

THE
**KINGDOM
BUILDER**

*God's Blueprint for Wealth and Purpose
Faith, Fire, and the Principles That Build Empires*

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This book is a synthesis of principles learned from Scripture, mentors, and lived experience. It is not financial, legal, or investment advice. Consult qualified professionals before making financial decisions.

For Molly,

*my Proverbs 31 wife,
who never gave up on me even when I gave her every reason to.*

*And for every person who knows they were made for more but hasn't
found the foundation yet.*

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A KID FROM THE MOUNTAINS

I was born in a cabin in the mountains outside of Republic, Washington. Homebirth. No hospital. No doctor. Just my parents, the woods, and whatever God had planned.

We had no running water. No electricity. No indoor plumbing. My parents were hippies living off the land, and that's not a metaphor. That was the literal reality. We hauled water. We used outhouses. We heated with wood. And my parents still live that way today.

As a kid, I was sick constantly. From the time I was a baby until I was about eighteen, I battled asthma and breathing problems that kept me struggling just to keep up. I missed school. I missed out on things other kids took for granted. There were seasons where just getting through the day felt like a fight.

But here's the thing about growing up like that: it builds something in you. I didn't know it at the time, but every cold night, every trip to the outhouse, every moment of watching other kids live in houses with lights and heat and running water—something was forming inside me. A hunger. A fire. A refusal to accept that this was all there was.

In my senior yearbook, every student wrote down what they wanted to be. I was the only one who wrote, "I will be a billionaire one day."

I wasn't joking. I honestly, truly believed it.

But somewhere between that yearbook and my late twenties, I lost the vision. Social conditioning crept in. Limited beliefs took root. I started telling myself the same lies most people tell themselves: money doesn't grow on trees. I grew up poor, so there's no way someone like me could become wealthy. Rich people are greedy. The system is rigged against people like us.

I believed every one of those lies. And they cost me years.

Then my relationship with God started to grow, and with it came questions I'd never asked before. I thought about verses like 1 Timothy 6:10 and Matthew 19:24. For a long time, those verses made me feel like wanting wealth was somehow sinful. But when I studied the full context, I realized I had it wrong. Money is not the root of all evil. The love of money is. Money itself is just a tool. What you do with it reveals what's in your heart.

The Real Why

My desire for wealth was never really about money. As a child, I wanted to help feed starving children in Africa because we grew up hearing, "Don't complain about your food—there are starving children in Africa." That kept me humble and grateful. I knew my life was rougher than everyone I knew, but I also knew there were people struggling much worse.

Here's the math that drives me: when I build a billion-dollar net worth in assets, and those assets pay five percent a year, and I donate twenty percent of that, I can put ten million dollars a year into causes that need help. Where I'm at currently, I couldn't do that with one hundred percent of my income. This is why creating wealth matters to me.

Money does not change people. It only amplifies where they are in their heart.

The Crushing

By the time I was thirty, I'd acquired an oilfield services company in the Bakken. By thirty-five, I'd bought out my partner and doubled the business. Molly and I built a real estate portfolio from scratch into a firm managing over ten million dollars. We're raising six kids. We built what most people would call a dream life.

But I need to be honest with you about what happened next.

2023 was my best year on paper. We bought multiple properties. I bought out my business partner. The numbers were incredible. And I

ended that year feeling depressed and empty. I had accomplished all of my goals and felt nothing.

2024 was a year of self-destruction. I was chasing everything and anything—partly from what I didn't have growing up, partly to fill insecurities, partly to drive my ego and show people what I could accomplish. The more I chased, the more empty I felt. I ended that year in a crushing. I was exposed in my marriage and had to come clean to my wife about things that had been in the dark.

January 24, 2025

I'd always had a strong relationship with God. I walked in Abrahamic faith. But there was still a void I couldn't fill. As a Jewish man, I wondered why I would need Jesus if I already had a direct lineage to God through my Abrahamic bloodline.

