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I truly believe that everything happens for a reason. We may have to walk through many experiences before we get to see the reason; however, I have lived long enough to know that every circumstance and decision has led me to where I am today - and there is purpose in that journey.

It is a valuable skill to be able to look at the circumstances of our own lives and leverage them into opportunities to serve others and build income streams. Often it takes other people to speak into our lives to illuminate these opportunities... and that is the purpose of this book.

Welcome to the <u>Build Your Income Streams Workbook</u>. This book is designed to walk you through the steps to create your roadmap for business growth.

Our desire is to help you have eyes to see the many opportunities around you to build income streams. This workbook is created to inspire and educate. **Instead of simply telling you what to do, we have designed it to walk you through a journey.** Consider it a business building journey where you will be encouraged to map out and develop your ideas into reality.

As you work through this book, you will build your own map for your business. We'll give you everything you need -- so by the time you have reached the end, you will know exactly what your next actionable steps are. I'm so excited you are here... and am committed to helping you however I can. I'm confident about the process we introduce you to here and can't wait to hear about your success.

Our process of building out your income streams might be a bit different than other strategies you've heard about. We firmly believe that business is relationship. And relationships thrive when there is a focus on serving. Focus on serving in your business - and you can't go wrong! Well... maybe you can. Sometimes we aren't serving the right people... or we aren't serving in a way that meets the needs we are trying to meet.



However, make no mistake, serving an audience will reveal all sorts of gems to build on... and it is the secret sauce and foundation to implementing our game changing blueprint!

As you step into serving well, you will start to engage with people. In today's world, there is nothing like getting good engagement with those you are trying to reach. Engagement is a natural growth point with the blueprint.

Finally, serving and engaging will automatically lead to growth. It is a natural bi-product of serving well. Our blueprint opens the flood gates for growth built on the foundation of serving and engaging with your audience.

This <u>Build Your Income Streams Workbook</u> is designed to walk you through growing your idea or message to reach a larger audience in ways that are simple, but you may have never thought possible. And the best part is that you create multiple revenue streams along the way.

Before you dive in, make sure you are a part of our private Facebook group here: www.facebook.com/groups/buildyourincomestreams/

See you in the group! Jenni Hunt with Ryan Reger







What to expect and how to go through this **Build Your Income Streams Workbook**.

As you work your way through building your plan with the Build Your Income Streams Workbook, you will:

- Discover Your Niche
- Serve Your Audience
- Build Your Plan

At the end of our time together, you will have a road map that you can start implementing immediately. In fact, you will be well on your pathway for success (see success pathway on next page). We are all about taking action. This is the program to get you there.

Do you want to dig deeper? You are invited to join us at www.buildyourincomestreams.com where we coach and train you through this process.

We are committed to helping you move to action and grow to success!

Jenni Hunt & Ryan Reger





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Who are we? Ryan's story...

Even though I know you want to hear about every detail of my life (kidding!), I'll start in 2004 when I read my first internet business book, Silent Sales Machine, by my now friend and mentor Jim Cockrum. At the time, I was living in Indiana and working for a congressman. I loved my job, but I knew I wanted to run my own business someday. I would always come up with business ideas but never really had the capital or the knowledge to implement them. Fast forward to 2008 and I found myself without a job after the campaign I was managing was unsuccessful.

The only two things I knew at that time were:

- 1) I was moving to Texas
- 2) I was getting married

I had no idea what the next step in my career was. I reached out to a couple of the local congressional offices and put my resume out on some of the online job sites, but nothing really excited me like the prospect of running my own business.

Back in 2005, my wife and mother-in-law started a small furniture business. They had access to some wholesale sources and started putting ads on craigslist for furniture. It was a nice little part-time income for them, but they really didn't have the time to make it a full-time enterprise. I didn't really know anything about furniture, but at the time it seemed like the easiest place to start since my wife and mother-in-law already had the contacts. It was my low-hanging fruit.

I was excited to get going, but my wife didn't believe that it could really be full-time income for us. She told me I needed to get a job and I agreed to continue looking while attempting to make the furniture business work.

So, I continued to submit my resume to online job sites, but my heart—and the majority of my time—went into building the furniture business. Instead of the one or two, here and there approach to posting craigslist ads, I ramped it up by posting several a day. The calls started coming in, and I continued posting.



