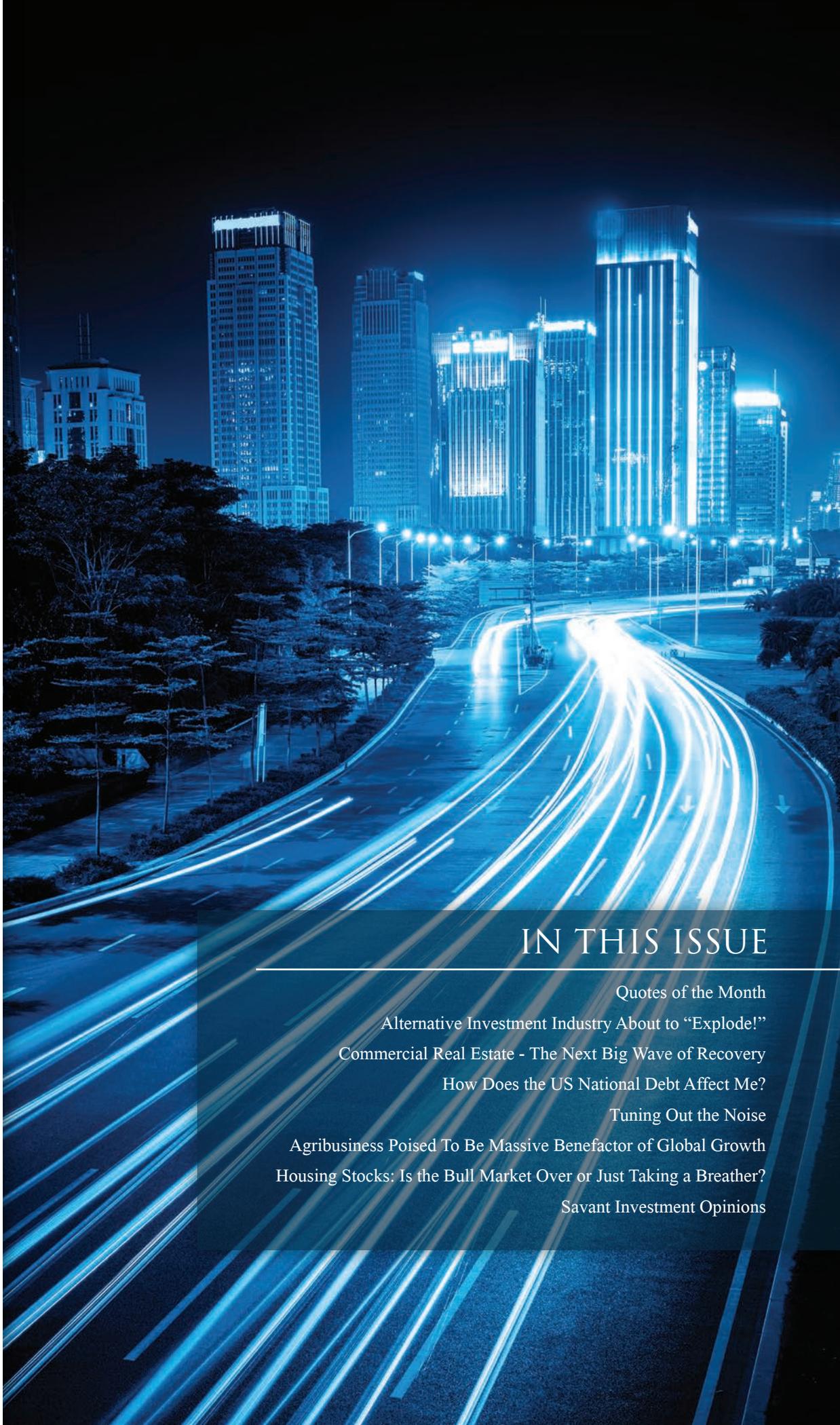




SAVANT REPORT

ISSUE 3, VOL. 1



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August 16, 2013

Welcome to the Savant Report, a straight lined “how we see it” investment report created by sophisticated investors, *for* sophisticated investors. This report is free. All we ask in return is that you share the Savant Report with other high quality, like-minded individuals who will benefit from having this information.

