

[REDACTED]

Ron Legrand
Global Publishing
9799 Old St. Augustine Road
Jacksonville, Florida 32257

Dear Ron,

On January 27th we completed our first deal since attending the QTRE Boot Camp in Chicago Nov 28 through Dec 3. We got a house under contract for \$38,000 and wholesaled it to another investor for \$49,000 and closed on it yesterday. We did an assignment and got a check for \$11,000. It was a heck of a lot easier than rehabbing a house.

We've been listening to your tapes and CD's for years. I was listening to one of your CD's last Summer and heard you say **"If you don't attend a Boot Camp, you are missing 70% of the information"** and right then, I call to sign up for a boot camp. Wow, how true statement was. We learned enough in the first 2 hours to pay for the entire boot camp. We were blown away with the many ways to work the business. We purchased programs from the Wolffs, Kathy Kennebrook, and Ben Pargman.

We decided after the Boot Camp we were going to crank up our buying machine and have done everything we were told to do. The leads are coming into PatLive like crazy. We can't even keep up with them.

Here's a snapshot of what else we currently have going on:

- On Feb 1st we close on our first short sale. The bank discounted the seller's loan from \$139,000 to \$100,000 and we wholesaled it for \$112,000 to another investor and we will net \$10,000.
- We have 5 other short sales in the works and are using Ben Pargman's Short Sale Service to negotiate the deals.
- We have the deeds to (2) "Subject To" houses which we will be taking over soon.
- We have 1 other wholesale deal in the works which will net us \$5,000.
- We closed Jan 30 on a rehab we completed and sold and will net us \$25,000. We have 2 rehabs for sale now, 3 that are almost finished and ready to sell, and 2 more under contract to purchase in Feb.
- On one of the rehabs a person called on our "Houses Wanted" add. We bought the house for \$22,000, the ARV is \$135,000. We will net over \$65,000 on the deal.

QTRE Wholesale \$400K profit

From the deals above we will net somewhere between \$400,000 and \$500,000! Our goal is \$1,000,000 in net profit [REDACTED] We are so excited about this business and thank you for your tools and programs to help us succeed.

Warmest regards,



Gary Hardoerfer & MaryAnn Deatherage

David W Jackson
W5641 [REDACTED]. Holmen WI 54636
Ph. 608-[REDACTED] Fax 608-[REDACTED]
Email [REDACTED]@aol.com

January [REDACTED]

Hi,

My name is Dave Jackson, and I have recently started with Ron LeGrand & Global Publishing. I have been self-employed in the insurance business for 23 years. In that time I have learned it is invaluable to utilize the experience, talents, and already successful programs from already successful people.

I heard about Ron and his program in September of [REDACTED], and was so impressed with the thoroughness of the program and with how straight forward Ron seemed to be, that I signed up for the Millionaire Maker Boot Camp in Dallas later that month.

I learned so much at the boot camp and received extensive information in the form of manuals, and other learning aids, that as soon as I got home, I began to set up my real-estate business as directed by Ron and his affiliates.

I found and flipped my first wholesale junker within a month of completing the boot camp. I made \$5,000 on my first deal. (paid for the boot camp)

I then attended the Business Management Seminar in December. I was equally impressed with the knowledge and materials offered at this seminar.

Since completing the second seminar I have purchased and am currently rehabbing a junker which, according to comps, should net a \$30,000+ profit. I also currently have another flipper deal to close on Feb 2, (\$5,000 profit) and an offer in on another junker and one pretty house.

Sincerely,

Dave Jackson

Kinadom Properties

KNIGHTS ABSTRACT, INC.
SCRIPPS RECORDS
4181 STREET ROAD
EASTPHILADELPHIA, PA 19123

025255

025255* 0011000053* 820177703*

Tom and I spoke to you about this deal at MOS, I'll recap...

Dear Ron,

CHECK THIS OUT!! Tom and I spoke to you about this deal at MOS, I'll recap...

The first call on this one comes in before our W/R Boot Camp in Tampa from our newspaper ad. An older gentleman purchased the house 44 years ago. Asking, "Oh, I don't know what it'd be worth to anyone now, I paid \$5,000 for it." Property is vacant & hasn't been occupied for 8 mo. He'd moved into an apartment and was tired of the \$14.00 month water bill. It needed work and had a city citation.

I stalled the seller until after the Boot Camp so that I could use all the new information we'd learn! In the meantime, we did some homework and learned that the ARV is \$50,000.

Sunday, from the Boot Camp, we called the seller and scheduled an appointment to meet with him on Monday and see the property. Tom charmed the seller and became his 'adopted son'. Tom told the seller there was too much work needed and we really couldn't give him anything for the property. We could, however, take it off his hands. The seller understood and agreed. Tom set up another appointment on Wednesday to sign all the paperwork.

The daughter shows up and gets involved! Yikes! She wants to check out this deal and ensure her dad isn't being shafted (naturally). Tom handles all of her questions with ease and leaves a P&S at her request to review in more detail. Another meeting is scheduled for Friday.

I see the property so I know now what we're talking about and we head off to the seller's apartment for the final signing. It needs about \$15,000 in work. The Thanksgiving holiday was the day before and we know that the whole family is now involved in the deal. They are all going to be at the apartment to meet with us. In the car we are quizzing each other with objections and trying to figure out how much they want, and what we'd be willing to pay if they do want money.

As we enter apartment, move past the pleasantries, Tom says, "Ok, what are your questions?" The answer amazed me. They were only concerned because the agreement was blank!! So I proceeded to fill in the rest of the agreement taking the property 'as is', gave him \$10 for consideration, and walked out the door.

ARV \$50,000, no Mortgage, needed \$15,000 in work. We bought for \$10 consideration. Yes...The ultimate Free Free house.



*So...What did we do? We sold the sucker! We learned that it is a hot investor area (and not one we wanted) so I got two investors into a bidding war and the winner won at \$18,000!!
(see copy of check attached!)*

Hot Dog! THANKS RONI Without the education from you we would have never done so well on OUR FIRST DEAL!!!!

Valerie Young
Tom Kelly
From Philadelphia, PA

PS... Tom thanks you for putting him on the spot and making HIM call a seller in front of the entire MOS class...It's done wonders for his posture! Our children will have rich parents and our parents rich children!!

Way to go. Not a bad start.

AZAZA HOMEBUYERS, LLC.

328 [REDACTED]
Suite 16
Conneaut, Ohio 44030

Phone 440-[REDACTED]
Fax 440-[REDACTED]
Email [REDACTED]@suite224.net



January [REDACTED]

Ron LeGrand

Dear Ron,

After over 12 years of practicing law at the same law firm, I believed my Christmas bonus was a sure thing. Not in 20[REDACTED]. Fortunately, I knew how to make my own bonus. I bought this house for \$58,000 and wholesaled it for \$69,000. After closing costs, I netted over \$8,700. It did turn out to be a Merry Christmas!

