



**START**



**THIS IS NOT A GET RICH QUICK SCHEME.  
IT IS A GET WEALTHY SLOWLY AND KEEP IT  
STRATEGIC PLAN.**



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# WELCOME

**WHAT ARE YOU GOING TO DO WITH THE REST OF YOUR LIFE?  
HOW ARE YOU GOING TO SECURE YOUR FUTURE?  
I WANT TO TALK WITH YOU PERSONALLY ABOUT THIS DECISION.**

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There is a lot of noise out there. Ever wondered why some people succeed and others fail?

Well, I'm going to share with you the secrets that I've learnt over the last 50 years.

**This is not a get rich quick scheme.  
It is a get wealthy slowly and keep it strategic plan.**

You don't have to do it all yourself by yourself and alone. You will have to lead it however, if you can't lead yourself you can't lead anyone else. You must make a choice to lead, follow or get out of the way. Establishing your Dream Team is going to be a key factor to success.

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I have 69 enterprises and we turn over more than \$35M a year. We have our own accountancy practice, our own real estate development company, a training organisation, farming interests including cattle breeding and much more.

As Wallace D. Wattles explained in *The Science of Getting Rich*, "People do certain things and get a result. Others do certain things in a certain way and get a very different result."



## SUCCESS IS NOT A GOAL. IT IS A RESPONSIBILITY.

To Turn \$1 Dollar into \$1 Million in 7 Years or Less needs a shift in your mindset reset.

To move you from a Job to become a true investor, you need to be Coachable, Teachable and Listen to people who are getting consistent results and be Committed to Staying the Course.

*I'm going to show you my 3 Year Game Plan as a guide to help you create \$100,000 in the first year, over \$200,000 the 2nd year and over \$300,000 the following year.*



### YOU MUST GET REAL ABOUT YOUR LIFE

- » No one is going to do this for you. You must participate in your own rescue. You must give up your lone wolf status.
- » To do things in a certain way as opposed to just doing certain things you need a recipe.
- » For instance, you don't buy negatively geared real estate if you truly want to be an investor.
- » What is the definition of becoming an investor? It's to create a positive cash flow.
- » You must choose the vehicle that you wish to focus on, Property, Enterprise or Equities.
- » You must protect your assets and you also must protect your income and create structures to minimise the tax legally that will result from this.



## THERE ARE 5 IMPORTANT STEPS

- 1** Make a Decision to have Abundance in All Areas of Your Life.
- 2** Take Absolute Responsibility. Give up the stories of Blame and Justification.
- 3** Learn to Become a True Investor.
- 4** Apply What You Know. Yield is more important than position, position, position.
- 5** Condition your Life to Abundance.

## BONUS

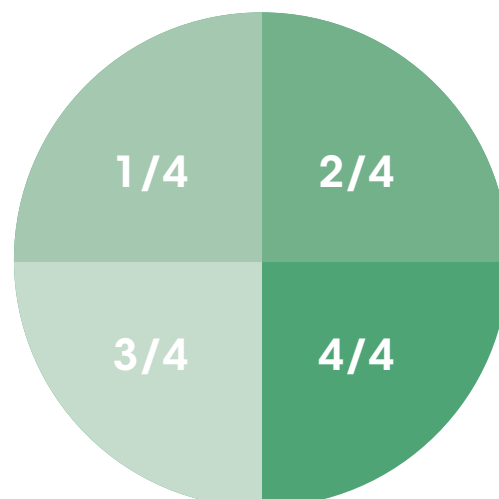
- A** Enjoy Your Wealth.
- B** Contribute to Others
- C** Be Grateful

## TO BEGIN THIS JOURNEY WE START WITH THESE THREE QUESTIONS:

1. 'WHERE AM I?'    2. 'WHERE DO I WANT TO GO?'    3. 'HOW BEST CAN I GET THERE?'

We utilise the Abundance Starter Pack and Life Magic as our training vehicles incorporating the 180 Day plan for the:

- ▶ **FIRST QUARTER**  
Cleaning Up The Mess
- ▶ **SECOND QUARTER**  
Getting Into Action
- ▶ **THIRD QUARTER**  
Getting Into Profit
- ▶ **FOURTH QUARTER**  
Reviewing & Renewing.



## LET'S HAVE A LOOK AT THESE PROCESSES

AS FROM THIS POINT YOU ARE 'UNDER NEW MANAGEMENT'

This means reflecting on your Finances, Health and Wellness, Relationships and Spiritual Connection.