Jordan Wirsz

Jordan Wirsz, Managing Editor
CEO, Savant Equity Partners

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SAVANT QUOTES OF THE MONTH



"Risk comes from not knowing what you're doing." – Warren Buffett



"I'm only rich because I know when I'm wrong...I basically have survived by recognizing my mistakes."- George Soros



"Talent which is tethered by fear and unwillingness to risk is shameful." - Jordan Wirsz

ALTERNATIVE INVESTMENT INDUSTRY ABOUT TO "EXPLODE!"

SEC to lift ban on advertising? By Jordan Wirsz

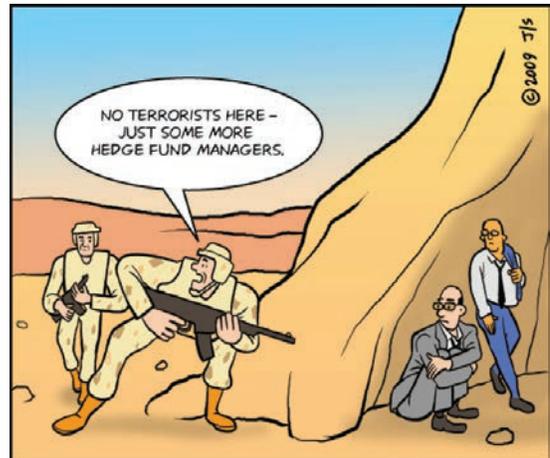
As a former fund manager, I know all too well, the rigors of the bureaucratic regulatory environment surrounding the Securities and Exchange Commission, FINRA, and private fund investing. As I exited the fund management business in 2009, I vowed to never look back. Yet here I stand, peering once again into the masochistic occupation of investment management.

As with many investment entrepreneurs, seeking alpha is more than a goal, its an obsession. Being a "deal junky" is far more addicting than any street drug, no doubt. However, the alternative investment industry (alpha seekers) has been severely wounded by Dodd Frank, an overzealous SEC/FINRA, and RIA registration requirements. Even worse, the magnates in the industry are shutting down their funds and transitioning into Family Office status to avoid the treacherous consequences of even the smallest regulatory infraction, massive compliance costs, and confusing directives from the various governing agencies. "Enough is enough" said George Soros, and many others who opted to simply shut down their private registration funds instead of conforming to a nearly impossible regulatory structure.

Now, on the heels of the private fund industry massacre, the SEC is considering banishing one of the most restrictive laws that held back growth of smaller "up and coming" firms; advertising!

In the past, the SEC has strictly PROHIBITED private fund advertising, even to so called qualified "accredited" investors. This rule also mandated that investment firms have "prior relationships" with all investors prior to a Private Placement Memorandum being delivered. As you can imagine, this is a rather arduous task for entrepreneurial investment firms with good ideas... "prohibitive" might be a better word to describe it. But now, that's all about to change.

The U.S. securities regulators plan to meet this month to adopt rules that would lift a long-time ban prohibiting hedge funds and other firms from advertising for private placements to sophisticated investors. Lifting the ban on general solicitation is required by the 2012 Jumpstart Our Business Startups, or JOBS Act, a law that relaxes certain securities regulations to help small businesses raise capital and go public.



“Alternative Investment” Continued...

But the rule has languished at the SEC for nearly a year amid internal disagreements between Democratic and Republican commissioners.

Two Republicans, Troy Paredes and Daniel Gallagher, wanted the ban to be lifted immediately. Democrat Luis Aguilar had warned the rule left investors vulnerable to fraud and should be re-proposed to include certain investor protection measures. In an effort to reach a compromise, SEC chair Mary Jo White added two other items to the meeting agenda that aim to address some of the investor protection concerns.

One measure would finalize a separate rule required by the 2010 Dodd-Frank Wall Street Reform and Consumer Protection Act that would block felons and other lawbreakers from pitching private investment deals to unsophisticated customers.

For years now, state regulators and investor advocacy groups have complained about lax regulatory oversight in the private market...Which is laughable, because anyone who has managed a private fund knows the incredible burden of compliance, and the countless rules and regulations that govern the industry.

In addition, the advertising ban lift will call for companies that offer the private placements to include warning labels about risks. Which again, is simply laughable, considering the amount of disclosures already required...Need we kill more trees to say the same thing 20 different times, 20 different ways? Apparently so.

