

To whom it may concern:

My name is Beau Carrier, I am 22 years old and I barely finished high school and about 6 months ago I used to work in construction full time until I found the "Cash Flow Generator" package. I must say, I found the information riveting and could not stop thinking about real estate. one day when my boss told me we would start flying in small prop planes to get to jobs we had in other states I told him I would no longer be able to work for him (for a dislike of flying and the sewers I worked in, especially for dollars per hour) and dove into real estate full time using Ron's techniques as described in the cash flow generator. I know there really isn't enough info in that package to "hold your hand" thru the entire process of doing deals but with enough determination and desire to succeed I made things go right!

I successfully negotiated a Short Sale with Washington Mutual Bank and beat down a second lien holder on a property located in Cleveland Ohio and I wholesaled a house for \$10,765.56 :-)) where do I send a copy of the check?

At this time I am ready to close 4 other wholesale deals I have under contract and I'm trying to get a Tenant/Buyer into a lease option that I have.

Once I close these deals and I have my immediate cash flow problems handled I will be coming for the REAL TRAINING, that my deals will pay for.

Thanks to Ron Legrand, my life has changed forever and I could not be happier. My goals are to out-Trump Mr. Trump AND I WILL. You will see my name again, in the future.

I would appreciate it if you can tell me where to send a copy of my first check in the real estate business.

Sincerely,

Beau Carrier

1047 [REDACTED]

SWEET PROPERTY, LLC
P. O. BOX [REDACTED]
WELLINGTON, NEVADA 89444

December [REDACTED]

Dear Ron:

We are writing to thank you and to tell you of our recent success. At the end of July we attended your Millionaire Maker boot camp in Los Angeles. We learned a tremendous amount in that week from you, Jeff Kaller, Kathy Kennebrook, Robyn Thompson and others who presented at the event. We came home very enthusiastic, rejuvenated and a lot more confident than when we arrived. It was truly a wonderful experience. You really have changed our lives! We have been privileged to meet many wonderful people and it is so rewarding to be helping others. Both buyers and sellers love us.

When we got to the boot camp we had one lease-to-own property in Detroit and the deeds to a couple of other properties (acquired with the assistance of a network we belong to), but we had not acquired any properties on our own. We started mailings to notices of default using Kathy's letters, and the phone started ringing! The response was amazing! Our experience is growing in short sales and IRS lien releases. We are now very confident with the knowledge we've acquired. We are even getting referrals!

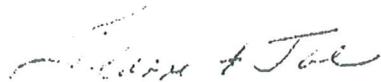
We managed one short sale on a second with redemption on the first. We LTO'd that property with a net gain of over \$40,000! We now have about a dozen deeds and we just received our first check from a cash-out. A copy of the check is enclosed in the amount of \$47,327.36 most of which is our net profit (we had to do an off escrow buyout of the second). Next week we cash out on another property that will net us a little over \$10K. Today we got the deed to a \$1.5M property in El Dorado Hills, California! It has 8 liens behind the first mortgage, which is 3 payments behind, and the 2nd is in foreclosure. We're going to try an auction this time. We are having a blast exercising all the tools you have armed us with. It sure is fun to show copies of this check to all our friends and family that said all these seminars were a waste of time and money. Now they tell us we must be doing something illegal. Some people will never believe!

Check out our website! www.sweetproperty.com We are even making money from Google!

Many thanks again to you, Ron, and all of your associates for the tremendous gift of knowledge that you've shared with us and so many others. We are now ready for a second dose of Ron...See you in January in LA.

Our very best wishes for a very happy holiday season!