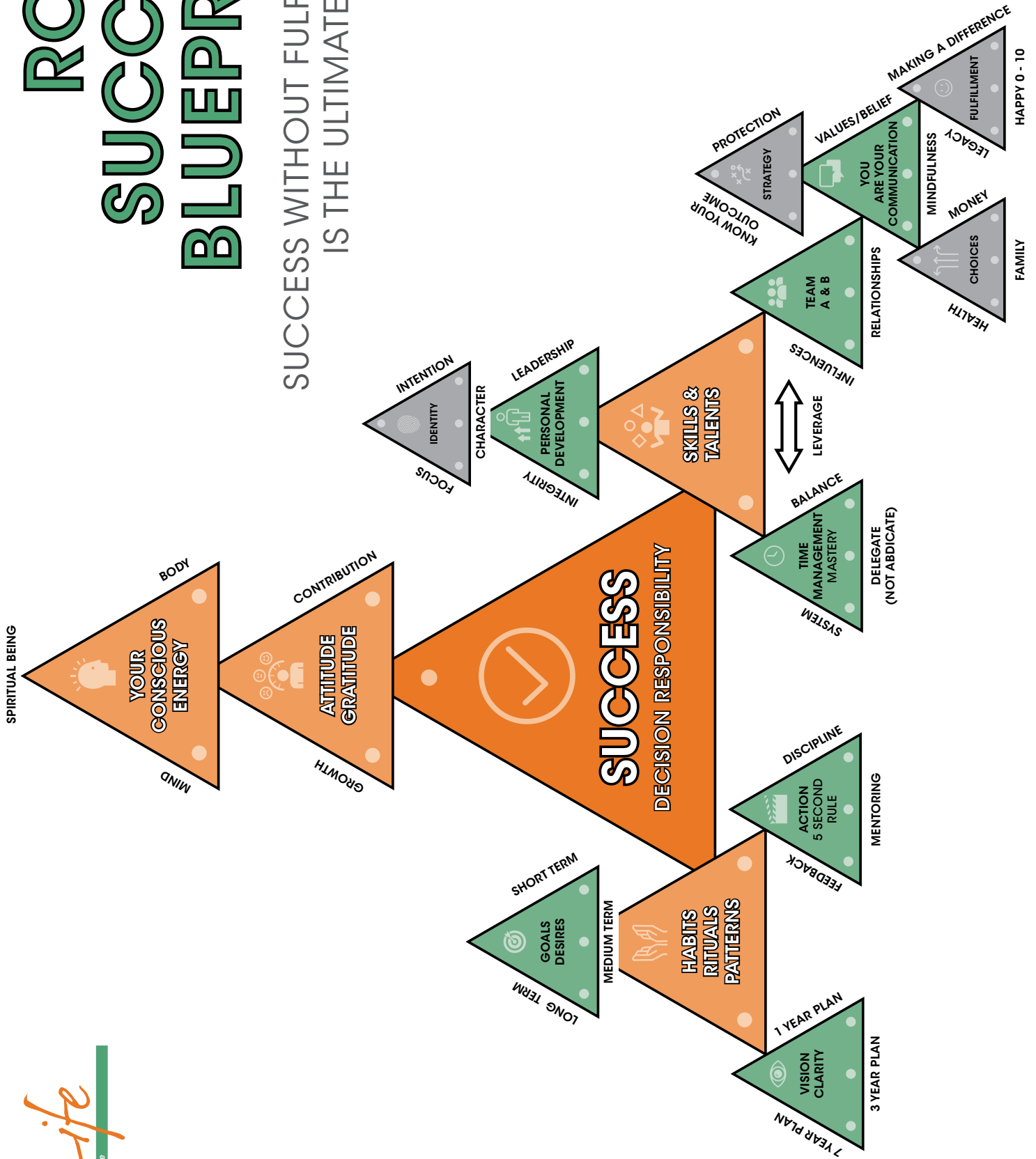
MODULE 1	MODULE 2	MODULE 3
WHERE AM I NOW?	WHERE DO I WANT TO GO?	HOW DO I GET THERE WITH EASE AND GRACE?
YOU ARE NOW UNDER NEW MANAGEMENT		
<p>Your first Module will be about being present to your current situation:</p> <p><b>Chapter 1:</b></p> <ul style="list-style-type: none"> <li>» Building a snapshot of your current situation financially with your Benchmark</li> </ul> <p><b>Chapter 2:</b></p> <ul style="list-style-type: none"> <li>» Looking at how much it costs to run yourself, your family &amp; your life.</li> </ul> <p><b>Chapter 3:</b></p> <ul style="list-style-type: none"> <li>» Building your Important Document File.</li> </ul>	<p>Your second Module will be all about creation.</p> <p><b>Chapter 1:</b></p> <ul style="list-style-type: none"> <li>» The Law of Vibration</li> <li>» Strategic Spending system</li> <li>» Your Wealth Creation System</li> <li>» Automatic Millionaire</li> </ul> <p><b>Chapter 2:</b></p> <ul style="list-style-type: none"> <li>» The Six Human Needs Certainty, Variety, Significance, growth, love &amp; contribution</li> <li>» Your Wealth Creation System</li> </ul> <p><b>Chapter 3:</b></p> <ul style="list-style-type: none"> <li>» Goals, Purpose, Vision</li> <li>» S.M.A.R.T.I.E.S Goals</li> <li>» Building your 7 Year Plan</li> </ul>	<p>Your third Module will be all about taking action to Achieve your Goals and Designing your Future.</p> <p><b>Chapter 1:</b></p> <ul style="list-style-type: none"> <li>» 180 Day Plan Overview</li> <li>» Reviewing your Goals</li> <li>» Month One</li> </ul> <p><b>Chapter 2:</b></p> <ul style="list-style-type: none"> <li>» Your Partnership in money</li> <li>» Review of First Month</li> <li>» Month Two</li> <li>» Month Three</li> <li>» Team Success Program</li> </ul> <p><b>Chapter 3:</b></p> <ul style="list-style-type: none"> <li>» Month Four</li> <li>» Month Five</li> <li>» Month Six</li> <li>» Review</li> </ul>