Nonetheless, this new rule (if it passes) could potentially open a whole new world for individual investors to participate in outstanding traditional investments. On the other hand, it also makes it easier for some managers to peddle their shady wares and “less than appropriate” investment methodologies.

What this means for smaller “alpha seeking” investors, is that a plethora of potential opportunities could be coming their way. From oil and gas, to real estate, to agriculture...The sky is the limit (commercial space travel companies). If hedge fund (private Regulation D “exempted” funds) are permitted to solicit sophisticated investors, a whole new world could emerge for both fund managers and investors.

When thinking about the macro economic cycles, this comparatively small industry could be an additional catalyst to grow the economy and private investment initiatives in the coming years...All adding up to the next boom and bust macro cycle to come.



COMMERCIAL REAL ESTATE – THE NEXT WAVE OF RECOVERY

By Jordan Wirsz

The key to commercial real estate recovery is the economy. The better things get for people financially, the more they will spend. The more they spend, the more businesses can sustain. The more businesses that can sustain, the better the occupancy rates. The better the occupancy rates, the higher the rents. The higher the rents, the higher the value. Its that simple. Anyone who tries to make it more complicated than that is just trying to flex ivy league school muscle.



Residential and commercial real estate are totally different animals, no matter what anyone tries to tell you to the contrary. The fundamental and technical indicators are completely different. For that reason, I have been advising clients to invest in residential, single family homes for the last three years. Cheap money, and INCREDIBLY cheap homes that made it one half the cost to buy versus rent, was an obvious indicator that fundamentally the market was

"Commercial Real Estate" Continued...

oversold. The clients who heeded my advice have doubled their money over the last 24 months.

While residential real estate is still a "generational buying opportunity," another asset class is now in my focus. While I was flashing residential real estate signals over the past few years, I was starkly on the sidelines with commercial real estate. Mainly due to the poor economic environment, and not having a crystal ball as to when that might end. But, thanks to "Helicopter Ben" Bernanke and the efforts of our democratic government to turn a blind eye to fiscal reality, the economic outlook is now in full long-term bullish mode for the coming cycle. Now that the average Joe is feeling good about his home price, he is spending money again. New cars, new flat screen TVs, motorcycles and ATVs, RVs, you name it... Things are picking back up. And now, its no doubt time for the commercial real estate recovery to begin.

While residential real estate values fell to 50% of replacement cost, in some cases even 40%, so did the commercial variety. Office, retail, and industrial fell to 50% of replacement cost in many markets. Keep in mind, the top of the market was 150% of replacement cost (excluding inflated land value components).

To put it mildly, the residential real estate market has been on FIRE. It takes time, sometimes years for asset classes to recover enough for confidence to build up again, and investors pile in. But Sir John Templeton said it best:

Bull markets are born on pessimism, grown on skepticism, mature on optimism and die on euphoria. The time of maximum pessimism is the best time to buy and the time of maximum optimism is the best time to sell."

SIR John Templeton

Given the current fears of the Fed easing coming to an end, economic capitulation, and a stock market rally that no one wants to believe in, NOW is the time, with the signs all pointing in the right direction, that commercial real estate is the right place to invest. Not tomorrow, not next month, and not next year. RIGHT NOW.

As I look back at the rapid appreciation that the residential market has seen over the last 12 months, it is evident that the commercial market is going to follow a similar path back to it's neutral buoyance point, which is replacement cost. With replacement cost between 30% and 50% above current values, rents at record lows, there is only one direction left to go; up!

HOW DOES THE US NATIONAL DEBT AFFECT ME?

By John Matisse

Whether you are currently a retiree, just entering the work force or somewhere in the middle, the US National Debt crisis will affect you. The current National Debt exceeds \$16 trillion and grows on average over \$3 billion a day. To further put things into perspective, if every American including our newborns had to pay a pro rata share today, the price tag would be \$51,679 each. Looking at median household income, the average American owes 2.55 years of their work life just to pay for the current debt.

Clearly this issue cannot be solved overnight and a thoughtful and detailed strategic plan is required by our government to implement a solution. While we need to support the politicians who are addressing the problem, we should understand how this affects us today and how it could affect us in the coming years.