After the double closing, the sellers attorney called me to talk about other possible deals!

Thanks for all your help!

Best Regards,

Jeffery S. Watson

Guardian Title & Guaranty Agency, Inc.
Cleveland Escrow Account
1370 West 6th Street, Suite 300
Cleveland, Ohio 44113

THE HUNTINGTON NATIONAL BANK
CLEVELAND, OHIO 44115
4-13
410

17176

PAY TO THE
ORDER OF

Azaza Homebuyers, LLC

\$67,267.28

December [REDACTED]

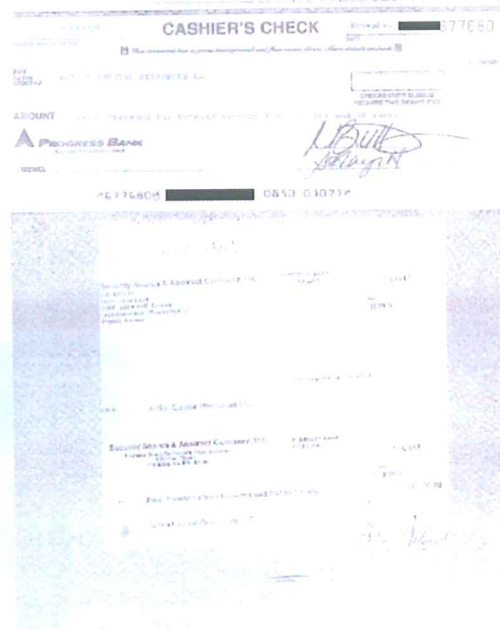
Sixty Seven Thousand Two Hundred Sixty Seven and 28/100 Dollars

Dollars

Memo

0321569 Property 1601 [REDACTED]

⑈00017176⑈ ⑆ [REDACTED] 61728034⑈



December [REDACTED]

Dear Ron:

My name is Bryan Blasband. After studying your course, in July of this year I took a huge leap of faith and quit a full-time job as a restaurant manager to start a real estate investing business. Using some of the marketing techniques, I put 2 houses under contract to wholesale. In November I closed both deals back to back, collecting in excess of \$13,000. My next goal was to have another ugly house under contract by year's end, and I'm happy to report that I signed one last week.

As a restaurant manager working 6 days a week, I had little time and energy for anything else. The decision to quit was terrifying because I'm still digging out of some other failed business ventures. My wife and I agonized over this, but realized to get ahead we needed to take some risks. Two deals later, we're very excited about the possibilities of this business. We now know that wholesaling is just the tip of the iceberg.

To the skeptics in the audience, I have found all the information in Ron's course to be true in the real world. For example, I was nervous about finding buyers once a house was under contract. Ron, they called left and right after placing your "handyman special" ad. Some of them call every few weeks just to follow up. AND...the investor who bought one of my houses told me to find her 5 more. Believe me, I'm working on it! Another thing I questioned was why anyone would want to buy a house from me when they could find it themselves. Again your information holds true. The rehabbers are busier supervising crews than marketing for ugly houses. They are all too happy to pay the wholesaler for a gem.

Thanks again Ron, for helping me change my life! I am going to be a serious player in this business. Enclosed are copies of checks and my picture. I look forward to thanking you in person in the very near future.

Best regards,

Bryan Blasband

Bryan Blasband
Action Capital Resources, LLC
2520 [REDACTED] 215
Philadelphia, PA 19152
(215) [REDACTED]

PABLO CARBAJAL
Sterling Heights, MI 48310
tel: 800 . [REDACTED] ex 2741
e-mail: [REDACTED]@AOL

31 May [REDACTED]

Ron Le Grand
9799 Old St. Augustine Road
Jacksonville, FL 32257

re: **First Successful Transaction**

Dear Ron:

I want to share with you my first successful real estate transaction. I received your courses in early January [REDACTED], at the age of 26. I studied the material till my eyes turned red and listened to the CDs till my ears bled. I knew you couldn't be completely full-of-it so in February I decided to put the information to use.

It took me 3 weeks to locate a junker and put it under contract. I wholesaled it 45 days later to an investor that responded to my newspaper ad. I bought the 1 ½ story, 1300 sq ft house for \$18,000 and sold it for \$23,500 and made a \$5,346.20 net profit.

I was amazed that I got no resistance about taking control of the seller's house for \$20 (didn't have a \$10 bill in my wallet) and could receive a \$900 earnest money deposit from my buyer.

I told my boss about the transaction and think I'll get a bigger raise later this year for fear of losing me. Not bad ey? Eventually, I will replace my job with this real estate endeavor.

Ron, thanks so much for publishing and teaching this priceless information. I know my real estate investing will be a life-enhancing venture.


Sincerely,



Pablo Carbajal

Detroit, Michigan

Dear Ron;

Greetings from Dennis & Donna in Michigan! The double D's. 
Wholesaling – so far in 2002 – 5 closings in 5 weeks. Here are the numbers:

\$ 2,000 – tied up with \$100 (vacant land)

\$35,000 – initially tied up with \$10 (then used \$3,800 to pull out of foreclosure)

\$ 6,600 – tied up with \$10 (pulled out of redemption period in Michigan)

\$ 5,000 – tied up with \$10 (closed in 9 days)

\$15,000 – tied up with \$100 (closed in 14 days)

\$ 63,600 – total in 5 weeks – I guess this stuff works!

Bargains for the bargain hunter. We put under contract for 25-50 cents on the dollar and assign for 50-65 cents on the dollar. The above flips left about \$ 235,000 to be made after estimated repairs and building. The most a re-habber paid for any of the above properties was \$ 85,000.

Ron – I know you tell us not to change your ad – but your ad brings in so many calls – that our phone gets shut down...so we modify the ad. Our ad for the \$ 35,000 flip brought in 250-300 calls over Christmas. (who says people don't buy houses during the holidays and with snow on the ground?) There was so much interest in this house we has a mini auction and accepted a \$ 20,000 assignment consideration deposit!

Ron – thanks for all the education opportunities – you've changed our lives...a pair of platinum students from Michigan.

Dennis & Donna – Real Estate opportunities, Inc. – Livonia, Michigan

P.S. The above deals were obtained through cash calls, the yellow pages and our web-site.

*Take call,
Dennis & Donna*

Brian N. Venn
P.O. Box [REDACTED]
Westminster, MD 21158
February [REDACTED]

Dear Mr. LeGrand;

First of all, I really hope this letter finds it's way to you.

I purchased the Complete Cash Flow System from SDI late December [REDACTED] just about the time you were leaving SDI. Although I have not made any money yet, I have an option on a \$650,000.00 house and am trying to wholesale my first deal.