In November of 2024, Molly and I attended a Christian couples ministry called "I Still Do." I decided to seek Jesus, though I didn't know if that meant leaving behind my Jewish heritage. I took a step of faith and signed up for Men's Encounter—a 48-hour experience with the Holy Spirit.

That first night, January 24th, 2025, I was so broken and lost that I fully submitted and surrendered to Jesus. By the end of that weekend, I had experienced God, Jesus, and the Holy Spirit, and I finally understood the Trinity. Not as three different beings, but as three different parts of the same being.

I've always experienced God. But Jesus took away my sins, my guilt, my shame, my burdens. The heaviness I'd been carrying my entire life was lifted that weekend. As soon as I released all of that, I felt overcome with the Holy Spirit—a part of God I had never experienced in my entire life.

Since that day, everything has changed. Jesus took away desires of lust. I quit drinking. I quit cussing. I feel true freedom. My friendships changed. God surrounded me with Godly men seeking His Kingdom.

Even with healing still to be done, our marriage is in the best place it has ever been.

This past year, I learned Kingdom Order: God first, then my wife and children, then my business, then friendships and ministry. I'm not perfect, but I know the order now.

Why This Book

I'm telling you all of this because this book is not written by someone who had it figured out from the start. It's written by someone who grew up in a cabin with no plumbing, chased success with everything he had, achieved it on paper, nearly lost everything that mattered, and found his way back through the only path that works: surrender to God.

The principles in this book are real. They work. But none of them work properly without the foundation underneath them. And that foundation is Jesus Christ.

“Commit to the Lord whatever you do, and He will establish your plans.” — Proverbs 16:3

This book moves fast. Each chapter gives you a principle, shows you why it works, and tells you exactly what to do with it. No filler.

The path to wealth is faith first, fire second, and consistency always.

Chapter 1

REPROGRAM YOUR MIND

Everything you will ever build starts in your head. Before the deal, before the dollar, before the handshake—there is a thought. And that thought was shaped by every word you’ve ever heard, every story you’ve ever been told, and every sentence you’ve ever said to yourself.

“For as he thinks in his heart, so is he.” — Proverbs 23:7

I know this because I lived it. Growing up in those mountains with nothing, I had two scripts running in my head at the same time. One said, “You were made for more.” The other said, “People like you don’t get rich.” For years, the second script won. Not because it was true, but because it was louder.

You Are What You Tell Yourself

Your brain doesn’t know the difference between what’s true and what you repeatedly tell it. If you say “I’m not good with money” a thousand times, your brain builds a highway for that belief. It becomes identity. And identity drives behavior.

The flip side is just as powerful. When you begin deliberately telling yourself, “I am a wealth creator. I solve problems. God designed me for abundance,” your brain starts building a new highway.

“Do not be conformed to this world, but be transformed by the renewal of your mind.” — Romans 12:2

This isn’t positive thinking. Positive thinking is putting a bumper sticker on a broken engine. This is engine replacement. Scripture calls it renewing your mind. And it’s not optional.

The Five Levels of Self-Talk

Level 1 — The Killer. “I can’t.” “I’ll never.” This is the voice of the ten spies who saw the Promised Land and said, “We are like grasshoppers.” They believed the lie and never entered.

Level 2 — The Wisher. “I should.” “I need to.” Acknowledges the problem without creating movement.

Level 3 — The Decider. “I never miss a morning without prayer.” “I no longer waste time on things that don’t build.” This is where change begins.

Level 4 — The Builder. “I am a leader. I am disciplined. I create value everywhere I go.” Identity-level programming.

Level 5 — The Believer. “God made me for this.” This is where faith meets fire.

“For I know the plans I have for you, declares the Lord, plans to prosper you and not to harm you, plans to give you a hope and a future.” — Jeremiah 29:11

Scarcity Is a Lie

Underneath most bad self-talk is one root belief: there isn’t enough. That belief is the most expensive lie in human history. And I believed it for years because I grew up with literally nothing.

The universe operates on expansion. Seeds become forests. Sparks become fires. Ideas become industries. When you believe in scarcity, you’re arguing with the fundamental architecture of the universe.