1. Interest rates will climb.

Our current period of low interest rates has been artificially set due to cash infusions into the economy to ease the recession and the low, virtually zero, Federal Reserve set Federal Funds Rate. As the U.S. economy recovers as well as the world economy these two factors will be eliminated. The U.S. government has to compete for funds just like a consumer trying to

“National Debt” Continued...

buy and finance a house or car. With the world financial crisis there was a “flight to quality” which helped the U.S. since it was much more stable and robust than the majority of the world. Think about Cyprus where there was discussion of the government seizing a portion of everyone’s savings account above €100,000 to avert a financial collapse.

With growing needs for U.S. government borrowing and a renewed international focus on return on investment as opposed to just “preserving the principal,” the interest rate at which the U.S. government can borrow funds will have to increase. Higher interest rates will require even more borrowing to support these growing debt payments, creating a spiral effect. Right now we pay \$225 billion each year in interest payments, effectively \$1 billion each working day.

This can lead to a “crowding out” effect in the consumer debt markets. As the Federal Government needs to borrow more and more money to support our debt and infrastructure, there is less capital available to support the consumer debt markets. That means that there will be more people competing for fewer available dollars, which will drive investors to demand higher rates. Mortgages, auto loans, credit cards, business loans, etc. will all be affected.

With less money available for business loans at attractive rates, companies will be more conservative in investing in growth which means fewer jobs and lower wages. With fewer jobs and lower wages that means less tax revenue for the government, which has the potential to exacerbate the situation further.

What does this mean for me today? I would recommend that you take advantage of today’s low rates and borrow when you can, locking in the longest term and lowest fixed rate possible. Avoid variable rate loans. As an example, I recently sold a Porsche and bought a Tesla. The price of the vehicles were roughly the same, so I could have taken the proceeds from the Porsche and paid cash for the Tesla. However, there was a credit union, USAlliance, from which I could borrow the funds at 1.39% to purchase the Tesla. I am very confident I can generate a higher return on investment than 1.39%, so I took the proceeds from the Porsche and invested it. I will pay off the Tesla over the next 60 months (the maximum term I could get at that 1.39% rate), and any gain I have on my investments above the 1.39% is found money.

2. Social program assets like Social Security and Medicare will be exhausted.

Using current estimates, Social Security’s disability program could be out of funds as early as 2016. The Medicare Trust Fund is projected to be out of funds by 2026 and the overall Social Security Trust funds are projected to be exhausted in 2033. This will affect everyone not planning on dying in the next ten years. The only options are to cut benefits, raise taxes or borrow more money. Borrowing more money is really just a future tax that either we or our descendants will be responsible for.

What does this mean for me today? Depending on your age, income level, lifestyle and a variety of other factors it can mean a lot of different things. One thing I recommend for anyone is to try to secure a long term care insurance plan that has a current fixed rate that cannot adjust more than x% per year and has growing benefit future payments to keep up with inflation. My wife and I, both in our 40’s, secured plans a few years ago with Northwestern Mutual that we are satisfied with. Clearly it would not be prudent to rely on Social Security today for your primary retirement income vehicle. Its future is very cloudy, especially if you are planning on drawing any funds after 2033. As a result, it is important to have a personal retirement plan.

Contrary to what most financial planners will tell you, I very carefully consider whether it makes sense to contribute to 401Ks or IRA accounts each year. I am not saying that I do not contribute to them, but I rarely contribute the maximum. My fear is that the tax rate will be much higher when I ultimately draw on these funds in the next 20-30 years. The benefit of these programs is that the interest and investment gains grow on a tax deferred basis. If I do not put the income into a 401K or IRA plan, I have to pay taxes immediately on it which reduces the principal I have to invest. However, I pay the tax at today’s tax rates and the principal is secured against future ordinary income tax.

“National Debt” Continued...

In order to get the benefit of tax deferred appreciation of the principal, I accomplish this through long term holdings of appreciating assets. For example, if you buy a stock and do not sell it for ten years, you do not have to pay the gain on the appreciation of that stock until you sell it. The same is true of real estate. If you buy a residential or commercial property you will have to pay ordinary income taxes on the rental income received, but you will not have to recognize the increase in the value of the underlying property until you actually sell the property. You are deferring the tax on the gain, but unlike an IRA or 401K program, you have substantially more control on when you recognize the gain.