I am writing to you to show you my support. I listen to your CD's constantly and am trying to jumpstart my real estate business while working at a full time job and raising 4 beautiful kids.

Right now I am deep in financial debt. I work for the Federal government and it takes everything I have to make me drag myself into work everyday just so that I can sit in front of a computer in a 8' x 10' cubical. Prior to learning about your programs I had no way out. Now I feel that I do!

Working my first few deals feels very awkward but satisfying. I feel full of life like tomorrow will be better once I get the ball rolling. I just have to share with you my experience recently while attending a free SDI cashflow seminar in Washington, DC. The speaker, Lorenzo, (I'm sure a good guy) spoke your words but it just wasn't you. When he said that he's sold over 1500 houses, I knew he was full of it. The whole thing was just so phony. You've walked that walk for real. To have someone steal your words is nothing more than a sales pitch.

I just want to know that I want to learn from the KING! I wish to someday have enough money to come to one of your boot camps. I want to learn all that I can from you and succeed just as you have so that my kids will have a brighter future than I ever had. I don't know you personally but would love to meet you one day to thank you for giving me hope!

Sincerely,

Brian N. Venn, President
ExpressShop, Inc.
(443) [REDACTED] (cell phone)
(410) [REDACTED] (Home)
(410) [REDACTED] (Answering Service)
(410) [REDACTED] (Temporary Office - JOB)



Results Homebuyers

Jackie Lawrence
Investment Analyst
633 [REDACTED]
Louisville, KY 40204

Telephone 502-[REDACTED]
Fax 502-[REDACTED]

Dear Ron,

Looks like I finally owe you a letter . . . thank goodness. I finally cashed in on that wholesale deal I told you about. I made a whopping \$20,000 on it!

I would have never seen one red cent if it was not for your wonderful affidavit, Ron! You warned me there was too much profit in the deal and to get it closed. I tried, believe me. First scheduled closing, the seller simply didn't show up. The second closing, she showed up but refused to sell because all the money would have gone directly into her probate attorney's account.

There wasn't gonna be any third time, if my competition had anything to do with it. The vultures were swarmin' around this deal, believe me. One went in for the kill. My unscrupulous competitors wined and dined my dirt poor seller until they got her under contract. The seller later told me they told her at least 10 times not to mention any of this to me.

Two days later, guess what happened? The greedy investors all the sudden got a conscience! They were gracious enough to call me to see if we could work something out between us. After they refused to pay me \$20,000 to release the affidavit, they tried to intimidate me into thinking they could close and get title insurance in spite of my affidavit!

I remembered who's in control, Uncle Ron. I politely asked the gentleman, as only a true Southern Belle can, why he bothered calling me then. No response . . . imagine that!

Love you and that affidavit, Ron!

Til' next time,

Jackie Lawrence
Louisville, KY

Dear Ron,

I can not find the right words to say thank you for the way you have changed my life. I was one of those people waking up at 3:00 am watching late night tv and wondering how are we going to pay these bills. After watching your program night after night I finally made the call, attended the seminar and purchased every course offered that day. Now, the only question I ask myself is why didn't I do this sooner. I am a new student of one year and having the time of my life with my new career.

I have been wholesaling the junkers this past year. March thru December I have had 15 closings and earned approximately \$75,000.00. I could not have done this without you. There is no doubt in my mind you are definitely the man with a plan and I will be following in your footsteps. You have shown me how to enjoy financial freedom again.

going to be a good year for me thanks to you. I have a 2.5 million dollar deal that will generate a nice monthly cash flow, equity, employment for my kids, and it has opened the door for many new opportunities for me. Enclosed you will find a few copies of some of my closings. Thanks again for everything.

Sincerely,



Ronda Marcum
Liberty, In

P.S. Sorry for the late reply but I just received your letter yesterday. I will be sending my picture, another copy of my letter and my closings to your office.

1070 [REDACTED] Pille
Liberty IN 47353

765- [REDACTED]
765- [REDACTED]

Paul and Denise Andrews

Port Charlotte, FL

Here's A Pilot Who Does It All

Dear Ron,

Just wanted to touch base with you and share a little of what we are up to. I know there are skeptics in your seminars and wonder if the techniques you teach actually work. Well I'm here to say absolutely **YES!** Attached are copies of a stub and some checks. Each check was earned using a different technique I learned from you.

The first is a copy of a check stub for \$5518.00 from a house I got the deed to (yes people will give you houses) and my tenant/buyer cashed me out. What this doesn't include is the up front \$4000.00 option fee, the escrow refund (yep, your letter worked great concerning escrow refunds), insurance refunds, and monthly cash flow. I held the house less than a year and made \$10,000.00.

The next one is a check for \$4000.00 which was basically a wholesale flip. People take "anywhere" in my newspaper ad literally. I got a call from a guy who said he had a house in Louisiana and wanted to know if I was interested. I said yes, went to my computer and logged on, found an interested investor in the area where the house was located, cut a deal and when the house was purchased collected \$4000.00 for putting the deal together.

The next check is for \$8600.00. This one was earned with an option. Denise was a Physical Therapist doing home health care at the time. While she was treating a patient a lawn care guy noticed the "We Buy Houses" signs on her car and waited for her to come out from her patient's house. He gave her the name and number of a guy who was dealing with an estate property. The guy lived out of state and wanted it "handled". I optioned it and then within a week sold my option for a total of \$9000.00 (\$400 up front, the balance at closing).

The last check for \$49,056.17 was earned on a cash deal. Using Kathy Kennebrook's Marketing Magic. We got a response to one of our mailings, the owners were interested in selling and asking \$70,000.00. The first words out of my mouth when I called them was "What is the least you'll take if I pay you cash and close quickly", their reply \$60,000.00. I made an appointment to go see it and found it in very poor condition. I called them back and told them it was in worse shape than I anticipated and asked "is that the best you can do?" their reply "\$55,000.00", My reply - "**SOLD!**" we put close to \$54000.00 into it and sold it for \$170,000.00. I do want to add one thing; I sold this one using a Realtor. We had some family issues to deal with and I didn't have time to sell it myself as I normally do, so I listed it. Had I sold it myself I would have made almost \$58,000.00.

Yes I'm still flying at this time. I was supposed to be downsized out this year but things were temporarily postponed so Denise quit her job first.