It was slow at first, but we ended 2008 with \$6,154 in sales. In 2009, our momentum continued and by the grace of God we ended the year with a little over \$250,000 in sales. And that was all through local Craigslist ads. In those days, my wife and I literally did every part of the business ourselves. Her job was to post the ads and mine was all the heavy lifting: picking up the furniture at our supplier warehouse and delivering it to our customers.

Now I can't even imagine driving all over the place doing deliveries, but the Lord gave me the grace to do it and I even enjoyed it.

Business was good until about May of 2012 when we noticed that our Craigslist ads were no longer working. In most of the areas we posted, the ads were taken down almost as soon as we put them up.

We needed to do something different now that what we had always done was no longer producing results. The Lord knew what needed to happen and He already had the answer prepared in advance for us.

Jim Cockrum had recently written his book called Free Marketing: 101 Low and No-Cost Ways to Grow Your Business, Online and Off and had decided to auction off a signed copy of that book with all of the proceeds going to Hope Village, a ministry in Detroit, Michigan. Because I was subscribed to Jim's newsletter, I was aware of the auction, but it wasn't until the final day of the auction that I knew I had to take action. I woke up that morning and saw an email that Jim had sent to subscribers announcing that it was the final day to place a bid.

I just knew that I had to win so I asked my wife if we could place a bid. She asked for how much and I told her. She was a little shocked but told me if that's what I thought we should do then do it.

I won. And the rest is history.

I say the rest is history because, since then, I have been fortunate enough to build a relationship with Jim Cockrum that has transformed my business. One of the added



benefits of the auction was a 30-minute phone call with Jim. Since Jim lives about an hour from my parents' house in Indiana, I asked him if I could meet him for lunch one day in lieu of the phone call. He graciously agreed. So, Melane and I planned a trip to Indiana to see my parents and to meet Jim. That was in September 2012.

That lunch changed our lives.

Jim gave us a lot of great ideas and tips, but the one we took action on right away was getting our furniture listed on Amazon. He also told us about Amazon's fulfillment program and encouraged us to find smaller items we could sell that way.

I'm honored to be able to call Jim a friend now and am blessed to have had the opportunity to be in his mastermind group and partner with him on numerous projects. It's been over five years since we have sold a piece of furniture on craigslist. Remember, that used to be our only source of income.

Our business has changed so much that we don't even sell furniture anymore. In fact, my business has evolved a lot in even just the last year. At the time of this writing we have 16 different streams of income. Some of the streams include: Selling physical products on Amazon, Amazon Legends Program, Treasure Hunting Profits Group, Walmart Warriors Group, Q4 Success Group, Live events, Book sales on Amazon, Book sales on my own websites, Affiliate Marketing, and other courses and consulting jobs.

Since January of 2014 I have written three books related to selling online: Real Wholesale Sources, Beyond Arbitrage, and Private Label the Easy Way. I never dreamed that I would write books or have people paying me monthly to learn about how to make money online. And please know that I'm not sharing any of this to gloat. Far from that. I have no problem giving glory where glory is due. The Lord has been faithful and has brought opportunities across our path at the right time.

I'm sharing this to encourage you that if I can do it, you can too. I didn't start with 16 streams and neither will you. Get one going and watch how the opportunities come to take that one stream and branch it off into a new one.





Who Are We? Jenni's story...

Many, many years ago - before I had kids, I had a "real J-O-B". I managed the internal website for the server marketing division of a high-tech company in the Silicon Valley. In fact, Google now sits on my old office site.

But truth be told. My dream "job" was to be home with my kids raising a family. When my oldest was born in 1999, my husband and I moved our little family up to the Portland Oregon area to be near my parents. I quit my job, chasing my dream to be home full time.

By the time my second child came around in 2002, we were struggling to make ends meet. Being frugal, and with young children, I found garage sales to be extremely valuable. With the kids outgrowing their clothes every 3-6 months, garage sales were an easy, inexpensive way for us to make sure they had what they needed without breaking the bank. It isn't difficult to find children's clothing and gear in good condition at 1/10th of the price if bought new... So, every Friday and Saturday I would head out with my mom (the queen of garage sales) and we would see what treasures we could find.

Having a second child on the way, we had a need for a larger stroller. I had bought a sit-n-stand at a yard sale for \$15. It was big and bulky and didn't really work for us. Since I was looking to bring in some extra money, I thought I would try to sell it on, what was then the trending new site, eBay. I sold it for over \$100.