*"If you do what you've always done, you'll get what you've always gotten"*

Anthony Robbins

# ROY'S SUCCESS BLUEPRINT

SUCCESS WITHOUT FULFILLMENT  
IS THE ULTIMATE FAILURE





## WHERE AM I NOW?

As you go about taking stock of your financial position using this process you will begin to see that you need all sorts of information. Sometimes people have a little challenge finding this information, or perhaps the information is not complete or up-to-date.

In order to make this as easy as possible, you may choose to use the list below to collect all your information before starting. If you find that you cannot collect all the information, start with what you have, arrange to get the copies of what you need, and fill in the blanks once you have the missing information.

### THERE ARE 5 SIMPLE STEPS TO FOLLOW.

- 1 Create Your Wealth Account
- 2 Become Strategic with your Spending
- 3 Benchmark your position, Identify Where are you now and Where you want to go
- 4 Goals
- 5 Your Vision for the Future – Your 7 Year Plan

Your task is to complete them all. To do this you may have to hunt for missing paperwork, make calls to banks or insurance companies for details and account balances.

The key here is excellence which is a commitment to completion. You'll find these notes will walk you through each step in a very logical way. It has been designed for you to follow the steps in order, completing each step before moving to the next.

You must be absolutely honest with yourself. Be totally truthful. Look at ALL your debts, ALL your bills, and ALL your expenses. Do you have a clear picture of that?

Measure it against your current income. It may surprise you to see that you're really just scraping by, or you are in deficit every month, or you are in surplus? It is good to know your current situation, as it is the first step to turning it all around.

Once you've completed this part of your journey, you will feel a real sense of achievement. You'll see, right before your eyes, the truth about your finances. You'll be able to think about your finances with absolute clarity. You may find the ego stepping in from time to time trying to stop you.

So if you catch yourself feeling overwhelmed, frustrated or uncertain, just recognise it as fear. If it looks confusing or unclear or too hard, recognise it's just that fear again. If you begin to think, 'I'll do it later', remind yourself that '5%'ers step up!



Remember, you are 'UNDER NEW MANAGEMENT'. You have taken back control of your future and your life. There is no right or wrong, just outcome. The outcome of this process is the truth about your finances, and the truth will set you free! This is the beginning of mastering your finances.

## INFORMATION CHECKLIST

- Your net annual salary, before tax, tax returns
- ALL your superannuation details such as balances, regular contribution amounts and life insurance cover
- Your bank accounts and balances
- Mortgage information, repayment amounts, balance and completion date
- All loans, including mortgage (if any), hire purchase, the balances, start and completion dates, and repayment amounts
- Your credit card information, balances, minimum payments and credit limits
- Your life, income protection, and health insurance premiums
- Car, house and contents insurance premiums - including car green slips
- Motor vehicle registration

## YOU MAY REMEMBER FROM OUR WELCOME, THERE ARE FIVE STEPS TO SUCCESS.

- 1** Make a Decision to have Abundance in All Areas of Your Life.
- 2** Take Absolute Responsibility. Give up the stories of Blame and Justification.
- 3** Learn to Become a True Investor.
- 4** Apply What You Know on a Consistent Basis for the Rest of Your Life
- 5** Condition your Life to Abundance as opposed to living from scarcity. (Scare city, the city of scare).

## BONUS

- A** Enjoy Your Wealth.
- B** Contribute to Others
- C** Be Grateful

**It all starts with a decision.**





# BENCHMARK

## THE DASHBOARD OF WHERE YOU ARE NOW

**BENCHMARK IS MADE UP OF SEVEN AREAS.**

**1**

### **INCOME WEEKLY OR YEARLY (NET)**

What is my current income and what is my spouses current income?

**2**

### **CASH**

My current cash in the bank. If I took a snapshot right now, how much do I have?

**3**

### **ASSETS**

All assets that I have. For instance, if I own a property less my mortgage, then my net assets would be \$ \_\_\_\_\_ ? Assets would include stocks and shares.

**4**

### **CREDIT CARDS**

My debts and redraw facilities

What is my credit card limit?

How much do I owe on those cards and how much do I have available?