Also, in the case of real estate there are options to defer gains longer such as with a 1031 exchange. If the underlying property is your personal residence, there are very favorable tax treatments in place since 1997 where you can exclude up to \$250,000 of the capital gain if single or \$500,000 of the capital gain if married. In times of rising real estate markets and if your spouse and kids can handle it, I would recommend moving every time you get close to maximizing this. You can do this at any age (you do not need to be 55 or over as the previous tax rule held) and as many times as you want during your lifetime. I have personally done this a few times and it was the highest net income I have ever earned since I paid no income tax on it.

Regardless of your age, retirement plans or goals, it is important to plan for your future without relying on government social programs. Their future is uncertain and it is unclear where they will get the funds needed for future payouts. Having a long term plan will make sure you are prepared for the future and enjoy your golden years with your family and friends.

TUNING OUT THE NOISE

By Jordan Wirsz

A close friend, client, and “mentor” of sorts taught me a valuable lesson after his luncheon with a Canadian billionaire. “Jordan,” he started, “you can’t listen to every opinion. There is too much noise in the world, too many people talking, voicing opinions. Tune them all out, and invest in what you know has value. Tune everything else out.”



I can’t put into words the gratitude that I have for that one verbalization of a true nugget of wisdom.

In a world filled with e-newsletters, market reports, analysis, “market experts,” news channels, CNBC iPhone alerts, and enough editorial in one day to choke a horse, investing certainly can be a confusing, overwhelming and an exhausting task to gather information to find your investment direction. If you’re not extraordinarily disciplined with your own analysis, these “noises” can stifle even the most astute investors into a mentality of inaction.

Where value is present, you sometimes just have to plug your nose, and buy. True value buyers are not “market timers.” Market timing is an oxymoron in of itself. The “markets” are impossible to time with a high degree of accuracy. Value, or the lack thereof, on the other hand, is quite easy to spot. Carl Icahn, a legendary billionaire investor and so-called “shareholder advocate” is nothing more than a value hunter. He finds value, then he finds a strategy to exploit it. And in that process, he has made billions of dollars. He certainly listens to other opinions, but he is firm and steadfast in his conviction of value. With a net worth over \$13 billion, he’s obviously proven his strategy.

It is important for individual investors and investment professionals alike, to “tune out the noise.” What is popular is almost never the right thing to invest in. What is not popular is usually something worthwhile to look at. And opinions are a dime a dozen, even by the self-proclaimed experts. The careful balance of ingesting enough information to be educated, yet not enough to confuse oneself, is perhaps the greatest skill of any investor.

AGRIBUSINESS POISED TO BE MASSIVE BENEFACTOR OF GLOBAL GROWTH

By Kevin Van Trump

Agribusiness is poised to be one of the biggest benefactors of the rising global middle-class. This month, the U.N. predicted world population was hovering around 7.2 billion. By 2025, that number is expected to be 8.1 billion. By 2050, somewhere between 9.6 to 10.9 billion. Some of the largest increases economically are expected to be among the middle-class in both China and India.

In just the next decade, it's expected that upwards of 500 million people will join China's middle class. In total that will be about 650 million people. Looking ahead only a few years to 2030, that number is expected to be closer to 1 billion, about 70% of the population. That is more people than in all of Europe. India's current middle class sits at around 50 million. Their general population over the next 10 years will likely surpass China, and along with it their middle class will continue to build. While the middle class populace will probably increase more slowly than China, by 2030 all estimates point to an additional 450 million people reaching middle income levels. In comparison, the current total population of the United States is estimated to be around 312 million.

One of the biggest changes that 'disposable income' is bringing to these populations is reflected on their grocery lists. Prosperity cultivates more sophisticated tastes, and they have a growing appetite for dairy, quality protein, and more varied grains. Arable land is a massive problem for both countries though. It takes approximately one acre of land to feed one person for a year. Currently, China and India both have about 1/3 of an acre per capita, but with projected population growth, that will decrease to less than a quarter of an acre by 2050. China is already the number one importer of soybeans in the world, and is headed the same direction on corn imports. Even with record production in 2011-12, the country imported millions of bushels of U.S. corn which is believed to greatly increase in the years ahead. Just look at China's use of soybean meal, which has increased 600% over the past 15 years. That reflects the increased sophistication of China's livestock sector and the rapid shift from raising hogs on scraps in the farmer's yard to commercial hog operations.

