



FREE MASTERCLASS

Wholesale **Doru** Squad Method

How To Close Your First **\$5K–
\$15K** Wholesale Check In The
Next 60 Days

Presented by **Nasar El-
arabi**
“The Real Estate DORU”





Welcome To The Masterclass

You're in the right room.



TONIGHT'S BIG PROMISE

\$5K-\$15K

Your First Wholesale Check In 30-60 Days

No money. No credit. No experience required.

WHOLESALEING IS NOT DEAD

**The old way is.
That's the opportunity.**

THE NEW LEVERAGE

AI CHANGED THE GAME

WORKLOAD BECOMES SYSTEM

CALL
S

QUALIFIE
S

You Close Them



Why Listen To Nasar?

100S

OF DEALS CLOSED

7-FIG

REAL ESTATE NETWORTH

NOW

STILL ACTIVELY WHOLESALING

ACTIVE

CTIVE IN 2026



What You'll Learn Tonight

01

Old Way vs New Way

Why traditional wholesaling slows beginners down.

02

AI Deal Qualification

How AI calls, filters, and You Close them.

03

No Money. No Credit.

The contract-control path to your first check.

19
YEARS OLD

Where It Started

A Dream

No Money

**College
Student**

**Before the deals, systems, and brand...
it started with **one decision.****

The \$100K Wake-Up Call

One conversation made the math
impossible to ignore.

BOUGHT

\$150K

REPAIRS

\$20K

SOLD

\$270K

PROFIT

\$100K

That was Rapper Money.

The Decision

EVERYONE ELSE

CHASED TRENDS

Music. Hype. The next quick thing.

Real estate became the path out.

VS

NASAR

CHOSE REAL ESTATE

One lane. One skill. One decision.

24
YEARS OLD
2007

Bought my 1st Fix & Flip

**A partner & I
lost 14K**

**Moved to
Charlotte, NC
with a
College
degree**

**1st Job was
10 American
Dollars an
Hour**

I Could Not Stop Thinking About that 100k Deal

**One Deal
Changed
Everything**

WEEK AT A JOB

\$400/week

ONE REAL ESTATE DEAL

MORE

**One deal could beat Years of
working for someone else.**



8

MONTHS

2011 After Getting a My First Deal Took Time

**No shortcut. No magic button. Just
reps.**

REJECTION

CONFUSION

**LEARNING
CURVE**



ONE DEAL CREATED BELIEF

Proof replaced doubt. Momentum
started.

CONFIDENCE

E
THE FIRST WIN
CHANGED
EVERYTHING

MOMENTUM

M
ACTION BECAME EASIER

PROOF

THE MODEL WAS REAL

**SEPT
2012**

My 4th Job in 4 years The Excel Lie

ROCK BOTTOM

Fired from the Job.

**NO SAFETY
NET**
NOTHING TO FALL
BACK ON

**NO BACKUP
PLAN**
NO EASY EXIT

ALL IN
REAL ESTATE BECAME
THE PATH

WHAT HAPPENED NEXT

The struggle became
the system.

100S

**DEALS CLOSED
REAL MARKET EXPERIENCE**

MULTI

**INVESTING STRATEGIES
BUILT THROUGH
REPETITION**

BRAND

**NATIONAL RECOGNITION
THE REAL ESTATE DORU**

What Took 8 Months...

BEFORE SYSTEMS

8

Months to create the first breakthrough.

WITH AI SYSTEMS

FASTER

Speed replaces guesswork.

LEADS

CALLS

YOU FOLLOW-UP

01

SECRET #1

THE VEHICLE CHANGED

**The old path was manual. The new
path is powered by systems.**

THE OLD WAY

It worked... but it burned time, energy, and confidence.

01

COL D CALL S

**Strangers. Scripts.
Constant resistance.**

02

Direct Mail

**Must Spend
Thousands a month**

03

**ENDLES REJECTIO
S N**

**The part that makes most
beginners quit.**

THE NEW WAY

01

MOTIVATED LEADS

People who already raised their hand.