How much do I have available on the redraw of my home loan, if I have one?

What's my total debt and how much do I have standing by as credit?

**5**

### **STRATEGIC SPENDING**

Over the past year did I spend all I earned or more than I earned or was I able to save something or reduce my debt?

**6**

### **SUPERANNUATION**

My approximate balance and allocation

**7**

### **TAXATION POSITION**

Do I have a debt or a refund



# WHERE ARE YOU?

Date

Client Name

Spouse Name

Tel

## 1. INCOME

Personal \$

Spouse \$

Total \$

## 2. CASH

Personal \$

Spouse \$

Total \$

## 3. ASSETS

### a) Principle Place of Residence (If investment properties see over page)

Address

Suburb

State

Type

Date Purchased

Purchase Price \$

Mortgage \$

Est. current Value \$

Redraw Y/N \$

Redraw Value \$

Redraw Available \$

### b) Shares

### c) Other Liquid / Semi Liquid Assets

Description eg. Motor Vehicles

Value

Finance Owing

\$

\$

\$

\$

\$

\$

#### 4. CREDIT CARDS

Bank

Cr Limit	\$	\$	\$	\$
Balance Drawn	\$	\$	\$	\$
Available Credit	\$	\$	\$	\$

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#### 5. STRATEGIC SPENDING

How much money did you save this tax year or make in additional mortgage payments?

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#### 6. SUPERANNUATION

Personal	\$		
Spouse	\$		
Self Managed	Yes	No	

#### 7. TAX POSITION

	Refund	Owing
Last Year	\$	\$
This Year	\$	\$

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In the next year, I/we would like to:

In the next three years, I/we would like to:

My/our long-term objectives are to:

I/we want to have more wealth because:

What are the three most important areas in which you require our help?

- 1.
- 2.
- 3.

Other relevant information on your Specific Investment Objectives, Financial Situation and Needs:

# ENTERPRISE

Date

Client Name

Business Name

Ownership

%

Business Structure

Sole Trader

P/L

other:

Partnership

Trust

GST Registered

ACN

ABN

Last Year

Next Year

Turnover

\$

\$

Cash at bank

\$

Profit/Loss

\$

\$

Creditors Monthly

\$

Annual Wages  
to owner

\$

\$

Debtors Monthly

\$

Stock This Year

\$

Stock Next Year

\$

Number of employees

Accountant

Bookkeeper

Did you buy the enterprise

Yes

No

If yes, when?

How much?

\$

Growth Intention

Mission Statement

# INVESTMENT PROPERTIES

C = Client   S = Spouse   J = Joint   T = Trust   P = Profit   L = Loss						
Type	Invest.	Invest.	Invest.	Invest.	Land	TOTALS
Owner / Company (C/S/J/T/ P/L)						
Address						
Suburb/State						
Current Value \$						
Mortgage \$						
Amount Drawn						
NET EQUITY \$						
Redraw Yes/NO						
Redraw \$						
Redraw Available \$						
Weekly Mortgage						
% Interest Rate						
Fin. Institution						
Weekly Rent						
Purchase Price						
Purchase Date						
Keeping or Selling						

# ABOUT US

At OneLife we are a community of likeminded individuals, a family committed to empowering one another to be all that we can be. We honour and celebrate one another's unique gifts and talents and all undertake the OneLife Mission:

*"To create transformational educational programs where people learn how they can create abundance in all areas of their lives, reconnecting them to spirit and bringing them back to oneness"*

Our team is made up of an exceptional group of aligned, passionate individuals driven to support, nurture and guide all who they come into contact with.



At Ignite Your Success we will show you how to create a clear plan for your financial future, generate positive cash flow, identify investment opportunities in the current market and discover a whole new mode of operation around money.



At Ignite Your Success, the practical and digestible methods you will learn may not be sexy or trendy like Cryptocurrency, but they are tried and tested methods that when applied correctly and consistently will create you great wealth and success.

The information is simple (not easy) and can be implemented immediately. In fact, you will walk away with a complete strategic plan for the next 12 months and beyond. A strategic plan for making money is something that takes the emotion out of your decisions.

Please note Ignite Your Success is not designed to give you personal financial advice. It is designed to allow you to set up a practical step by step.

Well don't take our word for it! Here are what others are saying about OneLife:

*"This course, to date, has been brilliant. I have experienced visions of businesses that can work for me and I am doing the work, writing the plans to bring the visions into fruition"*

Kelly, 34 years, Soldier

*"The best thing I have ever done in my life. I was very skeptical when I came along to the introductory evening, but going on the course has enriched my life in completely unforeseen ways. I will be grateful everyday for the rest of my life."*

Natalie, 28, Self Employed

*"The best thing I've ever done for myself. I've travelled around Europe, I've won catamaran races, I've overcome incredible personal things however OneLife Abundance gave me more than all those things combined."*

Madonna, 35 years, Temp



## SUCCESS STORIES

My name is Andrew Larkey and I have just launched Australia's first bottle drink for Dogs.