India currently grows more corn than what it uses, but its demand for corn fit for human consumption and corn for animal feed are both increasing by about 10% a year. Corn production has only increased by about 2% per year, and will eventually hit a wall. Aside from the lack of land to grow it, they don't have the water resources. In fact it's expected they will be an importer of corn within the next 10 years. India has lifted import duties on corn a few years ago, which is a telling sign of where they expect to end up on the import/export scale. They've also recently waived duties on soybean meal for poultry farmers and if demand continues to increase, most think it's just a matter of time before those disappear completely. India has the world's largest dairy industry, is second only to China in aquaculture and both sectors have huge potential to develop a more commercial approach to production, which means higher feed demands.

China and India both have room to greatly increase their production on the agricultural front, but their growth has been so rapid, their underlying infrastructure and production chains have not been able to keep up. They don't have modern irrigation or farming technologies, and transportation and storage are not sufficient. In India, 55% of their crops are dependent on mother nature for all of their water needs. Wheat, by far the country's largest crop, sits under tarps and rots on docks as they don't have distribution systems in place to equitably disperse it throughout the country, let alone enough proper warehouses to store it. China has 20% of the world's population, yet only 7% of the water. Most of their population is in southern urbanized areas, along with the water. Most of their available crop land is inland to the north. The constant transportation bottlenecks make it very difficult for producers to move supplies throughout the country. Their transportation networks are over-capacity as traffic has grown at a faster pace than transportation infrastructure, and the entire distribution chain is highly inefficient. Not to mention that farm workers are flocking to coastal cities by the millions to take up factory and service jobs. Getting people back in to the fields is a tough sell, as dirty and hard farm work does not fit in to their vision of 'affluence'.

U.S. agribusiness sits in a unique position to profit from both countries' increasing needs over the next 25-30 years. Both realize they are falling short and fast running out of time before just the sheer amount of people to feed overwhelms them. While it's obvious the U.S. can fill gaps on the food front, there are so many more aspects to keep in mind. American

"Agribusiness" Continued...

farmers, seed manufacturers, and agronomists have already done the R&D on increasing yields, developing sustainable growing practices and irrigation techniques. We've already worked out the kinks in getting corn from Ohio and Iowa to millions of people around the rest of the country. All of our technology and know-how is needed in these countries, and they are willing to pay for it. Both governments are investing billions in these areas, with plans to double current funding within the next decade. While both economies will wax and wane through the normal economic cycles of rapid versus tapered growth, their basic needs have well been established, and their government's either meet those needs or risk massive political upheavals. While their exponential growth won't last forever, companies and investors that place themselves in a position to help them meet the agricultural needs of their populations in the short term stand to benefit greatly.

HOUSING STOCKS: IS THE BULL MARKET OVER OR JUST TAKING A BREATH?

By Jake Bernstein

Many months ago, when the real estate market was in the throes of recession and depression, my technical and timing work both for the real estate market and real estate investment related stocks was clearly signaling "BUY". My work and my conclusions correlated closely with the conclusions of Jordan Wirsz, the editor and publisher of this great report. In my writings and in my advice to clients I clearly and unequivocally recommended buying housing stocks, futures markets related to real estate (lumber), real estate investment trusts, and select real estate opportunities.

Subsequent to our forecasts, real estate values began to rally across a broad front with many markets making the best gains seen in years. Many of the recommended housing stocks also made large gains and without a doubt our forecasts were vindicated. In recent weeks, however, many of the large winners have pulled back which has understandably caused many of the naysayers and perennial real estate bears to resurface. In recent days we have even heard claims that the real estate market is now in a bubble.

As is all too often the case, many traders and investors missed the first big opportunity to trade or invest in housing and housing related stocks. While some claim that the real estate move is over, my work strongly suggests that this is a pause in the middle of a move that is likely going much higher. A number of stocks that I've been watching are now at or near long-term technical buying support areas where they should be considered again for intermediate term investment possibilities. Of course, there is always risk. We won't always be right. Here are three charts showing some of my favorites at this time as well as their long-term support (buying areas) levels, including Pulte (PHM), Standard Pacific (SPF) and Nuveen Real Estate Fund (JRS).