“I have come that they may have life, and have it to the full.”
— John 10:10

“For God has not given us a spirit of fear, but of power and of love and of a sound mind.” — 2 Timothy 1:7

The Daily Practice

Here's what I do before the sun comes up: I pray. I read Scripture. I speak truth over my life. I move my body. I study the Bible with Molly. By the time I walk into the office, my mind is already set.

“In the morning, Lord, you hear my voice; in the morning I lay my requests before you and wait expectantly.” — Psalm 5:3

If you don't control the first hour of your day, the day will control you.

Action Steps

1. Write down the 3 most common negative things you say to yourself. Then write the truth from Scripture next to each one.
2. For 30 days, read your new truth statements out loud every morning. Ten times each.
3. Build a non-negotiable morning routine: prayer, movement, Scripture. Minimum 30 minutes before you check your phone.
4. Audit your inputs. Replace one junk input with a book, podcast, or sermon this week.

Chapter 2

SET GOALS THAT TERRIFY YOU

Most people set goals that are too small. They aim for what feels reasonable. And that's exactly why they stay stuck. "Realistic" goals don't require you to change.

I'll be honest: I used to set massive goals for the wrong reasons. Chasing numbers to prove something. The goals were big but the foundation was ego. Even when I hit them, they left me empty. 2023 taught me that.

"Now to Him who is able to do immeasurably more than all we ask or imagine, according to His power that is at work within us." — Ephesians 3:20

God doesn't think in terms of "realistic." When the Creator of the universe is backing you, your goals should reflect that. But they must be built on Kingdom purpose, not personal ego.

Whatever goal you're setting, multiply it. If you're thinking two hundred thousand, ask what it takes to make two million. When you set a massive goal, you can't hit it by tweaking your current approach. The goal itself forces transformation.

The Four Degrees of Action

Degree 1 — Do Nothing. The servant in Matthew 25 who buried his talent. The master called him wicked and lazy.

Degree 2 — Retreat. Tried, got burned, pulled back. Mistaking caution for wisdom.

"The wicked flee when no one pursues, but the righteous are bold as a lion." — Proverbs 28:1

Degree 3 — Normal Action. Busy. Putting in hours. But never producing anything extraordinary.

Degree 4 — Massive Action. The only level that produces extraordinary results.

“Whatever you do, work at it with all your heart, as working for the Lord, not for human masters.” — Colossians 3:23

Goals Without God Are Just Ambition

You can set massive goals, take massive action, achieve massive results—and still end up broken on the floor of your own success. I did. My house fell. And it needed to, because what God rebuilt on the rock is a thousand times stronger.

“Everyone who hears these words of mine and does not put them into practice is like a foolish man who built his house on sand. The rain came down, the streams rose, and the winds blew and beat against that house, and it fell with a great crash.” — Matthew 7:26-27

Set the massive goal. But bring it to God first. Ask if it’s His goal or yours.

“I can do all things through Christ who strengthens me.” — Philippians 4:13

Action Steps

5. Write your top 3 goals. Multiply each dramatically. Don’t edit.
6. For each bigger goal, ask: Is this for God’s Kingdom or my ego?
7. Identify which degree of action you’re at. Be ruthlessly honest.
8. Commit one area to Degree 4 for 90 days. Pray over it first. Then protect it on your calendar.

Chapter 3

MASTER PEOPLE

Every dollar you will ever make passes through another human being. Every deal, every partnership, every hire, every sale—it all comes down to how well you understand, connect with, and lead people.

“A man’s gift makes room for him and brings him before great men.” — Proverbs 18:16

The Fundamentals That Never Change

Every person you meet has three unspoken needs: to feel important, to feel understood, and to feel safe. When you meet all three, they trust you. They follow you. They do business with you.

“Do nothing out of selfish ambition or vain conceit. Rather, in humility value others above yourselves, not looking to your own interests but each of you to the interests of the others.”
— Philippians 2:3-4

Use their name. A person’s name is the most important sound in any language.

Listen more than you talk. When you actually listen—what someone is saying and what they’re not saying—you see what nobody else sees.