Joe Miceli and Jeanne Pierce



PHONE: 775-[REDACTED] • FAX: 775-[REDACTED]
WWW.SWEETPROPERTY.COM

**STEWART TITLE
OF DOUGLAS COUNTY**

EMERSON TRUST ACCOUNT
HARRIS LUDWIGS MEMBER, NEVADA BANK



MEMBER FDIC
EQUIVALENT TO
SPECIAL SERVICES
OF FEDERAL RESERVE

07-41651

VOID IF NOT CALLED
WITHIN 90 DAYS
BY THE

07-00041651

EMERSON NO. 030704193

12/

PAY 36/100 FORTY SEVEN THOUSAND THREE HUNDRED TWENTY SEVEN AND

DOLLARS \$47,327.36

TO THE ORDER OF SNEET PROPERTY LLC,
P.O. BOX [REDACTED]
WELLINGTON, NV 89444

[Handwritten Signature]

⑆0741651⑆ 348318⑆

Ron,

My first successfully completed Short Sale deal was on a pre-foreclosure house that over 30 investors had tried to get the owner to sign over the deed. I won him over by offering something nobody else thought of. You see, he was a breeder of exotic lizards (and mice to feed the lizards). His garage was full of animals including 20 lizards and over 1000 mice (See pictures) that he would have to move. (Unfortunately, the smell that permeated the house would stay behind!)

Included in my deal was an offer to buy all the animals, cages, tanks, stands and lights for \$3500. That made me stand out as the investor he decided to deal with.

House details:

3Bed 2 bath block home, 1900 SqFt, Built 1996
STUNK TO HIGH HEAVEN!
Needed all new carpet & paint.

ARV \$151,000
Repairs \$7,000

Owed on first \$112,000
Owed on 2nd \$44,000

Negotiated first to \$100,000
Negotiated 2nd to \$9700

Flipped to rehabber for \$134,000

Net profit \$21,581.68

PS: I never did end up buying the lizards. He decided to keep them!!!!
Plus I got a free 8'x16' wooden storage shed that I moved to another property.

Alan Miller
Brevard Property Solutions, LLC
Rockledge, Florida

American Heritage Title Company

Escrow Account
846 North Cocoa Boulevard, Suite C
Cocoa, Florida 32922
(321) 632-9600

Harbor Federal
Fort Pierce, FL 34950
63-8419/2670

5675

May
jb

PAY

**Twenty One Thousand Five Hundred Eighty One dollars & Sixty Eight cents **
**\$21,581.68

TO THE ORDER OF
Brevard Property Solutions LLC, Trustee of the Cooper Family Trust

Title No. 04-1477 2550 SE Quarry Avenue

AUTHORIZED SIGNATURE

⑈0005675⑈

2600012216701⑈

From the Desk of Patti Harrison

Dear Ron,


I wanted to say "Thank You" for all the time you've spent educating those of us who have a dream to "make it big" in real estate. I am now working "full time" in real estate investing- actually just solving people's problems and getting paid well for being compassionate to people in difficult situations. I love making a difference in seller's lives and I want to say "thanks" for teaching me how!

My goal for the new year is to acquire 3 houses a month and sell 2 each month. A big goal for someone with big dreams. The boot camps make all the difference! When I came back from the MIS boot camp, I negotiated with a gentleman who had a 8 million dollar home in foreclosure. He eventually found a buyer who paid 7.2 and wanted to live in the home. I'm just thankful that you gave me the confidence and techniques to know how to negotiate a deal like this. I

I sold a home yesterday using the "round robin auction" technique. Closing will be in a few weeks. I'm enclosing checks and pictures of two other deals.



The \$34,717.48 home was a vacant home. The owner had filed bankruptcy, and the home was in foreclosure. The owner was in Puerto Rico. I hired a skip tracer to find her. The first mortgage balance was \$216,000(w/ 8 overdue payments, atny fees etc) and the second was \$50,000. The property was worth \$280-300K. I never could get the first to agree to a short sale, but the second finally agreed to take \$6700. I sold the house for \$265,000.

QUALITY TITLE & GUARANTY CO. INC.		FIRST NATIONAL BANK	
ESCROW ACCOUNT (B)		ORLANDO, FLORIDA 32810	
OMIEDO, FL 32785-0578		03-683-631	
(407) 368-8030		FILE #: 10-141-3	1449
THIRTY-FOUR THOUSAND SEVEN HUNDRED SEVENTEEN AND 48/100 DOLLARS ***			AMOUNT
DATE			*****\$34,717.48*
11/26/03			
PAY TO THE ORDER OF	JMH PROPERTIES, L.L.C		
			
⑈001449⑈ ⑆063109935⑆ 0700336134⑈			

Dear Ron,

I wanted to take this time to write you and personally thank you for all that you have done for me. In the last few years, I have managed and edited your newsletter, *The Mentor*, and in that time I have asked you a million real estate questions...all of which you answered with patience and guidance.