*"What will they think of next!!" is usually people's first reaction. Prior to attending the program, I wouldn't have had the faith in myself to follow through with this idea. Fear of failure and the 'good opinion of others' would have stopped me in the past - I'm so happy that I kept going!*

I wrote on my Goal Card "I am so happy I have had a world class Media launch by 1st December".

And that's just what happened. The launch received so much coverage that I was on the Channel Nine 6:00pm News as a 'serious' news articles and was interviewed live with several radio stations in every state in Australia including the John Laws program. The huge success of this product has captured the imagination of entrepreneurs internationally.

My photograph and article has appeared on BBC World News Week's top ten pictures (next to Germany's Chancellor!), The David Letterman Show (USA) and newspapers in South Africa, Germany, Japan and Canada. I have even done a live interview with a Radio Station in Nagoya Japan!

### **This media launch, product design has led to:**

- Australia's largest Pet Shop Distributor agreeing to sell to 1000 Pet Shops.
- The Discount Shop, "The Warehouse" promoting the product in its catalogue, which is sent to 3.2 million households.
- Coles Supermarket is conducting a six-store trial in Sydney and Melbourne.
- Negotiations with many other large retail chains.

### **The interest has been very exciting, such that I have:**

- An assigned AUSTRADE Advisor (they approached me due to the many enquiries to Trade Offices around the world). This means access to 50 Offices around the world to assist with Marketing and Sales.
- Distribution agreement with another Australian Company to sell into the USA and NZ.
- Considering proposals for selling franchises/licenses for Canada, Japan and South Africa.

### **The change in my approach has been two things:**

#### **Faith in my Dream.**

In my mind it was so clear what the product, market, reaction, people and type of business this would be from the start. I was absolutely emotionally committed and unstoppable. This faith was important as my family and friend's reaction to leaving my J.O.B was 'caring but horrified.' My faith along with my wife's was all that I had.



## Develop a Daily Repeatable Success Process.

I have been starting each day getting into the state of 'abundance' and 'ease and grace'.

Once in state, the process I have used from Onelife is:

1. I ask myself an exciting powerful question that is relevant at the time (e.g., what would I have to do to get a Supermarket to sell this product?)
2. Visualize this question going from my conscious to sub-conscious.
3. Lose attachment to the answer by 'Letting go and Letting God.'

***My experience is that the answer comes or people appear and offer help and coaching at the right time.***

My dream still has many 'twists and turns' to go and I have had many failures. The really exciting part is that I am learning and living my Page 30 in the process. It has been an honour to share this part of my journey with you.

My last comment to anyone reading this would be,

***'If You Can Sell Drinks For Dogs & Cats, You Can Sell Anything If You Have The Faith To Follow Through.'***



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***"This incredible financial change in our situation has enabled Lisa and I to work part time."***

Since meeting Roy we have done many things. One of the most important of these things is to achieve our personal goal, which was to have no personal debt.

We paid off \$596,000 of our personal debt in approximately six months, by following the most basic strategies that Roy has taught. This means that we are saving \$70,000 per year from expenses.

Now with this situation, both Lisa and I can move forward, confident that if we ever have debt on our property, it will be good debt and investment debt, which we will claim as a tax deduction.

This choice has given us such freedom in all things that we do.

After having sold my practice, I arranged to work two days a week in the dental industry. Previously, we were working for the banks and missing a lot of life! This incredible financial change in our situation enables Lisa and I to work part time.

I am very proud of our accomplishment at 42 years of age, to be free of personal debt.

We are so grateful to the OneLife team for the support they have given.

**Andrew & Lisa**



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***Life is a journey, in which we are the driver. Each of us have our own individual path and experiences preferred in reaching our desired destinations.***

I speak from experience when I say, "Onelife's program gives participants the maps, tools and ongoing support to help you to your destination".

Before I went to the program I was like every other 95 percenter small business owner working hard and struggling to build up my financial planning business.

In June I attended Onelife's Program the lessons and experiences I received have been a light to my soul and motivator to fulfilling my life's purpose. I let go and let God... and I realised in order for me to become successful, in my view, I had to live a life of success, with ease and grace.

Can you change your life for the better instantly? Yes you can and you learn how at the Onelife course.

Imagine a business that continues to grow daily with happy clients who want to be part of your service. Since the Abundance program my business has grown from 25 clients to over 250.

My relationship with my wife is continually enriched and blessed. Recently she has retired from full time work at the bank and now she is beginning her own successful business with clients.

Applying the lessons and skills learnt since the Abundance Program, has enabled us to realise our dream apartment in the city, a penthouse with amazing views of Harbour Bridge and Sydney harbour).