Sincerely,

Paul & Denise Andrews

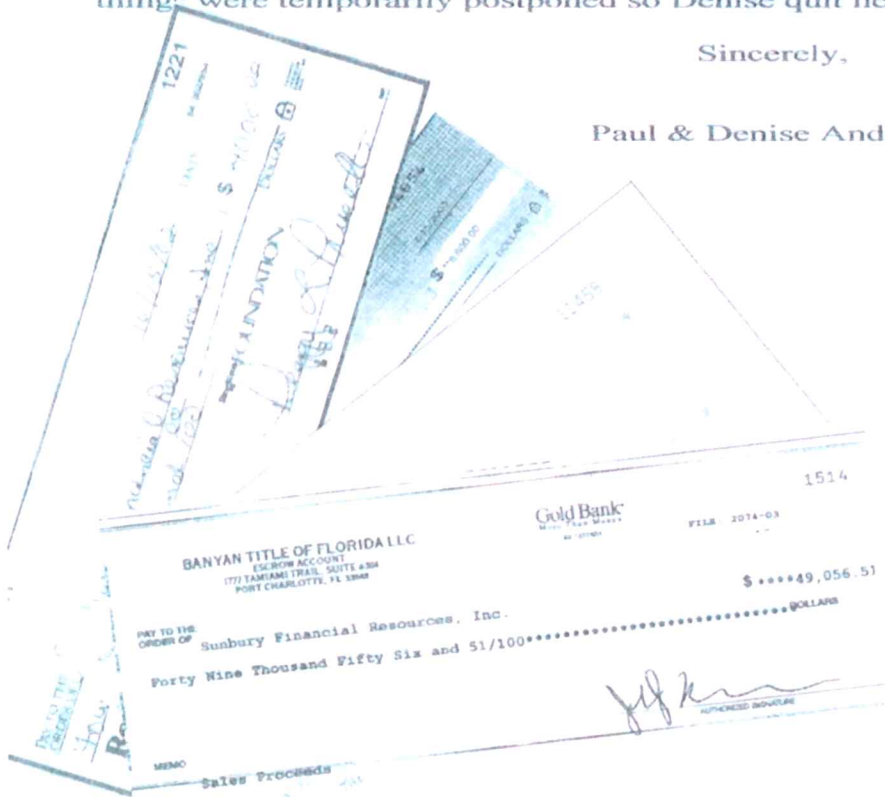
2474 Auburn Blvd.



Sale Price \$170,000.00
Less \$55,000.00 Purchase Price
Less \$53,837.00 Rehab Costs
Less \$12,106.49 Selling Costs

PROFIT

\$49,056.51



Jeffery S.
Watson
Conneaut, OH



AZAZA HOMEBUYERS, LLC.

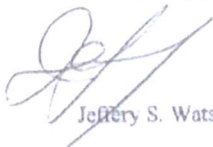
Dear Ron,

After over 12 years of practicing law at the same law firm, I believed that my Christmas bonus was a sure thing. [REDACTED] Fortunately, I knew how to make my own bonus. I bought this house for \$58,000 and wholesaled it for \$69,000. After closing costs, I netted over \$3,700. It did turn out to be a Merry Christmas!

After the double closing, the sellers attorney called me to talk about other possible deals.

Thanks for all of your help!

Best Regards,


Jeffery S. Watson

Guardian Title & Guaranty Agency, Inc.
Cleveland Escrow Account
1370 West 6th Street, Suite 300
Cleveland, Ohio 44113

THE HUNTINGTON NATIONAL BANK
CLEVELAND, OHIO 44115
4-15
410

PAY TO THE
ORDER OF Azaza Homebuyers, LLC

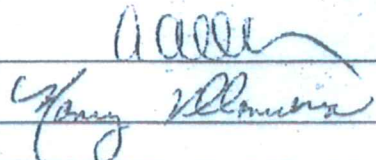
\$67,267.28

Sixty Seven Thousand Two Hundred Sixty Seven and 28/100 Dollars

Dollars

Memo

0321569 Property 1601 Elmwood Avenue



Ron LeGrand
Global Publishing
9799 St Augustine Rd
Jacksonville, Florida 32257

Dear Ron,

I recently attended the Ugly House and Pretty House Boot Camps in Tampa Florida. You like to see our first checks. Well here it is. \$16,921.17.

To show you how important that is to me. This is more than I grossed during any of the last three years that I have been a licensed real estate agent. When you subtract the costs to be a licensed agent, the marketing, the professional dues, the education, etc....etc...etc... then you can only imagine my net.

This was my first wholesale deal. Needless to say.....investor real estate is a whole new world. Can you guess which world I like better?

My husband is also an auto mechanic and is dying to get out of that business. We value the training, have several of the home study courses and plan to attend as many boot camps as we possibly can.

Listen to the tapes all the time and only hope the get better in this business.

Thanks for the hope of a new life where I have control of my time.

Sincerely,



VALUE HOME BUYERS

TAMPA, FLORIDA 33605-2110

PHONE: 1-800-813-8138 FAX: 813-

Cell: 813-

EMAIL: lil4d

Dave Reynolds

P.O. Box [REDACTED] ~ Deerfield Beach, FL 33442

Fax: 646-[REDACTED] ~ Phone: 954-[REDACTED]

E-Mail Address: [REDACTED]@bellsouth.net

8-[REDACTED]

Mr. Ron LeGrand
Global Publishing Inc
9799 Old St. Augustine Rd
Jacksonville, FL 3227

Dear Ron,

As per the agreement we make as your student I am sending you some info (and accompanying photos) concerning my experience in Real Estate with your systems. I think the included check copy can pretty well attest to the value of your training.

My first boot camp was last July [REDACTED] in Washington DC at one of your last Millionaire Maker Boot Camps. Even though I knew that because of other extensive travel plans I wouldn't be able to start any serious activity for several months I attended so that I could take advantage of your generous offer of repeating boot camps for one year. I attended the Ugly House in September [REDACTED] and the Pretty House in March [REDACTED]. I am hoping to attend your MIS Boot Camp in December.

I started in earnest in December of [REDACTED] by sending letters to out of state owners and doing my own "property scouting" in neighborhoods in my area. One of my responses from the letters resulted in a small wholesale deal netting me \$4,000 in February. The subject of this letter however is a deal I found by just driving about and the sale of which I just closed on this past week after a very extensive rehab beginning this past February when I bought the house.

In December I found a vacant house in a neighborhood where the houses were in the low to high mid \$100's (which in the very "hot" South Florida market gets you virtually nothing). A neighbor told me the owner had died about nine months prior. After extensive searching and using "Find The Seller" I was able to track down the wife of the ex-husband (for 12 years) of the deceased owner. The house was actually in foreclosure and after a lot of phone work, etc I was finally able to get a contract signed by the three siblings of the owner. I think the house had been vacant for so long because it just took some extra work to track down the necessary parties to put something together.

This house was truly a dump that made the "Alamo" almost look like a palace. The house was a 1050 sq. ft. 2/1 that I thought had a lot of potential. I picked it up for the mortgage, paid the back payments, the foreclosure attorney fees, all closing costs, a water department lien of \$900 and \$3,500 to the owner's siblings – all for a pinch over \$20,000. I put a whole lot more into it to make it a "drop dead gorgeous" 3/1 – which it turned out to be. With a total at just \$71,000 in the purchase and rehab I decided I'd try to follow your lead and price it to set the trend for the neighborhood. I asked \$239,900 which I knew was way over what other houses were selling for, but it was "nice". I did get the appraisal up much higher than I thought possible and sold the house myself in about three weeks for \$230,000 and wound up with a **NET PROFIT of \$159,000.** I guess that's ok for a new guy, isn't it?