Within the last few weeks, I have made the decision to change my full-time career to real estate investing, and I must say it has been the best decision of my life! Although you were the best boss...I still love not having anybody to answer too! I am still not used to the lifestyle of working my own hours, vacationing anytime I want, and being able to buy anything that suits me. I owe ALL of this to you and your brilliant teachings of the Short Sale. Without this real estate technique, I wouldn't have made as much money on my deal. Let me breakdown my deal for you.

I found a 3/2 home in pre-foreclosure. The owner had vacated the property and wanted to do anything to get out of pre-foreclosure. The ARV (After Repaired Value) of the home was \$100,000 and he had two mortgages on the property. The first mortgage was \$68,000 and the second was \$47,000.

I did exactly what you told me to do. I got the deed! I then contacted the Loss Mitigation department of the bank and short sold the 1st mortgage to \$58,000. I then called the bank of the second mortgage and discounted the \$47,000 to \$2,000! Therefore, I picked up a \$105,000 property for \$60,000! It needed about \$5,000 in repairs but I still went ahead and put my FSBO sign up in the front yard the day I closed on it. One week later, I had a buyer willing to do all the repairs himself if I lowered my price of \$106,000 to \$98,000. I talked him into \$101,000 and he agreed! I almost went through the floor in shock. I couldn't believe that I bought the property and a week later sold it! After all was said and done, I ended up with a profit of \$28,000!

As I sit here and write you this letter, I still pinch myself to see if I'm dreaming. I finally got the opportunity to pay off all of my bills and now I live debt free. It is the best feeling in the world...and I owe all of it to you. You are truly my Mentor! I thank you from the bottom of my heart. You will never fully understand the positive impact you have had on my life. It has been my pleasure working for you!

Thank you!

Sincerely,

Katie Lambert

FLORIDA PROPERTY SOLUTIONS LLC

“Serving the Needs of the Greater Gainesville Community”



Dear Ron,

Here's your long overdue testimonial. Sorry it took so long...we've just been too busy to stop!

It took us a while to get going with this business. We had other things on our plates. I also didn't know anything about real estate and my husband's self esteem was almost non-existent due to some bad business decisions that had left us in the sub-basement of financial security. After about 9 months of part time effort we finally landed our first deal: a bank REO in a questionable neighborhood that we outbid 12 other investors for! We were in bliss! (It didn't matter that if we'd been on top of things we could have purchased it at the courthouse steps for less than half of what we paid for it!) We put too much time and money into the house, it took too long to sell and then to close, but we finally came out of the deal with \$12,000 in our hot little hands. It wasn't enough, but we paid for our education on this one too.

That first house was practically all we did in our first year in the business. Since that time (one more year) we've done another 13 houses: 5 REO's (rehabs), 4 "get the deeds" (my husband negotiated significant short sales on two of these!), 2 out of town owners responding to a letter campaign and 2 houses from our yellow page ad from owners in various stages of distress. Those houses have meant around \$275,000 in cash and equity to us. That's a big step up from the basement for us!

Ron, we can't thank you enough for all that you've done for us. We were getting pretty desperate and had no idea where to turn for help. Your kindness in sharing your experience and expertise with us as well as thousands of others around the country will never be forgotten. You've definitely made a difference in our lives, a difference that will continue in the years to come. Thank you again!

Sincerely,

Michele and Naveen Khurana

Wow, what a difference!!



This Phoenix couple discovered there's a lot more money in buying houses than listing them.