Since June we have also had the time to follow our passion of travelling. We have been blessed, travelling to France three times, Eastern Europe and Hawaii twice, Japan and Bali twice, Malaysia four times, New Zealand and Thailand three times, Cambodia, Vietnam plus very regular domestic travel. As I write this to you my next trip is being planned for USA/Canada. This has all been done whilst still continuing to build my business by working on it and in it.

To graduates or those thinking why they should attend the program, go back and reread the last 5 paragraphs.

***If your desire is to transform your imagination into reality - you can. Implement the lessons and tools learnt at the Onelife program and the people you desire to be working with naturally gravitate to you, transforming your life's desires into reality with ease and grace.***

Thank you to all the Onelife support team, Roy and business partners, for sharing your gifts and love with all those you interact with, for being "the teacher ..... when the student is ready" and for the contributions you have made to my life.

Learn it, live it, love it.

**Peter**



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*Hello, I'm Geoff Bednall and I attended OneLife's 2 day program at St Leonard's and then attended a second 3 day program a year later.*

Prior to attending, I had built a company with two partners. We had 60 staff and were turning over about \$6 million, and I was earning about \$60,000 a year. My wife, Tina, and I were co-existing and not passionate about each other. I had "packed my bags mentally" and was working more and more. I remember thinking is this all there is to life I was about 32 at the time.

The program was very emotional. Tina and I sat in the car and cried on the Saturday night when we realised we did this to ourselves and there was a way out.

My page 30, my vision for our future, had a stack of goals on it. I wanted to earn \$100,000 in salary, have a million dollars in assets, travel, build the business up at the same time as working less, get to know my children and buy a brand new Range Rover.

We put my page 30 on the bedroom wall and the next year was awesome. We achieved every goal bar one and we still haven't done that one, so it wasn't high on the list.

We joined the OneLife Assist Team on and off for two years and I did a number of courses with OneLife. I made some great friends there quite a few I still see.

*The following years we built the business to a \$24 million turnover and had offices nationally. I got paid \$226,000 in my last position. We floated the business, for around \$30 million dollars. My share was \$1 million in cash and almost \$9 million in shares at its peak. The cash went into super almost tax free.*

The new company is another partnership (they work well for me) that now turns over 7 million dollars each year and is growing steadily 30-40% with the goal to be a 50 million dollar company in 10 years. My fixed salary is \$115k.000 per year and I also derive about \$150,000 in dividends each year. I work around 45 to 50 hrs a week and with the aid of technology can work from most locations if I choose. I have other highly speculative business interests in a Restaurant and a services company and coach a couple of business owners as a way of giving back. I have helped Tina start her own business as a personal trainer and I manage our own super fund. We have bought two investment properties in the last 5 years and they are going well. Our current status is: approximately \$1.5m in super, \$1.5m in property, \$1.2 m in business interests.

In the program we wrote a mission statement. Mine was and still is: I Geoff Bednall, see, hear, feel and know that my true purpose is to live my life with vitality and energy. To be adventurous, loving, successful and free and to help others understand themselves through understanding myself better.

I love adventure - I paraglide, canoe and mountain bike regularly. I love business and the idea of building things excites me.

I think I am loving - that's a question for Tina and my family. And I am free in that I choose to do what I do. I love my labour and my leisure. I take 6-7 weeks off each year. I don't mean to say life is perfect but it is good!

I am grateful to the universe for the people in my life and Roy has been my greatest teacher sometimes wittingly and sometimes not. Roy really has a great gift and has enriched my life and Tina's, and Lisa and Jared's without them knowing.

**Geoff**



## *"Transformed our lives to make way for the Goals to be realized"*

As most of you would know by now I completed the OneLife program in March and my wife Helen completed it in May.

At that time we were running an electrical business, which we then set out to grow. The business tripled in turnover whilst our time involvement halved. We set the goal took massive action and the goal was realized.

We then set some frightening and exciting real estate goals. The universe then set about transforming our lives to make way for the goals to be realized. After a lot of discussion we are now out of the electrical business and fulltime into what we are passionate about – using real estate to turn dreams into reality.

I now have the opportunity to spend time with Helen and my children at the times that suit us, whether that is during the day with Helen or at school with my children. As we continue to grow and learn more about each other so the bond between us strengthens.

We love what we do and we do what we love and we have been given the opportunity to help others along the way. We have now been involved in over 30 transactions since doing the program and yes there have been and still are learning experiences.

*We now focus on our real estate full time – in fact we have set up a business, which undertakes real estate development, buy and hold investments, finance broking, project management, site acquisition and most of all specializes in joint ventures, assisting others to turn their dreams into reality.*

The latest transaction that we have commenced is a Joint Venture with a single mum who owns a property with subdivision potential. Our company is undertaking the subdivision including all costs on what started as a four lot subdivision and looks like being eight lots.

The owner will retain one of the lots and build a new home for herself and her daughter. We will then do a profit share which will equate to approximately \$150,000.00 (one hundred and fifty thousand dollars) to both our company and the owner. When the owner approached us she thought she could do a four lot subdivision and did not have the money to undertake the works herself. Its great to be able to help someone achieve their goals and have us both benefit financially.