02

AI QUALIFICATION

Filter, score, and book the right sellers.

03

QUALIFIED LEADS

You only talk to Sellers who want to Sell

Speed turns intent into opportunity.

THEY ALREADY WANT TO SELL

Motivated leads arrive with
the clues you need.

SELLER INTENT DATA

01

NAME

Who raised their hand.

02

PHONE

How fast you can reach
them.

03

ADDRESS

Where the opportunity
lives.

04

MOTIVATIO N

Make the DEAL
Happened

5
MINUTES

SPEED-TO-LEAD

THE 5-MINUTE RULE

Speed wins before competitors even respond.

FIRST RESPONSE

CAPTURES ATTENTION

LATE RESPONSE

LOSES THE DEAL

**THE BEGINNER
PROBLEM**
**LEADS
DON'T
WAIT**

**They show up when life is
happening.**

SPEED WINS DEALS

01

WORKING

**A hot seller calls
during your shift.**

03

DRIVING

**You can't qualify
the seller safely.**

02

SLEEPING

**The lead comes
in after hours.**

04

BUSY

**Follow-up gets
pushed off again.**

ENTER AI

BAD TIMING

CALL FEAR

INSTANT

A

I

**EVER
HESITATES**

01

**Calls Instantly
Before competitors respond**

02

**Qualifies Calmly
No nerves. No pressure.**

03

**Get the Contract
Find the Cash Buyer**

YOUR AI EMPLOYEE

The acquisition worker that never hesitates.

01

CALLS

Reaches motivated sellers instantly.

02

QUALIFIES

Finds motivation, timeline, and pain.

03

BOOKS

Moves serious sellers to appointments.

04

You Get Contract
Find Buyer

ALWAYS ON

**AI
OPERATOR**

**CALLS · QUALIFIES · BOOKS · FOLLOWS
UP**

REAL BUSINESS S NUMBERS

**AI handles the front end.
Nasar focuses on the
highest-value
conversations.**

LAST 90 DAYS

47

**Deals Contracted
In the last 90 days**

8

**Seller Conversations
Personally handled by
Nasar**

SECRET #2

THE INTERNAL GAME

**Remove the beliefs that stop
beginners before they start.**

02

**MONEY , CREDIT, SALES
FEAR**

SECRET #2 · BELIEF

THE REAL PROBLEM

**Most beginners don't
think they can actually
do this.**

IT IS
~~NOT~~
LEAD
S
IT IS BELIEF UNDER
PRESSURE.

01

**“I DON'T KNOW
ENOUGH”**

02

“I'M NOT READY”

03

“WHAT IF I FAIL?”

THE TRUTH

WHOLESALE CONTROLS

**“I NEED
MONEY
TO
START”**

That is buying-house thinking.