Brian & Lynette Wolff

Phoenix, AZ

Dear Ron,

I feel so fortunate to be writing you this testimonial letter. It's been just over 3 months since your first ever Millionaire-Maker Boot Camp, which was the first event we attended. It's taken a little while, but now I really believe we will be one of the great success stories arising from those intense days in rainy Atlanta. I told my wife Lynette that our results in August would be the first true test of how well this business really works. On the very first day of August we signed 2 deals with a combined profit of \$36,800!

I have been in real estate as an agent, and I've also been a mortgage broker like yourself. My wife Lynette is one of the top "new home" sales agents in town, with over \$75 million in homes sold. I've always been grateful for the huge paychecks she was earning... except that now since I met you, they don't seem all that huge anymore! As for me, I eventually worked myself up to manage an office for Ameriquest Mortgage. I really thought I was making good money then, but it didn't take long for the bosses to clamp down on my commissions. That is the beauty of this real estate business—it's totally up to you how much money you make. It all comes down to how much time, energy, knowledge, creativity, and salesmanship you deliver on a daily basis. Fortunately for us, a great education in the last 3 can be purchased from you!



Even with all my previous experience in real estate and mortgages, Ron, I have to confess I had my share of doubts along the way, But I just kept listening to your CDs, and I stuck with it! If you allow yourself enough time to figure this stuff out (and I certainly don't have it all figured out yet), no business will ever reward you and your family with the money and time that real estate will. The secret is to just keep trying stuff until something works, and never, never quit.

Ron, it's only been with your help that I've been able to feel so good about myself and my ability to provide the big bucks for my family's future. I haven't felt this proud or excited in years... maybe in my whole life. Ron, I'll never be able to thank you enough for that. And now I have one last thing for which I need to thank you. Lynette and I have always fantasized about working together. Well, Lynette just informed me that she is officially leaving the new home sales business in September and hopping on board the Ron Express with me! YAY!

We now have 8 houses, including 2 short sales (thank goodness for your course on that!) The net profit from the deals we've found in the last 2 months will be well over \$100,000, and we are just getting started. Ron, I'm looking forward to an extremely positive and prosperous association with you for many years to come. Take care of yourself!

Brian Wolff
Lynette Wolff

Brian & Lynette Wolff
Phoenix, AZ

P.S. I'm telling everyone to get the Millionaire Maker Boot Camp disc set and listen to CD #18, track 5. It's very educational, and pretty funny too. See you in Las Vegas, Jacksonville, and points beyond!

Dear Steve,

I wanted to send you this testimonial letter to say thank you for being a great Mentor! We've talked on the phone quite a few times ever since I signed up for the Masters Program [redacted] in Atlanta, GA. The fact that you are willing to donate your time to speak with aspiring real estate entrepreneurs is awesome. Your input and knowledge in this business has been a tremendous help to me, and I can only hope to get to the point where I can one day help others just like you. That is my ultimate goal, to one day be able to help others (preferably younger professionals) to achieve their goals in life through real estate.

This business is by no means easy, however I am 100% convinced that if you work hard and follow the system that you and Ron LeGrand teach that great things will happen. I just got married 2 weeks ago to my beautiful wife, Danielle, and we are so thankful for all that this business has provided for us so far. I still have a lot to learn and overcome, however with your continued input I know that I will continue to achieve and exceed my goals.

Thank you for all your help!



Brian Evans

608 Nakomi Dr.
Lexington, KY 40503
859-537-5558

P.S. This check is the biggest one I have received to date and I wanted to share it with you. It was a short sale that I negotiated and resold to an owner occupant as is. I did a double closing with no money out of my pocket.

4229

SMITH & ASSOCIATES TITLE CO.

ESCROW ACCOUNT
1029 MONARCH ST. STE. 110
LEXINGTON, KENTUCKY 40513
Phone (859) 231-0770

BB&T
Branch Banking and Trust Company

73-7448/421

9/4/2007

PAY TO THE ORDER OF BT Investment Group Inc \$ **61,384.55

Sixty-One Thousand Three Hundred Eighty-Four and 55/100***** DOLLARS

BT Investment Group Inc

MEMO 3696 Hurricane Hall Road


AUTHORIZED SIGNATURE

⑈00⑆229⑈ ⑆042⑆74486⑆0005⑆839375⑆2⑈

Masters

Runner UP

I have been investing in Real Estate ever since first attending Ron's events 3 years ago. Since then, I have had a daughter and son join me in my business. We've attended all but one of Ron's boot camps and attribute much of our success to him!