While I was surprised the stroller sold for so much, I was thrilled at the possibilities eBay was looking to offer. To test my theory, I hit yard sales the next week, knowing I could find another stroller like the first. I found one in even better condition than the first for \$15... turned it around on eBay and again - it sold for over \$100. I was HOOKED!

I had developed my deal finding, garage sale, treasure hunting skills, but wanted to learn more about flipping these products on eBay for profit. This led me to respond to an ad I found on Craiglist where someone was looking for help with their eBay listings. Amy was a power seller and didn't want to create any of the listings anymore. She was looking for someone to put in the elbow grease to prep products that she would buy... and she was more than happy to train me.



Amy came to my house and spent two weeks teaching me how to know what is selling and trending, how to take photos, how to create lots/bundles, etc. She held nothing back and shared with me ALL of her power seller secrets!

The arrangement we made was that she would drop off inventory weekly and I would list and ship. The profits would be split 50/50. I couldn't wait to get started!

Every week she would come to my house and drop off at least 20 huge black garbage bags of clothing, I would sort, create lots/bundles, take pictures (before smart phone days), iron the clothes, list and customer fulfill all the items. Just typing this out makes me tired. It was a lot of work! To be honest, with two littles under foot, I burned out. I thought - there had to be a better way!

I had learned so much during that time. In fact, I knew that my knowledge could help many others looking to increase their income without heading to a real job".

I scoured the internet for ways to grow my business and use my knowledge without having to put in all the elbow grease anymore. I stumbled onto Jim Cockrum. Jim's book, "The Silent Sales Machine", had been out for about a year at this time and I couldn't put it down. In fact, I couldn't sleep. It was like someone had taken the blinders or glasses off and I could see so much opportunity! I learned that I didn't have an "eBay business". Instead, eBay was a TOOL for my business.

I started a paid newsletter that provided BOLO (be on the look out for) items that could easily be picked up at yard sales and flipped for a nice profit on eBay. I included tips and a few other odds and ends. Within 24 hours of launching the newsletter, I had 500 paid subscribers! Again, I was hooked. Now instead of spending 40+ hours a week listing and shipping items, I spent 2 hours a week writing my newsletter.

Later that year, I had a reader reach out to me asking me about how to sell new toys during the holiday season. New items were a new niche for me, not to mention selling them during the holidays. I researched and sent her a long response sharing all I had learned. I realized that this was valuable information. I put it in a PDF form and offered it to my subscribers for \$7. The next year, I added more services and research to the short report and my Holiday Toy Guide was born.



The Holiday Toy Guide provided at least 1/3 of our annual income for over ten years. As I listened to my audience, I created other services that met their needs... a Summer Toy Guide, Listing Makeover service, and more.

I learned to listen to the needs of my readers and create ways to meet them - generating win-wins. I noticed that quite a few wanted to move away from selling physical products and move into offering services around their own knowledge and skill-sets as I had done. I discovered a gap in the market for people without a business or marketing background to learn internet marketing skills so I created my "Start Here" series of courses introducing my readers to blogging, list building, google ads, course development, and more.

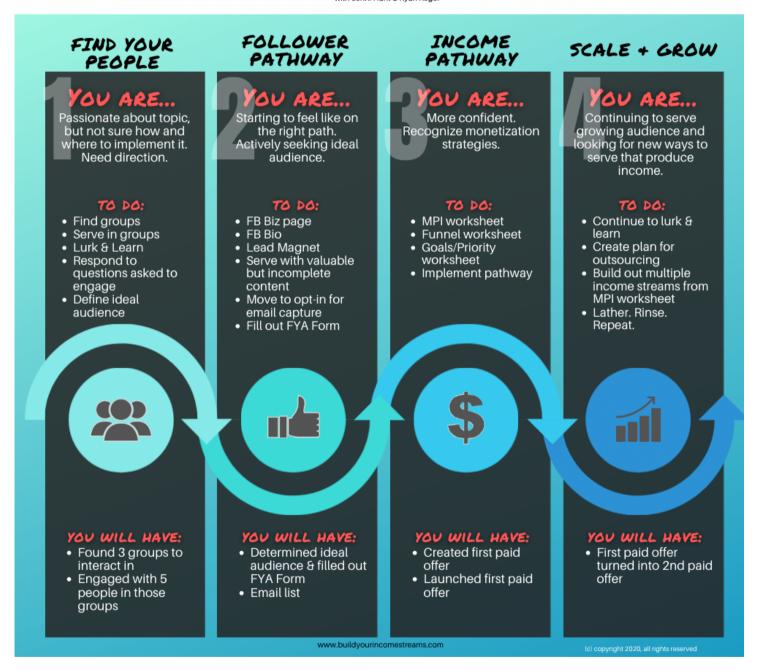
In 2014, Ryan reached out and asked me to help him develop a course and community around one of his books. We had a blast building a wildly successful community, leading masterminds, and running webinars and workshops. This led to speaking opportunities that allowed me to expand my reach... while also solidifying what I enjoyed most -- helping others see the possibilities and opportunities to create win-wins around what they know or enjoy.

