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**An Office With A View: Commercial Pilot**

**By Gary Bradshaw**

Being a commercial pilot is not as hard as you might think, and the demand for pilot's due to the growth of regional airlines and corporate aviation travel is making this a great aviation opportunity. And the demand for aviation education focused flight instructors is about to get very good.

Until I visited my local airport and just started hanging around, I never knew that this was something I could do someday. And even more important was that by working at something that was fun I actually enjoyed studying and looked forward to every day.

To me there is something really special about learning to fly and being a student pilot was the most special time of my life. What I was looking for was a new mountain to climb and something that would make me feel good about my life, and I found it in aviation training. So much so that instead of going to an airline career as a pilot, my goal was to be a flight instructor and help other people change their lives and reach new goals.

When I first thought about a career in aviation the price really scared me away as a flight education was expensive, at least to me. However with the student loans that are available and the fact that flying lessons were just so much fun it all started to make sense.

In order to look into the idea of being a commercial pilot there are some things you will need to research however there are over 1200 flight schools that can help you. So what's the first step? Well the first step is to learn some terms.

**Student Pilot**

A pilot that is learning how to fly, at the stage in your aviation training you fly with a flight instructor until you are skilled enough to fly on your own. Usually in 15–20 hours. After about 65 hours then you become a Private Pilot.

**Private Pilot**

## An Office With A View: Commercial Pilot

This means that you can fly with passengers and go places. The great thing about being a private pilot is that "the world will become a smaller place" as my first flight instructor told me. To become a Private pilot it will cost anywhere from \$4500 to \$9000.

### Instrument Rating

The instrument rating will allow you to fly in the clouds and when visibility is not that good. The instrument rating will cost about \$4000 to \$5000.

### Commercial Pilot

This takes the most time and cost the most money. You will need some specialized training and it will cost about \$10,000, however there are many ways to reduce this cost to make it much more affordable. In fact a great deal more.

What now? Now that you are a Commercial Pilot you will need to build some experience and most people do this by becoming a Flight Instructor and teaching others how to fly. Not only will you make money while you learn more, but you will have so much fun.

Commercial pilots start at about \$18,000 per year then rapidly rise to \$60,000 and then up to \$100,000. This depends on many factors. Notice I keep saying "it depends" - there are many options and variables on the road to being an airline pilot. In fact I tell people at my Learn to Fly seminars that the hardest part of learning to fly is trying to figure out how the process works!

Visit your local airport and flight school to learn more, it truly a career that will make a difference in your life.

Gary Bradshaw is a Commercial Pilot, Flight Instructor that has earned the FAA's "Gold Seal" for flight training success. He speaks around the country at flight schools on flight training. In his spare time he runs one of the largest aviation websites on the internet at

<http://www.pilotjourney.com>

## **Commercial Foreclosures – A Great Investment!**

### **By John Wesley**

Most real estate investors are familiar with the in's and out's of buying foreclosed homes for investment purposes. But few people pay much attention to the commercial foreclosures market. This is a shame because commercial foreclosures represent a great way for someone like you to jump into real estate investing game and make some nice cash.

Even though the population of investors who have commercial foreclosures on their radar screens is fairly small, this industry has still seen a sharp rise in recent years. This is partly due to the number of

commercial foreclosures that are coming on the market, as well as the amount of profits that can be earned from these investments.

Working with commercial foreclosures is quite similar to the foreclosures process that take place on traditional homes. Such properties are repossessed by the bank because the owner failed to pay their mortgage.

So, in an effort to recoup some of its investment, the bank will sell commercial foreclosures to the public. Anyone who is interested in purchasing real estate can then buy these properties at a discounted price.

Commercial foreclosure properties are those that can be used for business, such retail space. In most instances, investors will buy the commercial properties and rent them out to businesses that are in need of office space. This can be quite lucrative since because office space is at a premium right now, and there are always businesses on the look out looking for ways to cut costs.

In addition to individual investors, there are also other companies that will acquire commercial foreclosed property so that they can own their own building. For the most part, companies want to do this so that after the mortgage is paid off, they no longer have to worry about paying rent on their office space. This has proven to be a great way for companies of all sizes to reduce expense and improve their cash flow.

Commercial foreclosures are not nearly as popular as foreclosed homes, where you'll find the largest herd of investors. But that doesn't mean you can't uncover some nice gems. Now the best place to unearth commercial foreclosures would be to search around well populated cities.

Of course the logic is that since larger cities have a higher number of commercial businesses, your odds of finding commercial foreclosures is significantly increased. But this isn't to say that commercial foreclosures are not available in smaller towns; they will just be a little tougher to uncover.

Overall, investing in commercial real estate foreclosures can be very profitable. These properties offer a great alternative or addition to investors who want to diversify their real estate investment portfolio.

The Phoenix Real Estate Talk! web site provides free information about buying, selling, and investing in the greater Phoenix, Arizona real estate market. There is also a discussion forum and free e-mail mini-courses. Visit

<http://www.phoenixrealestatetalk.com>



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