I'm not quite sure if I "violated" your rules or not with regard to funding, but I did use Home Equity money at 4.0% - 5.5% interest and 0% - 2.99% interest credit cards to fund the initial purchase and the rehab. The utilities and insurance costs were minimal so I had very little holding cost.

After almost thirty years in my very active and successful optometric practice in Kansas, I retired about 8 1/2 years ago and moved to Florida. I sure wish I'd gotten into this side of real estate when I did retire. It's a lot of fun and with some effort and luck (that's when "hard work meets opportunity") a person can obviously do very well. Not only can it be financially rewarding, but it can give one a chance to help others. I know this deal was without a doubt a "fluke", but then it looks like "flukes" are in fact possible. I guess this might show others that "being in the right place at the right time" can happen and certainly be very rewarding. Of course it helps if you are "in a lot of places a lot of times".

I sincerely thank you for your time, wisdom and training. Although I know you certainly don't need it from a financial standpoint, I hope you continue your terrific training for years to come. I hope to see you in December in Jacksonville. Thanks much.

Sincerely,



Dave Reynolds

Ps: I realize this letter is long, but then the check is fairly big!!!

2662

ASSET LAND TITLE SERVICES, LLC

7900 GLADES RD., SUITE 350
BOCA RATON, FL 33434
(561) 470-1501

SUNTRUST
ACH RT 061000104
63-215-631

FILE #: 05-224

2662

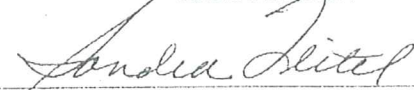
ONE HUNDRED FIFTY-NINE THOUSAND AND 00/100 DOLLARS ***

DATE	AMOUNT
07/ [REDACTED]	*****\$159,000.00*

PAY
TO THE
ORDER
OF

DAVID REYNOLDS AND JUDITH REYNOLDS

VOID OR NOT VALID AFTER 90 DAYS
ESCROW ACCOUNT



MP

⑈002662⑈ [REDACTED] 23635450⑈

July [REDACTED]

Dear Ron LaGrand:

My name is Jason Adams and I attended your Cash Flow seminar in Portland, OR in March [REDACTED]. I graduated from college 1 month ago and I have already made over \$30,000 on my first wholesale deal. I want to tell you my story so that others can see that this REALLY WORKS!

In February, I signed up for your Quick Start Cash Flow workshop at a Peter Lowe seminar. I was a poor college student who had literally no money! In fact, on the Saturday morning that I drove to Portland from Corvallis (an hour drive) I had only \$3 in my checking account. I couldn't even afford to pay for parking in the downtown area near the motel, so I had to park outside of downtown, where it was free, and jog for 30 minutes to the hotel conference room. I listened to your presentation and was convinced that I could do this. When you made your offer for a 30-day free trial and a money back guarantee if we did our first deal in 30 days, I couldn't pass on the opportunity of a lifetime to purchase your Cash-Flow System. Although I had no money, I decided to put it on my credit card. Unfortunately, the next month at school was hectic and I didn't get a chance to learn the system. I still believed that I could do it, so I did one of those 0% balance transfers for 6 months to another credit card. When my classmates were doing interviews and contacting various companies for employment, I was gradually learning about buying and selling real estate. I read your book and notebook materials.

Upon graduation in late June, I had time to pursue this real estate business. I found some junkers and contacted the owners. A guy replied and said that he wanted \$100,000 for his house. After talking to a realtor in town, I knew that it was worth at least \$120,000. So I got it under contract and contacted a private lender who lent me the money. We closed and I immediately listed it for sale with a realtor who knew the market. I listed it for \$135,000 and 48 hours later I had a cash offer for \$137,000 (thanks to the realtor's selling ability). We closed last week and I netted:

\$30,697.84

I did no improvements to the property outside of watering the yard. The great thing about it is that the seller was happy to sell, the buyer was happy to buy, and I walked away with more money than I could fathom at this point in my life! Thanks so much for your model and system for making money in real estate. I hope to never work for anyone for the rest of my life. Please tell everyone that if a broke 22-year-old college student can do this, than anyone can. I stopped listening to the morons and started listening to MORE RON! I have but one request – since I completed my first deal within 30 days of graduation (freedom) can I take you up on your money back guarantee for the \$1150 course that I purchased from you? I didn't exactly do it in 30 days, but I didn't exactly just make \$3,000 dollars either.

Sincerely,



Jason Adams



Ty & Margarita Leon-Guerrero
1600 [REDACTED] B
Fairfield, CA 94533

12/[REDACTED]

Ron LeGrand-Global Publishing Inc.

Dear Ron,

My family & I can't thank you enough. We were introduced to you and your "real estate courses" in [REDACTED] by a friend. At the time, my wife, Margarita & I were already considered to be "Young & Successful Real Estate Professionals" by most people's standards. We both began as real estate agents in 1994, working "half days" (from 8am-8pm -12hrs a day, and sometimes more). We both worked "hard" and achieved a high level of success together, selling and closing 100+ transactions per year...and then we met you Ron:

Your systems, and more importantly "your MINDSET" and "approach" to Buying, rehabbing, and selling real estate was an amazing "AWAKINING of my personal FINANCIAL GENIUS"!

In the last 24 months since we met you Ron, We've personally purchased over 40+ houses, sold 25 houses with over \$1,000,000 in income!!! (this is in addition to our regular real estate sales business) We also grew our net worth to over \$2,000,000! (See the attached copies of a few checks)

"The LESS I do, the MORE I Make \$"

"The less I do, the more I make" is the new theme of our business today. Today I approach my business as a "Transaction Engineer", NOT an "on-call, cold calling realtor". We've hired & trained a "team" of people to support us. Today I buy "ugly houses", "foreclosures" and "pretty houses" ,in addition to selling 100+ transactions as a real estate broker (simply because I still enjoy it). We also leverage our position as a real estate company by offering our "traditional listing-for sale" clients 2-3 options such as:

- a) All Cash "fast close" offer (wholesale pricing without commissions & hassles)
- b) Guaranteed sale within 30 days or I'll buy it! (Wholesale pricing)
- c) Retail / traditional listing (a normal agency listing with commissions)

Today we're living OUR Dreams! Margarita, my wife, enjoys being a full-time mom (by choice) to our newborn daughter, Mya, 12 yr. Old son Miguel, & 13 yr. Daughter - Corina and I rarely work more than 35 hrs. a week , 38 weeks a year (BY CHOICE: besides, you can only enjoy "so many" rounds of golf before golf gets boring too).