**CONTRACTS
NOT HOUSES**

LOCK IT UP

CONTROL THE DEAL

ASSIGN IT

BRING THE BUYER

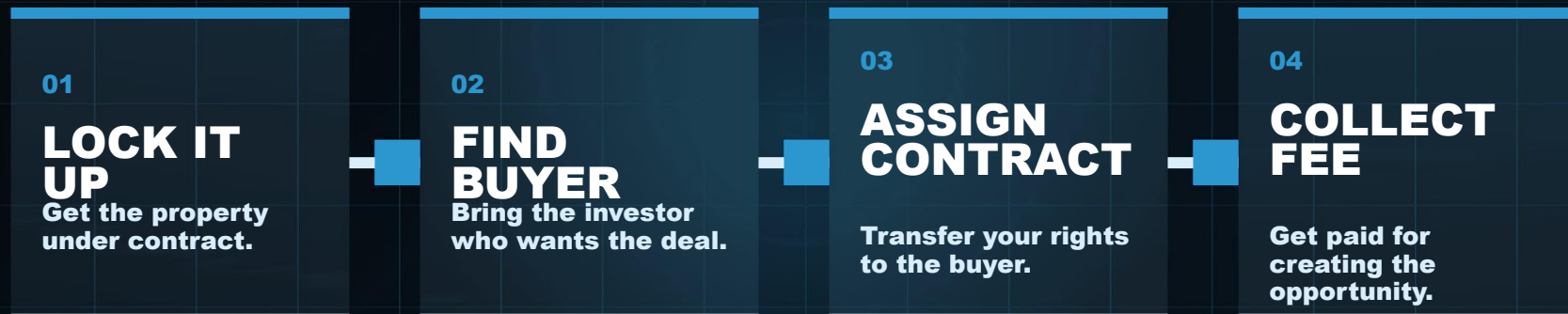
COLLECT

FEE
NO MORTGAGE

NEEDED

HOW WHOLESALE WORKS

**You control the opportunity
before you ever buy the house.**



Control the deal. Assign the contract. Collect the spread.

“MY CREDIT IS BAD”

That matters when you
borrow. Not when you
assign.

ASSIGNMENT
~~NEEDS~~
**NO
CREDIT
CHECK**
NOBODY IS
LENDING TO YOU.

THE MECHANISM

YOU CONTROL THE CONTRACT

- 01 Find Seller
Motivated situation
- 02 Assign Deal
Buyer brings funding
- 03 Collect Fee
Credit stays
irrelevant

“I HATE The Phones”