We have found that free and clear houses make great targets for us. Here is one that we did that has over \$700 per month positive cash flow for 5 years and then has at least \$34,000 equity when we sell it!!!

The deal came from a yellow letter to a pre-foreclosure list. The foreclosing lender was not a bank but a private individual who had sold his home on owner financing. It's a 4 year old home in Athens, Georgia and he was foreclosing for \$125,000. We worked out a short sale with him and purchased the house for \$91,000 with only \$12,500 down, **no interest and no payments** for 5 years with a balloon for the remaining \$78,500 due at the end of the 5 years.

Current ARV = \$150,000

Repairs = \$7,500

Borrowed \$25,000 from a private lender of which \$7,500 went to repairs, \$12,500 down, and \$5,000 to me. Interest of \$12,500 due on \$25,000 note at the end of 5 years.

Profit:

\$5,000 up front:

Taken out of the \$25,000 borrowed up front

\$43,500 in the middle:

\$725 net/month passive rental income (net of insurance, taxes & expenses) over 5 years

\$34,000 on the back:

\$150,000 sales price - \$116,000 owed at the end of 5 years (ignoring possible appreciation)

\$83,500 total projected profit net of expenses

We'd take more deals like that any day!!

Thanks!

Bob, Erin & David Massey
Greensboro, Georgia

Los Rios Investments, LLC
1220 Los Rios Drive
Carmichael, CA 95608
916-483-3008

August 7, 2009

Dennis Quattlebaum
Financial Freedom Network

Re: Deal of the Month

Dear Dennis,

I couldn't wait to let you know that thanks to the training we have received with Ron LeGrand and all the coaching from FFN we have sold our first investment property!

The deal came to us through a referral from a mortgage broker. He couldn't help the owners refinance the property since they had first & second mortgages and were upside down. Met with the owners and told them we could do a short sale process which they agreed to and deeded the property to me.

I submitted the deal to Ben Pargman and "The Short Sale Service." The only bad side to this was our timing. Ben and his crew had begun the negotiations with the banks just as the foreclosure crisis started here in California. Home values started dropping at the same time loans with re-adjusting ARM's hit. It took us 8 months before we finally had the approval from both banks for our asking price. Needless to say, the market changed drastically during those 8 months. We couldn't advertise for a buyer until we knew we had approval from the bank. When that finally happened we ended up buying the property ourselves with private money for the down payment.

We needed to move the property quickly to protect our nice profit before property values dropped any further. Our exit strategy was to retail the home. Since I am a commercial real estate broker and have access to the MLS I had my Personal Assistant list the property as soon as the paint was dry and the house staged.

Cindy, my PA had attended Karen Schaefer's "Two Day Staging & Design Event" where she received training on property staging and marketing investment properties. We met Karen and Simple Appeal, Inc. at Ron's Massive Income Strategies Boot Camp in December. Through Karen's program we also received a one-on-one personal coaching call that allowed Cindy to go over her staging plan and receive some last minute suggestions. Once the painting and cleaning was complete Cindy had the house staged in a couple of hours.

Everyone fell in love with the place! Of course the property had a lot going for it. The previous owners had done extensive remodeling. They put in tile and wood laminate flooring through out and granite countertops in the kitchen and new tiling in both master and guest baths. All the bedrooms have custom closet cabinets. We just needed to correct some of their paint choices, add missing hardware in the bathrooms, fix the sprinkler system and clean up the yard. The inside just needed a good cleaning. We were fortunate considering this was our first investment.

When we didn't get any offers from agents we held 3 Open Houses over two weekends. We needed to get people into the home so they could fall in love with it. On our second Open House our buyer came through with her agent and fell in love. When she came back later that afternoon with her friend and her dad, we knew she was hooked. The house was on the market for 29 days. We closed escrow on May 29th. I have enclosed a copy of the check from the title company. After we paid back the private lender and our expenses we will have a nice profit of \$33,040.93.