“Everyone should be quick to listen, slow to speak, and slow to become angry.” — James 1:19

Never criticize, condemn, or complain. Criticism creates enemies. Correction done with respect creates growth.

“A gentle answer turns away wrath, but a harsh word stirs up anger.” — Proverbs 15:1

Give honest, sincere appreciation. Not flattery. Genuine appreciation—noticing something specific and saying it mattered.

Leading from the Heart

But before we talk about leading in the boardroom or on the job site, I need to tell you where leadership actually starts. It starts at home. Your home is your first ministry.

Most men get this backwards. They pour everything into their business, their reputation, their team, and then bring whatever's left over to their wife and kids. They'll spend an hour preparing for a client meeting and thirty seconds asking their spouse how their day went. I did this for years. I was a better leader at work than I was at home. And it almost cost me everything.

“If anyone does not know how to manage his own family, how can he take care of God’s church?” — 1 Timothy 3:5

Your family is the first organization you will ever lead. It's where love, integrity, and character are tested every single day—not by clients or investors, but by the people who see you with your guard down. Your wife doesn't need a CEO. She needs a present, humble, servant-hearted man who puts her above the business. Your kids don't need a provider. They need a father who is emotionally available, spiritually grounded, and actually in the room—not just in the house.

“Husbands, love your wives, just as Christ loved the church and gave himself up for her.” — Ephesians 5:25

The way you lead at home sets the ceiling for everything else. When your home is in order, your business thrives because you're operating from peace instead of chaos. When your marriage is strong, your decisions are clearer because you're not carrying guilt, distance, or unresolved conflict into every room you walk into. Master your home first. Then go master the marketplace.

People don't follow titles. They follow leaders who make them feel seen, safe, and challenged to grow. Your emotional state is contagious.

Love and accountability are not opposites. They're partners. Love without accountability is weakness. Accountability without love is cruelty.

"Faithful are the wounds of a friend; profuse are the kisses of an enemy." — Proverbs 27:6

Build Trust Like Your Life Depends on It

"A good name is more desirable than great riches; to be esteemed is better than silver or gold." — Proverbs 22:1

Trust compounds like interest. Every kept promise, every honest conversation adds up. Protect your integrity like you'd protect your family.

Action Steps

9. Before every meeting this week, pause and ask: What does this person need to feel right now?
10. Practice the 2:1 rule—listen twice as much as you talk.
11. Write a handwritten note of appreciation to someone on your team. Be specific.
12. Identify one hard conversation you've been avoiding. Have it within 7 days.

Chapter 4

CREATE VALUE, NOT BUSYNESS

The market does not pay you for being busy. It pays you for creating value. Those are not the same thing.

“All hard work brings a profit, but mere talk leads only to poverty.” — Proverbs 14:23

Hard work, not busy work. There’s a difference.

The Law of Value and Exchange

The size of your income is directly proportional to the size of the problems you solve and the number of people you solve them for.

“Give, and it will be given to you. A good measure, pressed down, shaken together and running over, will be poured into your lap.” — Luke 6:38

Serve Real Needs

Stop guessing what your customers need. Ask. At DWS, the answers reshaped how we operated.

“The purposes of a person’s heart are deep waters, but one who has insight draws them out.” — Proverbs 20:5

The Universal Win

Sustainable wealth is never built on someone else’s loss. Design outcomes where everyone at the table wins.

“No one should seek their own good, but the good of others.”
— 1 Corinthians 10:24

Action Steps

13. List your top 5 clients. What's the #1 thing they value?
Call one and ask.
14. Audit last week: hours on real value creation vs.
busywork.
15. Identify one service delivering effort but not value.
Redesign or eliminate it.
16. Design your next deal so every person involved has a clear
win.

Chapter 5

BUILD REAL WEALTH

If you want to build lasting, generational wealth, you need to own real estate. Not as a hobby. As a core pillar of your financial life.