**Good. You do not need to
start with pressure.**

AI

**HANDLES THE FIRST CONVERSATION
BEFORE YOU EVER SPEAK TO THE
SELLER**

01

ASKS

**Motivation,
timeline,
condition, price.**

02

QUALIFIE S

**Filters serious
sellers from
noise.**

03

You Close Them

**Moves the right
lead to the next
step.**

**PEOPLE
HESITATE**

FEAR

PROCRASTINATION

MISSED FOLLOW-UP

ALWAYS ON

**A
I**
NO NERVES

**AI DOESN'T
GET
NERVOUS**

**It calls, qualifies, and follows
up without emotional
resistance.**

CALLS

INSTANTLY

QUALIFIES

CALMLY

**You CLOSE
Them**

**CONSISTENTLY
Close**

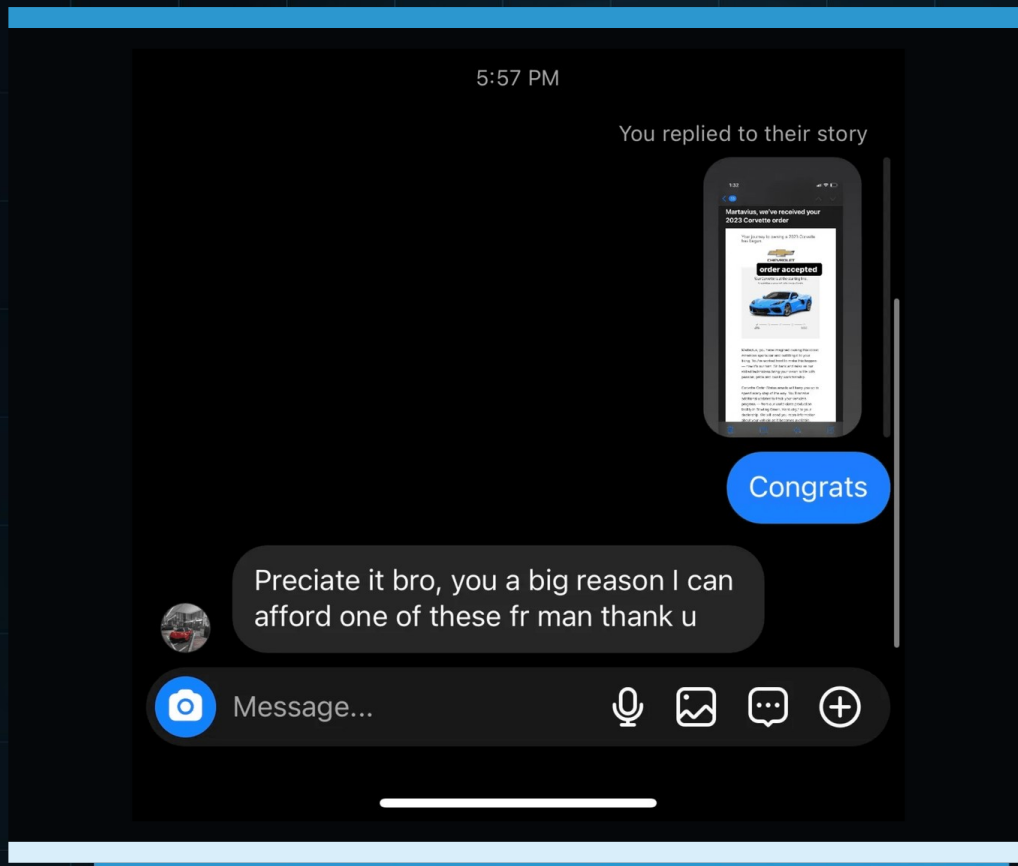
STUDENT PROOF

REAL STUDENT T WIN

**“You’re a big reason I
can afford one of
these.”**

CLEAR PROOF

SECRET #2 · BELIEF SHIFT



STUDENT PROOF

YEAR 3 SELF- EMPLOYED

NO INDEED

RENTAL PROPERTIES

SECOND BUSINESS

REAL TESTIMONIAL



humblewon_ 2w

👉 this is my testimony. The doru is the truth, wholesaling real estate opened doors for me 🔥 I'm now going on year 3 self employed, I haven't looked at indeed since. Now I'm investing in rental properties (2 so far) and starting my 2nd business with the capital from wholesaling and I still wholesale the houses that I don't want to keep.



2 likes Reply



realestatedoru 2w

@humblewon_ appreciate that



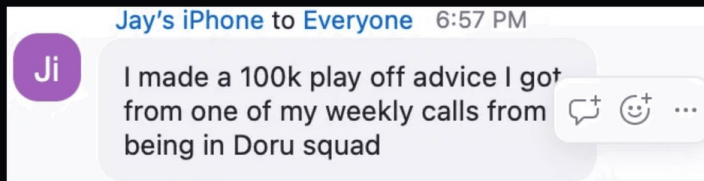
Reply

THE DORU IS THE TRUTH

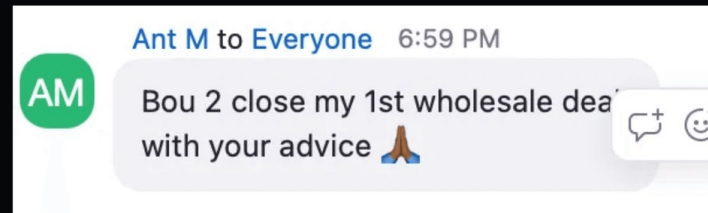
MORE PROOF

STUDENT WINS

\$100K PLAY



FIRST DEAL



REAL MESSAGES · REAL MOMENTUM

STUDENT PROOF

**10+
YEAR
IMPACT**

**First deal because of
Nasar.**

LONG-TERM TRUST

REAL STUDENTS · REAL HISTORY



doboffice 2w · Pinned

I did my first deal because of Nasar over 10 years ago!

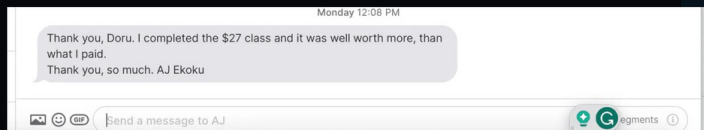


3 likes Reply

TRUST PROOF

VALUE CONFIRMED

WORTH MORE



BEST PRICE SEEN

Shanede Downing



Just so y'all know this is my 5th webinar on wholesalers and his prices are the best I've seen

LOW RISK · HIGH TRUST

CONFIDENCE COMES FROM REPS

**Listen back.
Learn the patterns.**

WHAT YOU LEARN

- 01 What To Say
When sellers hesitate**
 - 02 How To Respond
Without freezing up**
 - 03 When To Move
From lead to
Opportunity**
-