We look forward to continued success working with your tools & ideas.

THANKS RON & THE ENTIRE STAFF AT GLOBAL PUBLISHING!

Sincerely,

Ty & Margarita Leon-Guerrero

ORIGINAL CHECK HAS MICRO PRINTING IN THE SIGNATURE LINES USE A MAGNIFYING GLASS THE PAPER HAS AN ARTIFICIAL WATERMARK HOLD AT AN ANGLE TO VIEW



Fidelity National Title Company
ESCROW TRUST FAIRFIELD BRANCH 948-01
2420 Martin Road, Suite 200
Fairfield, CA 94533
(707) 428-9990

BANK OF AMERICA
Real Estate Treasury Services
333 South Beverly Avenue
Los Angeles, CA 90017-1466
1-866/1220

94918587

January

46,959.68

PAY FORTY-SIX THOUSAND NINE HUNDRED FIFTY-NINE AND 86/100*******DOLLARS*******

TO
THE
ORDER
OF

TY Leon Guerrero

ESCROW TRUST ACCOUNT
VOID AFTER 90 DAYS
SIGNATURES REQUIRED

MP

⑈94918587⑈

⑈2353⑈ ⑈702⑈

CHECK BACKGROUND CONTAINS A VOID PANTOGRAPH WHICH BECOMES VISIBLE IF COPIED. PAPER IS CHEMICAL SENSITIVE AND WILL STAIN IF ALTERING IS ATTEMPTED

ORIGINAL CHECK HAS MICRO PRINTING IN THE SIGNATURE LINES. USE A MAGNIFYING GLASS. THE PAPER HAS AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.



Fidelity National Title Company
ESCROW TRUST FAIRFIELD BRANCH 948-01
2420 Marina Road, Suite 200
Fairfield, CA 94533
(707) 429-9990

BANK OF AMERICA
Real Estate Treasury Services
333 South Beaudry Avenue
Los Angeles, CA 80017-1466
16-66/1220

94933422

August

28,700.92

PAYMENT—EIGHT THOUSAND SEVEN HUNDRED AND 92/100*****

TO
THE
ORDER
OF
Ty Leon Guerrero

ESCROW TRUST ACCOUNT
VOID AFTER 90 DAYS
TWO SIGNATURES REQUIRED

[Handwritten Signature]

CHECK BACKGROUND CONTAINS A VOID PANTOGRAPH WHICH BECOMES VISIBLE IF COPIED. PAPER IS CHEMICALLY SENSITIVE AND WILL STAIN IF ALTERING IS ATTEMPTED.

94933422

94933422

12353 19702

DD

Manuel Coelho



12153 [REDACTED]

Artesia, CA 90701

Phone: 949-[REDACTED]

Fax: 949-[REDACTED]

E-mail: [REDACTED]@aol.com

December [REDACTED]

Dear Ron The Millionaire Maker,

Thank you for sharing your wisdom with me at the Las Vegas Seminar in late September [REDACTED]. One month after that seminar I got response from one of my out of state letters. I made an offer for \$240,000 on a house that was worth \$320,000 and got it accepted over the phone. My mouth dropped when the seller said let's open escrow. Well I had to keep my cool being a realtor in the past and it's challenging to believe someone would accept that offer on a house in good condition, but they did and I had a smile from ear to ear. A few days later I put the same house in contract with another investor for all cash for \$270,000 and closed 2 weeks later and received a check for \$27,460.05 for taking action on your education. I thought I needed money to fund deals, but I only needed 100 bucks after learning a simple strategy called wholesaling.

After this deal I have done 3 more in which I got paid \$10,100 on one and I am going to get paid around \$60,000 on the other two in January. Thank you for showing me how to become a millionaire. The more I listen and take action on your education, the closer I am to becoming a multimillionaire.

Earlier in January 2003 I had purchased a huge Janitorial Business that had 83 employees and thought I was going to make a lot of money but soon found that it was a non-profit organization. The only people making money were the employees and that transaction set me back over \$300,000. When I discovered your education I quickly got your message that says, "Stop crying over spilled milk and go milk another cow". Thank you Ron I have always wanted to be a Real Estate Investor and you showed me how with little or no risk. Ron, you are definitely someone who makes a huge difference in this world.

Kind Regards and Happy New Year!!

Manuel Coelho

ESCROW NO.: 8080-PC AMOUNT: \$10,000.00
BUYER: Antonio, BeCarpouss & Joya BeCarpouss
SELLER: Kathleen G. Bozso
PROPERTY: 10631 Frances Ave.
San Diego, CA 92131



Funds due you from the escrow involving the property listed above. Suburban Cities Escrow thanks you for the opportunity to provide services. Lender's Fee less Buyer's Costs

SUBURBAN CITIES ESCROW, INC.
ESCROW TRUST ACCOUNT
2000 Camino del Rio South
San Diego, CA 92108

Company Name: Company
Address: Company Address
City: Company City

ESCROW NUMBER	DATE	CHECK NUMBER	AMOUNT
---------------	------	--------------	--------

4

ESCROW TRUST ACCOUNT
2000 Camino del Rio South

Handwritten signature: Kathleen G. Bozso

ESCROW NO.: 8130-PC AMOUNT: \$2,460.00
BUYER: Ron P. Bowers
SELLER: Twilla J. Bousford, Trustee
PROPERTY: 1122 W. Jacaranda Place
Fallerton, CA 92833



Funds due you from the escrow involving the property listed above. Suburban Cities Escrow thanks you for the opportunity to provide services. Lender's Fee less seller's cost of \$2,099.95

VICTOR R. FAVELA

1107 [REDACTED]
#163
South Pasadena, California 91030
(800) [REDACTED]

[REDACTED]@eglobal.net

June [REDACTED]

Ron LeGrand
9799 Old St. Augustine Road
Jacksonville, FL. 32257

Dear Ron,


Thanks for the "Financial-Viagra" you gave me. I don't know what else to call it. Every time I attend one of your events my bank account gets bigger and bigger and all around more swollen.

Last time you heard from me I quick turned a property for a fast and easy \$20k. I am also one of the lucky Testimonial Contest Winners that will be joining you in Alaska .

Well, I didn't make another quick and easy \$20k this time..... It was more like \$55,000.00 on a quick and easy Wholesale Flip. The spread on the 2 contracts that were simultaneously closed was \$55,000.00 and after taking a nibble on the closing costs and my State collecting a \$9,666.57 tax withholding, I netted \$43,600.43.

You should have warned me. I wasn't prepared for how good it would feel to deposit these "Obese Checks" in the bank. I know it's all relative. Something tells me; if I keep hanging around you-I'll soon be depositing "Obscenely Obese Checks" in no time.