We have built a very strong team of consultants (planners, agents, lawyers and engineers) as well as our in house team which is a core group of OneLife graduates who all love what they do and are very grateful to have been given the opportunity to touch lives through this life changing vehicle called real estate, which really is all about relationships.

Once again thanks to Roy and the team at One Life for a life changing experience.

**Harry**



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## How a Skeptic can make \$1 Million in 90 Days

My name is Kelvin and I did the OneLife program at the Hunter Valley with my wife Gayle and son Mitchell.

I've got to say I was a skeptic to the whole marketing concept of turning "\$1 to a Million in 7 Years" and said to myself this can't be done! In fact on the journey from Sydney to the Hunter Valley, I had a call from my father who indicated that this "OneLife" thing was a Cult and not to get involved, he went as far as to say that I should get off the coach and return home and be happy that all you have lost is the cost of the course as it could have been a lot worse and many more dollars would be wasted... On the first night when Roy asked "...was there any skeptic in the audience.." I was the first with my hand raised. Despite all this, I carried on and did the program and to my amazement I have stepped across to the other side.

After completing the OneLife program I was still of the opinion that it was a waste of time to complete the "Goal Card", but to my amazement it really works as you will see if you read on.

The most remarkable thing that I have achieved in this very short time after completing the program is that I looked at a commercial real estate transaction that I never would have had the confidence to have considered. Roy advised during the program to trade residential and have a buy and hold position with commercial real estate. The commercial buy and hold interested me over the residential buy and flick model.

After returning home to the Gold Coast I decided to get "out in the traffic" and start looking for a deal. I found a property in Main Beach that had ticks in all the right boxes. So I started the negotiations. My idea was to buy a shop and then to divide the shop in two and look for two National tenants. I had a 90 day Due Diligence period written into the contract that would allow me to sign up the two "A" grade tenants that I wanted. By doing this it would reduce my risk on the purchase as I knew what my annual income or rent was.

*I finally had two executed contracts with an annual net rent of \$208,000 P.A. I negotiated the purchase price down to \$1,720,000 from \$1,980,000 using the methods given to me by Roy during the program, thus giving me a 12.09% return on the investment.*

It was as Roy said "add value and leverage." It looked a great deal with not a lot of downside on my purchase price. My initial thought was to hold it and use the \$208,000 as an income stream. Subsequently, I have been offered a contract for \$2.75m from a person who has a self managed super fund and who is very happy with a 8 % net return. This would create a \$1m profit, less tax and other expenses within 3 months with virtually no funds in the project because of the "Value Add and leverage" aspect of the deal. The funding of the purchase is another thing completely and I would be happy to explain this to anyone that is interested via the forum.

Roy's advice to me was that I should sell the project to the self managed super fund and move onto another project. He explained that a profit taken is a profit made and you never go broke taking profits. He also mentioned that the deal of the century happens every fourteen days and the deal of a lifetime happens every month.

I made an intention on my goal card at the Hunter Valley, that I would contribute \$25,000 to the charity of choice for each of the 7 persons in my team, when I made my first million dollars. They all gave

me their favorite charities and I'm pleased to have been able to make this contribution. I'm so happy for this enormous wealth that I have been able to create and to give something back to the community and to be able to do this without concerning myself with scarcity and now coming from a place of abundance.

I'm very grateful for the lessons that I've learned so far and I'm moving further afield and on to bigger things in the future. Bring it on!!!

So the bottom line is "Even a skeptic can make this work". Imagine what I would have done, had I known not to be so skeptical and to surrender to the wishes of Gracie earlier!!!!!!

Thank you OneLife, thank you to the team, and thank you Roy.

**Kelvin**



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## 'More Deals to Do, than can ever be Done!'

Hi! My name is Conrad Hyslop and I completed the Onelife Program. At the time I was in the Navy about to re-sign for another 6 years. After seeing Roy's program and the opportunities all around, I thought, "time to get real, stop dreaming and start living, after all you only get once chance at life". I decided to go for it, to take massive action. I left the Navy - I didn't need their boats any more - a few deals and I could buy my own. I revisited the OneLife Program and from that I knew that Real Estate was my vehicle so I started learning everything I could and I did the Instant Property Wealth Program.

I knew that there was more to be done so I began. I visited Council, posted out thousands of letters, knocked on doors, got chased by doggies, drank tea with old folks discussing their property, did feasibilities and had loads of meetings speaking to agents in the \$10 office.