03

SECRET #3

THE MARKET OPPORTUNIT

Y

**Motivation is everywhere.
AI helps you find it faster.**

OPPORTUNITY MAP

PROBATE HIDDEN

FORECLOSURE URGENT

INHERITANCE READY

SECRET #3

MOTIVATION IS EVERYWHERE

DIVORCE

PROBATE

FORECLOSURE

DISTRESS CREATES DEALS

**TIM
E**

**PAI
N**

**PRESSUR
E**



HIDDEN MARKETS

**TIRED
LANDLORDS**

**INHERITED
HOMES**

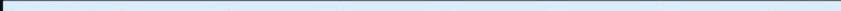
**VACANT
PROPERTY**

AI GIVES YOU SCALE

**SPEE
D**

**Get More
Done**

**COVERAG
E**



LIVE DEMO

**WATCH THE AI
WORK**

DEMO FLOW

**IMPOR
T**

CALL

**TA
G**

**ANALYZ
E**

**SYSTEM
S**

**A
I**

**ACQUISITIO
N**

**THIS IS
THE
FUTURE**

TWO CHOICES

**ALON
E**

OR

**SYSTE
M**

CHOOSE THE SYSTEM

THE WHOLESALE DORU SQUAD MENTORSHIP

**COACHI
NG**

**AI
OS**

**DEAL
REVIEWS**

**COMMUNIT
Y**

THE D.O.R.U. METHOD

The exact system the Squad runs
— start to check.



Data. Operator. Ready sellers. Under contract.

WHAT YOU GET

FULL TRAINING

**THE AI
OS**

**DEAL
REVIEWS**

**SCRIPT
VAULT**

**THIS ISN'T A
COURSE.
IT'S A
PARTNERSHIP.**

**PROXIMI
TY**

**SYSTE
MS**

SUPPORT

SPEED



YOU'RE NEVER ON YOUR OWN

**Every contract gets reviewed.
Every question gets answered.**



**LET'S BE
DIRECT**

THE COST
**4-
FIGURE**

FINANCING
OPTIONS

APPLY TONIGHT

Illustration, not a promise. Deals require work.

The Math On One Deal

THE MENTORSHIP

One-time

ONE ASSIGNMENT FEE

\$5K–\$15K

One deal can cover the entire investment.



THE QUESTION ISN'T THE PRICE

**It's what another year of waiting costs.
You already know what staying stuck
feels like.**



NEXT STEPS

Apply. Talk. Decide. No pressure. No tricks.

01

**Apply
2-minute
application**

02

**Book A Call
A real talk about
your market.**

03

**Decide
If it's a fit, we
build**



NOT A FIT? WE'LL SAY NO

**The call is a conversation, not a
pressure session.
We only win when you close deals.**





10 NEW MEMBERS A MONTH. MAX

**Deal reviews and coaching are real
work — not scarcity theater.
When the month is full, it's full.**



THE ANSWER

**“WHAT’S
THE
INVESTMENT?”**

**A fair question. Here is the
honest answer.**

IT IS A

**4-FIGURE
INVESTMENT**

**EXACT
NUMBER**
COVERED ON YOUR
CALL

FINANCING
AVAILABLE IF
ACCEPTED

**NO
SURPRISES**
NO PRESSURE
EVER

“I DON’T Have Time”

**Good news. The system
was built for busy people.**

AI

**WORKS WHILE YOU ARE
AT WORK, ASLEEP, OR WITH
FAMILY**

01

AI CALLS

**Leads get
worked all day,
every day.**

02

YOU REVIEW

**Check qualified
sellers on your
schedule.**

03

You Close

**A few focused
hours a week.**

90 DAYS FROM NOW

PICTURE IT

Your AI calling. Your first contract in motion.

Or exactly where you are right now. Your call.

**TYPE
“APPLY”**

**IF YOU WANT AN
INVITE**

APPLY NOW

**NAS-DEAL-
APPLY.PAGES.DEV**