Since starting back in 2002, my business has changed. I have learned to adapt to the market needs and pivot as necessary. Developing the skill to listen to my people so I can better serve them has been key to growing into over 18 income streams. These income streams include my books, The Hunt Method to Bundling with Information, Sweet Spot Revenue and 29 Ways to Repurpose What You Know Into Income. I've also written a Christmas devotional, Haywire Christmas. Beyond books, I have multiple courses around leveraging KDP (Kindle Direct Publishing), How to Create a Course, Build Your Income Streams and more. It has been a joy to offer special workshop days around mindset, host retreats and speak to a varity of audiences.

If there is one thing I have learned over the years - it is that there is so.much.opportunity. I share my story to give you hope around what is possible! Now is the perfect time to leverage the internet and build a business you love - and I am thrilled to partner with Ryan to help make that a reality for you.

The Build Your Income Streams model is build on the four phases of the Pathway for Success below. We walk through the first 3 phases in this workbook.





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Before digging into growing your influence and building out revenue streams, it's important to know the direction you are heading. It's much more difficult to determine your route or map it out if you don't know your destination.

We want to be clear, however. Do not get stuck here. We promise that as you move forward your destination will become more focused and, in all honestly, it might change entirely along the way - but that is alright. Building out your business growth to include multiple income streams around information happens in the journey. As Jenni says, "You don't have to have all your ducks in a row... just get them in the same pond to get started."

If you don't know the direction you are headed or if you need some help determining your niche, we have resources to help you. We talk about this in length in the FREE Build Your Income Streams Training Facebook Group here:

https://www.facebook.com/groups/buildstreamsofincome/ And in the Build Your Income Streams Course here: www.buildyourincomestreams.com

Start with a broad market or interest. As you dig into the communities around this niche, you will start to see the greatest need(s) and be able to serve them. This process will provide clarity in discovering exactly what your niche is.

Discovering your niche is really just about finding your people. They will tell you what you need -- and that will get you to where you know exactly what your niche is.

Once you have your niche or general interest, implement the SERVE. ENGAGE. GROW. process.

The first thing you are going to do is find 2-3 communities to serve in. Where does your people or audience hang out? Facebook is often a great option and provides incredible opportunity for most niches. In fact, looking at groups you are already a part of can be a good indicator for where to start.



Here is what you need to do...

- Find 2-3 Facebook groups to join that have people in them who would be considered "your audience". Look for groups that are active with at least 5 posts per day and have at least 2-5 thousand people in them. The more people in the group, the easier (and faster) it will be to engage.
- Answer 3-5 questions that have been posted in the group. You are looking to engage here so look for questions you can answer, then answer them (making sure to stick to the group rules and guidelines). Your goal here is to SERVE and ENGAGE.
- Lurk and learn. Pay attention to the replies and check messenger for any messages from people who have seen your comments/answers/responses in the group. I've done this multiple times in a group with over 250k people in it and I am bombarded with people wanting additional information whenever I start answering questions.
- Develop the skill to listen to the group. What are their pain points? What are they complaining about? What gets them excited? What brings them joy? This is where you are going to find some gold. Your people will tell you exactly what they want and need... you just need to pay attention.



YOUR TURN!

Join 2-3 Facebook groups related to your audience, niche, or market. List them here:
1
2
3

Answer 3-5 questions that have been posted in the group. Make any notes below about the types of questions you are noticing and that you are responding to. List any names of contact or people to reach out to that you have engaged with in the process. Note what the community is complaining about - what are their pain points? How can you serve them better? What gets them excited? What do they celebrate? What are the common hurdles?