*I was learning a lot, but knew I had to step it up. I had read somewhere that you should get a job for what you can learn, not what you can earn. So I did, I became a Real Estate Agent -learning all I could. Things like negotiation skills, insight into how a real estate office operates, and the invaluable insight into the mindset of agents, sellers and buyers. Then the time arrived. I felt I had learnt all I could in order to move to the next level - I had to do something else. By this time my family thought I was nuts, as did many other people. Thankfully, Karen my beautiful wife believed in me and without her support and encouragement, I would not have made it this far.*

During all this I was still looking for deals in my spare time - I became obsessed. I devoured any book I could find on Real Estate, listened to CD's and attended numerous seminars. I was learning and still churning out a lot of feasibilities - I would sometimes do 30-40 per week. My goal was a deal per month and I was finding heaps of great deals, many showing great profits, however if I was to purchase any one of those transactions, I would have tied up all my funds, and not been able to continue investing. So the search for the perfect transaction continued, I wanted leverage, so I figured out that options must be the way. The learning continued.

I approached a mentor that was doing some leveraged transactions and who seemed as serious as I was about getting on with things - which made it a good fit, so I asked myself "How can I add value to this guy".

I can find deals - I really just lacked experience. It can be difficult trying to secure a property when people do not have the certainty that you will deliver - because you have not done this before. We discussed what each of us can offer and the solution worked! With the new team, we did 16 deals in 16 months, wow that was my goal.

In the team I focused on sourcing deals - doing research, pulling apart council codes, talking to agents, sending out letters, door knocking etc. I became very clear on how to find various types of transactions and the best way to go about it. I can now say that I can go anywhere and find a great real estate deal. I have built systems and coached other people to do the same thing.

There are more deals to do than can ever be done!

While I was looking for deals I was noticing there were heaps of fantastic opportunities. We could not do them all and I began to think maybe other people would be interested in the deals we are not doing. So I obtained my buyers agents license and now offer specialized services to clients who are looking for properties.

*I love helping others achieve their goals. If I can pass on my learning and make the way easier for someone else, that is my desire. Don't spend your time blundering around, get leverage and talk to someone who has taken the journey before you.*

Now, life is very different - I live in a house, it's warm and dry, unlike the ships. I spend my days doing what I love; have the freedom to spend my time with Karen, our daughters Allana and Crystal and our son Cooper. I haven't got my boat yet, but I will get there. We are still learning every day, climbing our mountain to success. I can say one thing with certainty; we are giving it all we can.

Remember to have fun along the way

**Conrad**



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# ONELIFE GOOGLE REVIEWS

**Darren Kelly** ★★★★★

I have just done the coaching program with one life and I have discovered my purpose. It was everything and more what I was striving for. And all the people involved are such beautiful, inspiring beings. Thank you for everything!

**Danny Giannitto** ★★★★★

I love the OneLife community it's a great way to get everyone connected, they are really about helping you get the best outcome.

Thanks

**Tricia Burgess** ★★★★★

Roy and his team has supported me in growing as a person and the confidence to believe I can achieve much more than I previously believed. He has guided me in a more prosperous direction, has faith in everyone he deals with and has all the programs available to help anyone wanting to learn more about property and investing, I am very grateful for all OneLife has done for me and I know will continue to do.

**Katy Chiu** ★★★★★

I did Life Magic in October 2016, thinking it was going to be about investment. Little did I know it was so much more - it was a life-changing experience. Roy and his team helped me to come to awareness of my own success saboteur, opened my eyes and mind about potentialities and possibilities that are within and out there. The friendships that were formed in the One Life community were also key to sustaining my success. I would strongly recommend One Life to anyone.

**Sandra Bravo** ★★★★★

Doing Life Magic with my daughter at the Hunter Valley Retreat was a truly transformational experience. A mix of mindset and personal development, with street smart strategies for wealth creation, investments, businesses ... etc... Thank you Roy and team for a fantastic journey!

**Lisa Quinn** ★★★★★

OneLife has helped my husband and I immensely in many areas of our lives, including finances, relationships and general wellbeing. The programs provided by OneLife are exceptional and are by far the best I have experienced and I have been to quite a few. Thanks so much for all you do for us. We look forward to many more of your programs in the future!

**Madelaine Defazio** ★★★★★

OneLife has become a family that my partner and I have become a part of! Such warming, positive and loving people involved makes us feel empowered! Highly recommend becoming a part of this group- absolutely life changing!

**Shivaun Meleisea** ★★★★★

In the 6 months since joining the OneLife community we have seen more growth and positive change in our lives than we have in the previous 5 years!

We were stressed about our business, worried about money and unsure about our future, many things felt like an uphill daily battle.

Roy and the OneLife team have helped us to get clear on what we actually want and with some small steps we have seen a HUGE impact on our lives. These changes have made our lives much more flowing and easeful. My business has seen an increase in new clients and referrals and my husband has just accepted a promotion in his job. Our relationship is stronger and we're feeling motivated and excited about where we're going.

If you're looking for a way to improve in any area of your life (relationships, health, finance, business) then reach out to someone on the OneLife team. They're always there to help and support. All you need to do is take the first step!



1300 365 590 | [events@onelifecom.au](mailto:events@onelifecom.au) | [www.onelifecom.au](http://www.onelifecom.au)

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