“God blessed them and said to them, ‘Be fruitful and increase in number; fill the earth and subdue it.’” — Genesis 1:28

Real estate is one of the most direct ways to fulfill that mandate. You take a piece of God’s creation and make it productive.

Why Real Estate

Cash flow. Good real estate pays you every month.

Appreciation. Over decades, property values rise. You build equity while you sleep.

Leverage. Put down 20–30% and control the full asset. No other asset class offers this.

Tax advantages. Depreciation, 1031 exchanges, cost segregation. The tax code rewards real estate investors.

Inflation hedge. When prices rise, rents rise. Your mortgage stays the same.

Start with What You Can Control

Molly and I started with fix-and-flips. Then rentals. The progression: flip to learn, rent to earn, scale to build wealth. Don’t skip the learning phase.

“Put your outdoor work in order and get your fields ready; after that, build your house.” — Proverbs 24:27

The Multifamily Advantage

A single-family rental has one tenant—lose them and you're at 100% vacancy. A 20-unit building at 90% occupancy still cash flows. Multifamily properties are valued on income, meaning you can force appreciation.

Know Your Numbers

Cash-on-Cash Return: Annual cash flow \div total cash invested.

Cap Rate: NOI \div property value.

NOI: Total income minus operating expenses (not including debt service).

DSCR: NOI \div annual mortgage payments. Lenders want this above 1.2.

Action Steps

17. Decide your phase: learning (flips), earning (rentals), or scaling (multifamily).
18. Find one property and underwrite it. Calculate cash-on-cash, cap rate, and NOI.
19. Build a relationship with one commercial RE broker. Take them to lunch.
20. Set a 12-month real estate goal with a specific date.

Chapter 6

DO THE DEAL

Knowledge without execution is entertainment. If you never make an offer, you've built nothing.

“Do not merely listen to the word, and so deceive yourselves. Do what it says.” — James 1:22

Find the Deal

Build relationships with brokers. Drive your market. Talk to owners. The best deals are off-market.

“Lazy hands make for poverty, but diligent hands bring wealth.” — Proverbs 10:4

Analyze the Deal

Get actual rent rolls. Verify every expense. Sellers minimize on paper—your job is truth.

“Be sure you know the condition of your flocks, give careful attention to your herds.” — Proverbs 27:23

Make the Offer

You will never have perfect information. The first deal is the scariest. Make the offer anyway.

“Have I not commanded you? Be strong and courageous. Do not be afraid; do not be discouraged, for the Lord your God will be with you wherever you go.” — Joshua 1:9

Close and Operate

Closing is the starting line, not the finish. The real money is in operations. Then take the cash flow and go find the next deal.

Action Steps

21. Within 90 days, make an offer on a property. Calendar it.
22. Reach out to 3 brokers this week.
23. Practice underwriting one property listing online.
24. Write down your biggest fear about doing a deal. Then write what you'd do if it came true.

Chapter 7

NEVER STOP, NEVER RETREAT

The most dangerous moment is not the struggle at the beginning. It's the comfort in the middle.

"Let us run with perseverance the race marked out for us."

— Hebrews 12:1

Expand, Never Contract

When the economy contracts, expand harder. That's when market share is cheapest.

"Enlarge the place of your tent, stretch your tent curtains wide, do not hold back; lengthen your cords, strengthen your stakes." — Isaiah 54:2-3

Holy Obsession

Obsession with money is destructive. Obsession with value creation for God's Kingdom is holy fire.

"Love the Lord your God with all your heart and with all your soul and with all your strength." — Deuteronomy 6:5

Fear Is the Compass

If you're not scared, your goals aren't big enough. Every major breakthrough in my life was preceded by fear.

"The Lord is my light and my salvation, whom shall I fear?"

— Psalm 27:1

Crisis Is Character

Hard times reveal character. The highest entrepreneurship turns crisis into service.

“Suffering produces perseverance; perseverance, character; and character, hope.” — Romans 5:3-4

Action Steps

25. Identify one area where you’ve been coasting. Write what massive effort looks like for 30 days.
26. Build a downturn playbook: 3 actions for the first 30 days of a market drop.
27. Name your biggest fear. Schedule the action that addresses it. This week.
28. Ask honestly: Am I expanding or contracting? Make one move to reverse contraction.