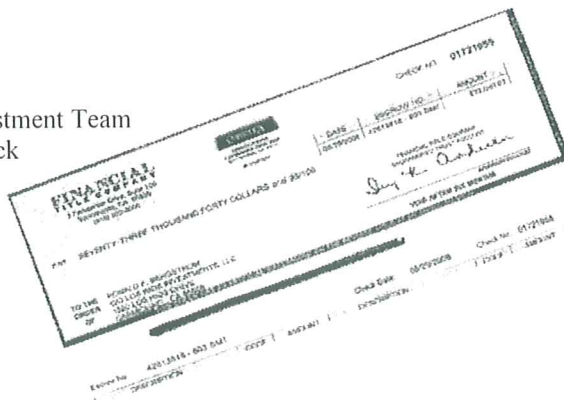
Thanks to your wonderful training we are no longer afraid. We know that we can buy right and now sell right. With so many houses on the market in California these days selling was the biggest obstacle holding us back. Just within a ¼ of a mile around our home we had 3 active listings and 2 short sales. We were worried. We just fell back on our training and listened to all the Tuesday calls on FFN for support. We learned as we went. The point is we just did it! Look at the results!

Gratefully yours,

Ron Bergstrom

Ron Bergstrom &
The Los Rios Investment Team
Carol, Cindy & Nick

RFB/cc
Enclosures



Hi, FFN

We are graduates of Ron's Master's program and have members of FFN for (I forgot how many years). We love this business and know that it makes sense even in these times.

Anyway our deal goes like this:

We received a call from a gentleman who was about to lose his home to foreclosure. This home was 5000sq ft. on a 30 acre lake. After talking with him we decided that we could work together on a short sale with the bank. So he got all the papers ready and we submitted them to the Short Sale Service, which we are key holders.

The property was listed with a Realtor, and he did a BPO on the house for us and we decided that our short sale price to the bank would be \$100,000. The ARV on the home in today's market was \$300,000. with only \$10,000 in repairs which consisted of cosmetic and landscaping of the 2 acres.

So the deal was submitted to Ben's office in the middle of March and they had a negotiated price for us of \$97,000.00 on April 29th. This was a speedy short sale. So now came the time for us to close on the deal. Here is where I troubled started.

We started calling around to find the MONEY. You see we already had someone

who wanted to put it under contract and so we needed to find funding quickly
as the bank only gave us 30 days to close.

Well I called 7 different hard money lenders and no one wanted to fund the deal. They all said the same thing, "That we do not want to deals in Griffin/Spalding County. After feelings of frustration and getting the same response over and over again, we were determined not to give up. We finally found a hard money lender to take a risk with us and funded the deal. We had to use private funds of \$20,000 to get the deal done but it was worth it. The hard money lender's funds were high but we needed to close the deal. We also had to beg the bank to give us an extension on our closing date.

Anyway after all was done, we sold the home "AS-IS" for \$151,000. and netted just over \$37,000 in 60 days.

What a Great feeling!!!

Copy of check and picture of home are attached.

Thanks

Dwight and Tabitha Kitchens

770-355-0182 cell

770-233-6968 office

770-228-5857 home

File No: 09-0153 Check Date: 7/28/2009
Buyer / Seller
Property Address: GA
Payee: DWIGHT KITCHENS and TABITHA KITCHENS
Payee Address:

Line Items	Description	Amount
603	Proceeds of Sale	\$57,650.49
	TOTAL	\$57,650.49

A. REID TURNER, III
ATTORNEY IOLTA TRUST ACCOUNT



64-22/610

FILE NO: 09-0153

DATE

AMOUNT

7/28/2009

\$57,650.49

PAY Fifty Seven Thousand Six Hundred Fifty and 49/100 Dollars

TO THE ORDER OF DWIGHT KITCHENS and TABITHA KITCHENS

ATTEST
SECRETARY

[Redacted area]

