)

And remember...

Control your  
capital,   
or somebody  
else will.

*Cheers.*

David Befort



Infinite Banking Concepts®  
Authorized Practitioner





Wealth  
Warehouse  
[on Youtube](#)



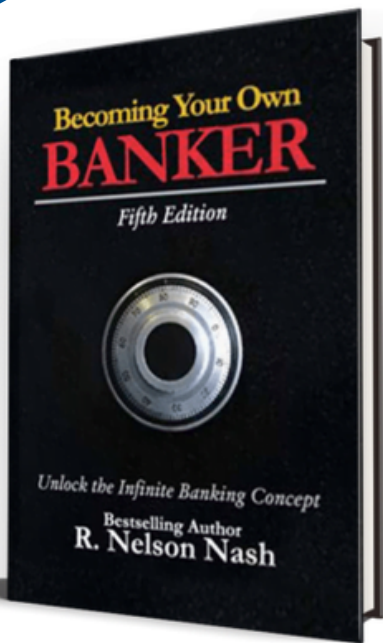
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Learn more!



Becoming Your Own Banker  
(5th Edition) by R. Nelson Nash

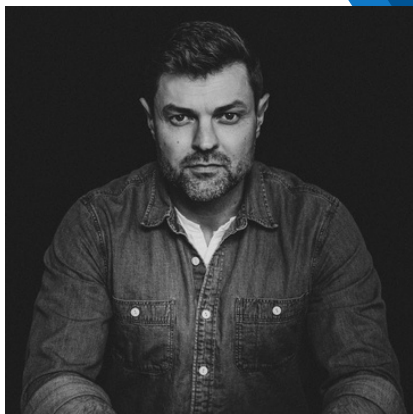
<https://infinitebanking.org/books/becoming-your-own-banker>

# ABOUT THE AUTHOR

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DAVID BEFORT GRADUATED FROM THE US AIR FORCE ACADEMY IN 2003 AND WENT ON TO FLY THE A-10 WARTHOG FOR MANY YEARS, DEPLOYING MULTIPLE TIMES TO AFGHANISTAN. HE LEFT ACTIVE DUTY IN 2014 AND SINCE HAS STARTED MULTIPLE BUSINESSES IN THE FIELDS OF REAL ESTATE INVESTING, PRIVATE LENDING AND INFINITE BANKING.

HE ALSO FLEW AS A COMMERCIAL AIRLINE PILOT FROM 2019-2021 WHEN HE DECIDED TO LEAVE FLYING TO PURSUE HIS CURRENT BUSINESS FULL-TIME.



DAVID HAS BEEN PRACTICING THE INFINITE BANKING CONCEPT SINCE 2010, ACCUMULATING MULTIPLE POLICIES SINCE THAT TIME. SINCE THEN HE HAS LEVERAGED HIS CASH VALUE LOANS TO PURCHASE REAL ESTATE, FLIP HOUSES, START BUSINESSES, TRANSITION CAREERS, PURCHASE VEHICLES, AND PERFORM SEVERAL ALTERNATIVE INVESTMENTS AND PRIVATE LENDING INVESTMENT TRANSACTIONS.

IN 2018 DAVID STARTED A BUSINESS TEACHING OTHERS HOW TO EMPLOY THE INFINITE BANKING CONCEPT AND SINCE THEN HAS HELPED HUNDREDS OF FAMILIES, PILOTS AND BUSINESS OWNERS TAKE CONTROL OF THE BANKING FUNCTION IN THEIR LIVES AND CREATE ECONOMIC CERTAINTY FOR THEMSELVES AND THEIR FAMILIES.

DAVID HAS BEEN A MEMBER OF THE NELSON NASH INSTITUTE AND AN AUTHORIZED INFINITE BANKING CONCEPTS PRACTITIONER SINCE 2019. AS ONE OF THE COUNTRY'S TOP INSURANCE PRODUCERS, DAVID HAS HELPED HIS CLIENTS ACCUMULATE OVER \$100 MILLION IN DEATH BENEFIT AND SEVERAL MILLION DOLLARS OF CASH VALUE. HE RESIDES IN MINNESOTA WITH HIS WIFE HANNAH AND THEIR SEVEN CHILDREN.