SAVANT INVESTMENT OPINIONS

U.S. Housing	STRONG Buy & Hold
U.S. Commercial Real Estate	STRONG Buy & Hold
International Real Estate	STRONG Sell
Precious Metals	Wait for pullback to buy physical metals
U.S. Stocks (Equities)	STRONG Buy & Hold on pullbacks
Currencies	STRONG Sell Short the Australian Dollar on bounces

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ABOUT THE AUTHORS



Jordan Wirsz

Managing Partner, CEO
Savant Equity Partners
Las Vegas, Nevada

Jordan Wirsz is a founding partner of Savant Equity Partners, a unique real estate investment and advisory firm. Jordan is a nationally recognized real estate expert, credited with over \$600 million of real estate investment transactions. Jordan has been recognized by members of the U.S. Senate, Congress, and state government, and has been featured on national television including CNBC, NBC, Fox News, and others. Jordan is a four-time author and speaker. Jordan enjoys aerobatic flying, real estate and commodity investing.



John Matise

Managing Partner, CIO
Savant Equity Partners/Matise Capital
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John Matise is an MBA graduate of UCLA with a knack for private equity and venture capital investing. His dynamic record with investment capital firms such as Stone Canyon Venture Partners (Davis Family- Marvin Davis and film titan John Davis), Wedbush Capital Partners, Encore Capital (real estate titan Donald R. Horton), Goldman Sachs and Russell Capital is complemented by service with industry consulting giants Accenture, Deloitte and SSA (Six Sigma). His clients have included Charles Schwab, Kaiser Permanente, Intel, Bank of America, TRW, the State of California and several private equity and venture capital funds. Additional high profile experience includes the turnaround of an ailing automotive manufacturer and tier one supplier, Saleen, Inc. Mr. Matise restructured the sales strategy and profitably grew the business over 5x in less than a year, going from a \$16MM business to over \$85MM organically, including spearheading the international marketing efforts of the famed Saleen S7 supercar. Most recently Mr. Matise was President and CEO of Skyware Global, a \$100M multinational satellite equipment engineering, manufacturing and marketing company.



Kevin Van Trump

Farm Direction, CEO

Kevin is a leading expert in Agricultural marketing and analysis, and also producer of the award-winning and world-recognized daily industry Ag wire called "The Van Trump Report." With over 20 years of experience trading professionally at the CME, CBOT and KCBOT, Kevin is able to 'connect-the-dots' and simplify the complex moving parts associated with today's commodity markets in a thought provoking yet easy to read format. With thousands of daily readers in over 40 countries, Kevin has become a source for market direction, timing and macro views associated with the agricultural markets worldwide. Kevin is a featured guest on many farm radio programs and business news channels here in the United States. He also speaks internationally to hedge fund managers and industry leading agricultural executives about current market conditions and 'black swan' forecasting. He is currently the acting Chairman of Farm Direction, an international organization assembled to bring the finest and most current agricultural thoughts and strategies directly to the world's top producers. The markets have dramatically changed and Kevin is redefining how those in the agricultural world can better manage their risk and better understand the adversity that lies ahead. Kevin is married to his best friend and together they have two wonderful children who are deeply involved in sports and their community.

ABOUT THE AUTHORS



Jake Bernstein

Jake Bernstein is an internationally recognized futures analyst, trader and author. He has written more than 41 books, numerous research studies and newsletters on futures trading, stock trading, trader psychology & economic forecasting.

Mr. Bernstein is publisher of Jake Bernstein's Weekly Futures Trading Letter which has been in continuous weekly publication since 1972...Now presented in digital media format as The Jake Bernstein Online Weekly Capital Markets Report and Analysis. Beginning trading futures and stocks in 1968, Jake has appeared frequently on radio and television throughout the United States and Canada. He has been a guest on numerous business radio and television shows including Wall Street Week, CNBC, JagFN.TV and WebTV.com.

Mr. Bernstein also lectures extensively in the United States, Canada, Europe and Asia. His forecasts and opinions are quoted frequently in the financial press and on numerous websites. Mr Bernstein is a consultant to investors, traders, industry, financial institutions, short-term traders, brokerage firms and commercial firms. His market advisory services are subscribed to by floor traders, professional traders, money managers, both new and experienced traders and hedgers, the world over.

Jake has pioneered numerous technical, cyclical and seasonal methodologies in the futures markets.

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