Sincerely,



Victor R. Favela

P.S. I would also like to commend your assistant Tish for being extremely professional and helpful.

P.S.S. Enjoy the "smokes" I sent you. I hope they are the type you like. I don't know much about cigars-being from East L.A. if it smells funny when lit, I stay away, the cops aren't too far behind.

VICTOR R. FAVELA

High School Drop-Out Makes \$20,000 On A Quick Wholesale Deal!!



Dear Ron,

Yet another Wholesale Flip! Who would have thought that a .37 cent investment (stamp) would put \$20,000 in my pocket, solve a sellers personal challenge, increase property values, and end blight in the inner-city?!

I found a distressed property, tracked down the owner and sent a letter. The seller called and was delighted someone was crazy enough to take this "problem" off her hands. After coming to an agreement on price I Wholesale Flipped the property to another investor who specializes in rehabs for \$20,000.00

The property sat vacant for approximately 10 years before I got involved. After repairs, the property was sold for \$270,00.00 and a deserving family moved into it. This was my second Wholesale Flip and have continued to do more. My mission is to end blight in the inner-city and thanks to your training it is becoming a reality one property at a time. The best part is I don't put up any money, other than modest advertising costs and my credit is a non-issue.

It's difficult for many to believe that an unemployed, former Navy Squid (Sailor), and high school drop-out from East L.A. can do as well as I've done. I've included pictures of the property I've discussed in this letter as well as a picture of me and of course my company car...yup, that's a 5 series BMW. Thanks again Ron for giving me my life back and helping erase all those supposed boundaries.

Sincerely,


Victor R. Favela
Los Angeles, CA

Life sure does change after Ron...

Yup, that's a 5 series BMW.



Victor flipped this property for a quick \$20,000 profit!



June [REDACTED]

Dear Ron,

We just finished the MIS camp. It was June 7 – June 11. It was a very informative camp, with lot of eye opening strategies.

My husband, myself and my two daughters have been interested in entering the real estate investing market full time and in doing so have attended several different seminars from self proclaimed real estate “Experts”. All of them have some valuable information but we found that none of them were as knowledgeable, supportive, and really “walked the talk” as you.

It’s nice to listen to a professional in the field who keep’s it straight and simple. Your style of speaking and teaching methods make us want to listen, and act upon, no matter how much or little we know about real estate investing.

We look forward to becoming full time real estate investors and thank you for providing us with the tools and knowledge to make it happen.

Here is a copy of our bank transfer showing you what we made off of this probate house. We bought it for \$210,000.00 out of our Line of Credit. The house is in Richmond, Ca. We didn’t know what to do with it. Keep it, Rehab it, Wholesale it or just sell it. After 3 months we decided to wholesale it to another investor. We sold it for \$375,000.00. He paid us \$250,000.00 down and we carried back \$125,000.00 with 14% interest, 5 points, and 3 months payoff. Just like you taught us. The next time we will not take so much time flipping it.

We will be in contact with our future success stories.

Thanks again, Ron.

Patricia J Hebert

Sincerely,

Patti Hebert and Family



S & K Properties

25920 [REDACTED] ~ Moreno Valley, CA 92551

Fax 951-[REDACTED] ~ Phone 866-[REDACTED]

E-Mail Address~ [REDACTED]@verizon.net

www.SKBuysHouses.com

Dear Ron,

3 [REDACTED]

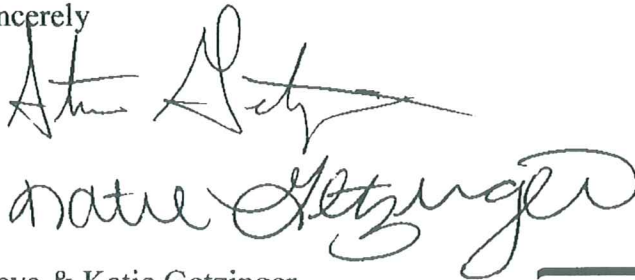
Well, it's happened! We got our first deal!!!

We've got to tell you how happy we are that we found you and your system. We went to the school of hard knocks for a year and a half- trying desperately to make it work. We even hired a mentor to help us out along the way. One day we just hit rock bottom. We knew that we wanted to be real estate investors, and knew it had to work- somehow. We decided that your Pretty & Ugly House Boot Camps would be our 'last shot' at it. We thought "If we apply his system and it doesn't work for us then it's because one of 2 reasons- We just can't make it work or there is no market for it. After a lot of research, talking, praying, & deliberating we decided something had to be done. We scraped up the money and invested in our futures. We're sure glad we did. We attended Pretty House in November [REDACTED] and Ugly House [REDACTED]. We started applying ourselves immediately! After we left Pretty House we started a direct mail marketing campaign to out of state owners. The same day we left Ugly House we had a missed call on our cell phone. We noticed the area code was not familiar, so we hoped it was a lead. Boy, was it ever! An out of state owner wanted to sell their tenant occupied property, and they just wanted to cash out.

Using the skills and the knowledge we obtained in the boot camps, we were able to make an all cash offer using your wholesale MAO formula, which happened to be more than what the seller wanted! The offer was accepted, we assigned the contract and we just closed escrow! We've attached a copy of our check.

We know that this first deal is like the tip of the iceberg for us and are so excited for what the future holds for us. Thank you, Ron for developing your system and enabling us to get on the fast track to success.

Sincerely



Steve & Katie Getzinger

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROFINISHED BORDER

	CENTRAL ESCROW, INC. LOS ANGELES TRUST ACCOUNT 3660 WILSHIRE BLVD., STE. 108 LOS ANGELES, CA 90010 (213) 389-8300	HANMI BANK Wilshire Office 3650 Wilshire Blvd. Los Angeles, CA 90010	16-3939/1220	87480
ESCROW NO.	DATE	ESCROW NO.	DATE	AMOUNT
5022638-KC	03 [REDACTED]	5022638-KC	03 [REDACTED]	\$ 18,000.00
PAY	Eighteen Thousand And 00/100 Dollars		ESCROW TRUST ACCOUNT VOID AFTER 180 DAYS	
TO THE ORDER OF	Katie Getzinger 25920 [REDACTED] 205 Moreno Valley, CA 92551		879-55 	

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ALTERNATE WATERMARK. HOLD AT AN ANGLE TO VIEW

08 7480 006 4 2 1 288

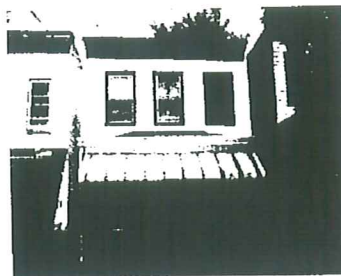


RELIABLIST, LLC

10307 W. Broad Street, #335
Glen Allen, VA 23060
(804) 747-6767 Phone
(804) 317-9185 Cell

[REDACTED]