SERVE YOUR AUDIENCE

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As you are serving and building engagement, you are establishing yourself as an expert. You might not feel like an expert - but, frankly, that is irrelevent. Most people don't feel like an expert... but the fact remains, you know more than other people about your topic and to those other people, you are an expert.

Now that we have gotten that out of the way, it's time to break down how you can better serve this audience.

As you are learning the pain points and needs of your people, you want to be thinking about how to serve them. Often this comes from overcoming a process of your own and then helping others overcome the same obstacle by encouraging them with what you have done. For example, if you have lost weight, you likely want to help others do the same. If you have walked the journey of grief, or dealing with chronic illness, it's likely that what you have learned on your own journey is something that can serve others. It doesn't have to look like this, but more often than not, this is what motivates people to move into their niche.

When looking to serve your audience with more engagement, you'll serve a broader spectrum of your audience if you break down your strategy into 3 levels or areas.

- 1. Do It Yourself (the DIY)
- 2. Done With You (the DWY)
- 3. Done For You (the DFY)



SERVE YOUR AUDIENCE

1. Do It Yourself (the DIY)

How can you provide something of value to your audience with little to no interaction or engagement with your audience? Something they can go through and learn on their own with out hand holding. Often this is an information piece of content. Consider a book, checklists, how to, resources, etc. This is a "DIY" for your target customer. Brainstorm ideas below:

2. Done With You (the DWY)

What can you do to walk with your audience? Perhaps a webinar where you can take questions and interact more with them. Maybe it's a Facebook group that you are engaged with. Sometimes it is as simple as going through your book live... or a course that guides your audience through the same principles introduced in the DIY offer. Brainstorm ideas below:



SERVE YOUR AUDIENCE

3. Done For You (the DFY)

What would it look like if you came to your audience and did something for them? What could that be? Consider things such as providing research, a service to help them be more efficient, a kit of everything they need to accomplish a task. If you could do all or part of what you introduce to them in the DIY model, what would that be? Brainstorm below:



BUILD YOUR BLUEPRINT

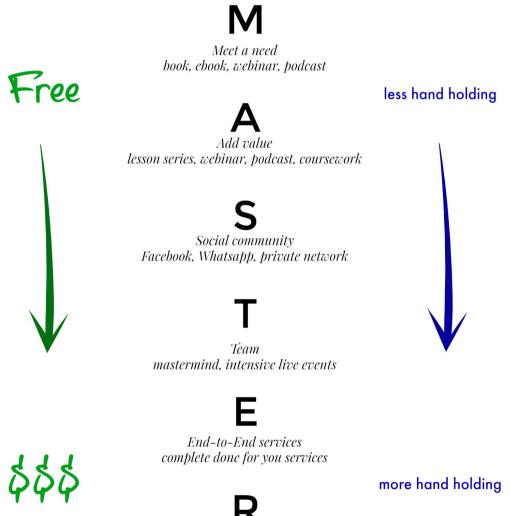
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This is where it gets fun. It's time to put pieces together and build out your blueprint. Use this workbook and the pages that follow to brainstorm. Remember, during the brainstorming phase there is no "wrong answer" - everything goes. Then after it's all sorted through you'll walk away with your next do-able steps and a solid plan. Let's dig in!



Recurring revenue membership site and paid newsletter subscriptions

PLAN OF INFLUENCE
Ryan Reger & Jenni Hunt



YOUR TURN!

The problem I have a solution to is	
I would like to teach people how to	
I can help people (with, by)	
The need I would like to meet is	
need to learn how to	
You know how some people have a hard time withshow you how to	_? I'm going to

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The people who would most likely be interested in my solution - or who have the greatest need I aim to meet, would find the information most valuable if it were:

 In PDF form to be downloaded and read on their own time. A video with examples and engaging graphics. An interactive webinar And audio they can listen to whenever they would like 	
The solution can easily be broken down into:	
 Bite sized chunks Lessons Challenges Journal Entries Assignments 	
The sections for the solution include:	



Social	
Where do your people hang out?	
Are there already Facebook groups for your audience that are where your audience har out?	าgs
List them:	
What value can you add to a community you build? (ideas: accountability, challenges, dripped content, weekly goals, checklists, etc.)	



How can you further engage with your audience? Think masterminds, small group coaching, one on one consulting, live events, etc. List what you think would serve your audience well.