Chapter 8

PROTECT WHAT MATTERS

No amount of money is worth losing your family, your health, or your soul.

“What good is it for someone to gain the whole world, yet forfeit their soul?” — Mark 8:36

I’m not saying that as a cliché. I’m saying it as a man who nearly lost everything chasing success without God at the center.

Kingdom Order

God first. Then your wife. Then your children. Then your business. Then friendships and ministry. When you get it out of order, everything breaks.

“But seek first His kingdom and His righteousness, and all these things will be given to you as well.” — Matthew 6:33

I’m so grateful for my Proverbs 31 wife, Molly. She never gave up on me even when I gave her every reason to. I’m committed to making sure she never has to question that decision again.

Own the Business, Don’t Let It Own You

If you can’t take a week off without everything falling apart, you don’t have a business. You have a job with no days off.

“What you are doing is not good. You will only wear yourself out. The work is too heavy for you; you cannot handle it alone.” — Exodus 18:17-18

Even Moses needed to delegate.

The Regret Minimization Test

Picture yourself at eighty. Will you regret the extra hours at the office when your kid had a game? Your calendar reveals your real priorities.

Action Steps

29. Calendar audit: hours last week on God, family, health vs. work and distractions.
30. Identify the #1 thing that breaks without you. Build that system first.
31. Schedule one non-negotiable weekly commitment for each priority. Protect it.
32. Ask your spouse: "Do you get my best or my leftovers?" Listen.

Chapter 9

LEAVE A LEGACY

Everything we've covered is a tool. The question is: what is the tool for? If the answer is just "more money," you've missed the point. I know, because I missed it for years.

"Command those who are rich not to be arrogant nor to put their hope in wealth, but to put their hope in God. Command them to do good, to be rich in good deeds, and to be generous and willing to share." — 1 Timothy 6:17-18

Generosity Is the Generator

Every time Molly and I gave generously, something opened up. Generosity created momentum that strategy alone could not.

"Bring the whole tithe into the storehouse. Test me in this, says the Lord Almighty, and see if I will not throw open the floodgates of heaven and pour out so much blessing that there will not be room enough to store it." — Malachi 3:10

That's the only place in Scripture where God says, "Test me."

Empowerment, Not Dependency

The goal is never to make someone dependent on you. The goal is to give people tools, confidence, and opportunities to build their own success.

"Train up a child in the way he should go; even when he is old he will not depart from it." — Proverbs 22:6

Stewardship Over Ownership

Everything you have is on loan. The parable of the talents in Matthew 25 is clear: multiply what you're given, or lose it.

The Real Measure

I think about that kid in the mountains of Republic, Washington. He wrote “billionaire” in his yearbook. He thought he wanted money. What he really wanted was the ability to change the world. That kid was right. He just needed to find the right foundation first.

“Whoever sows sparingly will also reap sparingly, and whoever sows generously will also reap generously.” — 2

Corinthians 9:6

That’s the kingdom builder’s path. Not just how to make money—but how to make money mean something.

Action Steps

33. Decide on a giving commitment. Even 10% changes your relationship with money.
34. Identify one person to mentor. Real, ongoing mentorship.
35. Write a one-page letter to your family about what you’re building and why. Not numbers—purpose.
36. The legacy question: At 80, looking back, what do I want to say I did with what God gave me?

A FINAL WORD

You have everything you need to start. Not everything you need to finish—nobody does. But you have enough to take the first step.

I started with nothing. A cabin in the mountains. No plumbing. No electricity. A kid with asthma who could barely breathe, writing “billionaire” in a yearbook while everyone thought he was dreaming.

I’m still dreaming. But now the dream has a foundation. And that foundation is Jesus Christ.

“Commit to the Lord whatever you do, and He will establish your plans.” — Proverbs 16:3

Faith first. Fire second. Consistency always.

Now go build.

— Lev Cooper, Williston, North Dakota