Financial Freedom Network
3451 Lawrenceville-Suwanee Road
Suite B
Suwanee, GA 30024



Dennis, Ron and FFN,

1114 N. 24th Street, Richmond, VA 23223

The third deal we closed this month was another nice wholesale deal! This deal came to us from a seller who called in from one of our yellow letter campaigns. He contacted us by email, and we found out he was an out of town owner. He actually verbally agreed to sell to another investor. We were told him we were disappointed because we didn't get a chance to look at the house and discuss price with him. But we told him to call us if it didn't work out with the other investor. After an inspection that investor tried to beat him up so bad over price, he didn't sign with him. The seller called us back and we were back in the game. We agreed to the price of \$40,000 in June. Then the challenges started. This house was in an estate and one of the heirs here in town had power of attorney for the others, or so he said. Turned out, they had signed papers stating such, but they weren't legal documents. So we had those sent out to the other heirs that were dispersed around the country. Then we had to find death certificates for an heir who died in CA. Unfortunately, CA takes 12 weeks to provide death certificates, at least the right death certificate. We got one in two weeks, but it was for someone with the same first name, the last name wasn't even close. That is when we found out it was going to be 12 weeks to get another one, hopefully the right one. While this was going on, the heir who lived here in town became very ill and unfortunately died. So we needed to do new powers of attorney again. We also found that the title company required another death certificate of another dead heir that someone had missed. While all this was going on, we sold the property twice to two different investors who ended up backing out because it was taking so long for us to provide clear title. As we were working with the new heir who had power of attorney, we always tried to be sensitive to his situation and that of his family and the stress we were all under to get this deal done. After five months, our persistence paid off and it was worth the wait. Our profit from that deal will be approximately \$27,400 and we are now working with him on the house of the heir that passed away here in town.

Grateful Students,
Brian Rhodes, Greg Butler, Eric Gillespie

Security Features: See Warning Band and Back for Details

WARNING: SECURITY SCREEN ON FRONT AND BACK. MICROPRINTING FRONT AND BACK. MAGNIFY TO VERIFY ORIGINAL DOCUMENT.

31302

BB&T
68-426/514

MICHAEL J. WILLIAMS, ATTORNEY
TRUST ACCOUNT
701 TWINRIDGE LANE
RICHMOND, VA 23235

FILE #: W07CJOHN 31302

PAY TWENTY-SEVEN THOUSAND FOUR HUNDRED FORTY-FOUR AND 00/100 DOLLARS ***
[REDACTED] *****\$27,444.00*

TO THE ORDER OF: REHABLISIT, LLC

TRUST ACCOUNT

Michael J. Williams

⑈031302⑈ ⑈051404280⑈5232904188⑈



Manuel Coelho

12153 [REDACTED]

Artesia, CA 90701

Phone: 949-[REDACTED]

Fax: 949-[REDACTED]

E-mail: [REDACTED]@aol.com

December [REDACTED]

Dear Ron The Millionaire Maker,

Thank you for sharing your wisdom with me at the Las Vegas Seminar in late September [REDACTED]. One month after that seminar I got response from one of my out of state letters. I made an offer for \$240,000 on a house that was worth \$320,000 and got it accepted over the phone. My mouth dropped when the seller said let's open escrow. Well I had to keep my cool being a realtor in the past and it's challenging to believe someone would accept that offer on a house in good condition, but they did and I had a smile from ear to ear. A few days later I put the same house in contract with another investor for all cash for \$270,000 and closed 2 weeks later and received a check for \$27,460.05 for taking action on your education. I thought I needed money to fund deals, but I only needed 100 bucks after learning a simple strategy called wholesaling.

After this deal I have done 3 more in which I got paid \$10,100 on one and I am going to get paid around \$60,000 on the other two in January. Thank you for showing me how to become a millionaire. The more I listen and take action on your education, the closer I am to becoming a multimillionaire.

Earlier in January [REDACTED] I had purchased a huge Janitorial Business that had 83 employees and thought I was going to make a lot of money but soon found that it was a non-profit organization. The only people making money were the employees and that transaction set me back over \$300,000. When I discovered your education I quickly got your message that says, "Stop crying over spilled milk and go milk another cow". Thank you Ron I have always wanted to be a Real Estate Investor and you showed me how with little or no risk. Ron, you are definitely someone who makes a huge difference in this world.

Kind Regards and Happy New Year!!

Manuel Coelho

Ron LeGrand
9799 Old St. Augustine Rd
Jacksonville, Fl. 32257

Dear Ron,

I have been looking forward to writing you this letter for about two years! I know I know, Two years is a long time but you said it yourself, it's not my fault. I'm a man.

So of course I had to spend the time trying to "improve" your systems. Funny thing was I could never "spend" any of my improvements!

About two years ago I started going to my local Real Estate Club in Los Angeles run by your friend and student Phyllis Rockower, who told me, "*I would be a fool to miss any event personally taught by Ron!*" So I went to your short sale seminar and my eyes were opened to the real possibilities of making money. Two weeks later I had my first deal from a neighbor that *deeded me his house!* (That can't happen in LA? It must be a crummy neighborhood!) I *walked* to his house from mine so no, I live in a great area. *I followed your short sale course to the letter.* The one mistake I made turned out to be critical. My BPO and comps came in too low when the house just four doors down came in at \$600,000 2 days before the Trustee sale. The Bank had been saying yes all the way to then and said "I think we'll let this one go to sale". That was the bad news. The good news was *it only cost me \$10.00 and some time to learn that lesson!* Thanks Ron!

I gotta admit I got cocky. Two weeks after first hearing you speak and getting a deal I just new I was in fat city! Wrong! I talked to every unmotivated time waster and tire kicker around and had convinced myself that maybe this stuff doesn't work after all. It was about then that you were on a swing out west and I came to a *cash flow work shop* that you were teaching *and that's when I heard it.* From the Platform you said "don't blame me if you aren't getting results. I know this stuff works. There are just five things you need to do to be successful and I guarantee that if it isn't working you're doing something wrong so go back and fix it!" So I did.

I let my marketing prescreen out ALL of the dead wood and only talked to people calling me! I quickly analyzed each deal using your methods and if I had a question your student Phyllis set me straight. That's when it happened. A **MOTIVATED** seller called me to buy their house. I had a "hard money lender" look at the deal and had it *approved before I bought it!* I signed the deal up for \$100,00

Here are the numbers: ARV \$220 x70% = \$154 - repairs around \$10k=MAO \$144k

I bought \$120k and wholesaled for \$140 plus closing costs. Enclosed is a copy of my check from escrow. That's what you get when you *stop listening* to the **MORONS** who say you can't do that in LA and *start listening* to **MORE RON**. I am a true believer!

Thank you,
John Williams,
TSR Holdings, LLC
Long Beach California