Is there a done for you option you can offer your audience? If someone in your audience is interested in what you are teaching but doesn't have the time (or interest) to learn it themselves, but they DO have the money to have someone do it for them... what would that be?



Brainstorming through what your audience might want access to over and over again. Think daily weekly, monthly, annually, seasonally...

Take a moment to consider your competition and what they are doing in each of these areas. Looking at what your competition can be a great way to be inspired to think differently.















WHERE TO START

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WHERE TO START



Everyone is wired differently so you may or may not already have a system to determine your starting point and plan to move forward. We recommend starting by listing out all the ideas in a long list. This gets the brainstorm out of your head and onto paper - which can be helpful for the next step of prioritizing. List out your ideas below. Keep in mind that anything goes here. Just because you write it down as an idea, doesn't mean you have to (or will) do it.

Ideas:

WHERE TO START



Ideas



PRIORITIES & GOALS

Next it's important to put some feet to these ideas. Go back to your idea list on the previous pages. Circle 5-10 ideas that interest you the most. If your list is shorter, perhaps spend a bit more time brainstorming.

Next put a star next to the top 3 that you circled. Your top 3 are what really excite you (motivate you) or are likely a low hanging fruit and easy point of entry.

List those 3 ideas here:



PRIORITIES & GOALS

In order to take action, it is important to take these main ideas and prioritize them so you can connect them to tasks.

Prioritize your top 3 ideas that you put a star next to in the previous exercise below:
#1 Priority:
#2 Priority:
#3 Priority:
Now, remember this doesn't mean your other ideas aren't going to get done. This simply allows you to focus in to start moving to action.



Your 3 Priorities are your goals. Write them again here:

It is important to connect your goals to actions or tasks. This is how you make things happen and start to take action.

Use the following pages to list out your tasks for each goal.





Goal #1

Tasks:

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Goal #1

Notes:





Goal #2

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Goal #2

Notes:





Goal #3

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Goal #3

Notes:



NEXT DO-ABLE STEPS

Three Next Do-Able Steps:		
Completion Goal:		



PRIORITIES & GOALS II

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PRIORITIES & GOALS

Once you have completed and reached your first 3 goals, it's time to reflect and pivot (if needed) so you can move forward to your next 3 goals. Go back to your ideas and brainstorm pages and move towards creating your next 3 priorities and goals.

Prioritize your NEXT 3 ideas below:
#1 Priority:
#2 Priority:
#3 Priority:
Now, remember this doesn't mean your other ideas aren't going to get done. This simply allows you to focus in to start moving to action.





Your 3 Priorities are	your g	goals. V	Vrite the	em again l	here:

It is important to connect your goals to actions or tasks. This is how you make things happen and start to take action.

Use the following pages to list out your tasks for each goal.



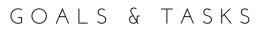


Goal #1

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Goal #1





Goal #2

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Goal #2





Goal #3

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Goal #3



NEXT DO-ABLE STEPS

Three Next Do-Able Steps:		
Completion Goal:		



PRIORITIES & GOALS III

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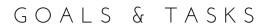
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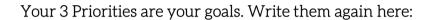
PRIORITIES & GOALS

Once you have completed and reached your first 3 goals, it's time to reflect and pivot so you can move forward to your next 3 goals. Go back to your ideas and brainstorm pages and move towards creating your next 3 priorities and goals.

Prioritize your NEXT 3 ideas below:
#1 Priority:
#2 Priority:
#3 Priority:
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Now, remember this doesn't mean your other ideas aren't going to get done. This simply allows you to focus in to start moving to action.







It is important to connect your goals to actions or tasks. This is how you make things happen and start to take action.

Use the following pages to list out your tasks for each goal.



Goal #1

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Goal #1



Goal #2

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Goal #2



Goal #3

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Goal #3



NEXT DO-ABLE STEPS

Completion Goal:



WHO ARE WE?



RYAN REGER

By God's Grace Ryan has built a thriving online business with multiple streams of income ranging from selling physical products to a variety of books and courses on the topic of starting and growing an online business. Ryan's passion is to help people discover how to monetize their gifts and talents and use them to fulfill their purpose in life.

www.ryanreger.com



JENNI HUNT

Jenni is passionate about helping entrepreneurs start and grow an online business through multiple income streams around their knowledge, interests, and/or passion. She is a small business consultant teaching creative business building strategies through digital content and community building.

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