

Mark Schmale
Kent, WA

He Got Of To A Slow Start, But Now He's In The Race.

Dear Ron:

I've been intending to write you a thank you letter for the last year and a half. It's just not procrastination that's delayed it. Frankly, I made so many mistakes on my first 3 properties, that my profit was too low to feel very proud of. They certainly didn't measure up to most of the deals I've heard or read about from other students. By the way, the mistakes I made were mostly things that you taught not to do, but either ignored or forgot. Dumb!!

Well, with your training and support, and my persistence (Roni kicking me in the behind), houses 4 & 5 have sold in February and March, generating profits of \$14,000 and \$13,000 respectively. And I've bought houses 6, 7, & 8 in the last 2 weeks; which will generate \$20,000 each. And I'm still making offers, just like you told me to.

Thank you for the training and support you and your staff have provided. You have opened the doorway to amazing profession and lifestyle. All I had to do was step through it. I know that part of the reason that you teach is the satisfaction you get when you see the results of your work. Well, I want you to know what an impact you've had on my life, and how grateful Roni and I are. Thank you.

I just enrolled in your new Paper Power boot camp, and I can't wait. I'll bring the cigars!

VOIDING CHECKS WITH MICROPRINTING IN THE SIGNATURE LINES. USE A MAGNIFYING GLASS. THE PAPER HAS AN ARTIFICIAL WATERMARK. HOLD AT ANGLE TO VIEW.



Alamo Title Company of Tarrant County, Inc.

ESCROW ACCOUNT - MAIN OFFICE

3500 Hulen Street
Fort Worth, TX 76107-6898
(817) 731-8715
FAX (817) 731-0243

Frost Bank
4200 S. Hulen Street
Fort Worth, TX 76109-4907

30-9/1140

041080

ESCROW NO.

01-01006858-JJ

June

PAY

NINE THOUSAND NINE HUNDRED FORTY-SEVEN AND 72/100*****

DOLLARS \$ *9,947.72*

TO
THE
ORDER
OF

Lee Perry

ESCROW ACCOUNT
VOID AFTER 90 DAYS
TWO SIGNATURES REQUIRED

[Handwritten signatures]

MP

MP

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

41080

041080

60 000 181.8

JJ

Alamo Title Company of Tarrant County, Inc.

ESCROW ACCOUNT - MAIN OFFICE

041080

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.
IF NOT CORRECT, PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

County #/Branch #: 0332/0001

Escrow Number: 01-01006858-JJ

Date: 06/

Check No: 41080

Amount: \$9,947.72

Buyer : Able House Buyers, Inc.

Seller : Lee Perry

Property: 5920 , Fort Worth, TX 76133

Seller(s) Proceeds

JJ

FIRST BLOOD!

THANKS, RON!

Lee Perry

Mike and Janet Webster
7645 [REDACTED]
Mentor, Ohio 44060
440 [REDACTED]
fax 440 [REDACTED]

Hi Ron

In Las Vegas, when you'd mentioned some letters are overdue, you were speaking to us. We attended with our daughter Wendy and while we wasted a little time finding our niche, we now have—pre-foreclosure!!! It maybe started slow but building BIG day by day—we most likely will soon be purchasing a home a week. Our specialty is short sales! Most recently we purchased and sold two home—one a simultaneous close! A few hours netted us \$7,000. Here are our three latest offers. (We were due to fly out of Las Vegas on the ill-fated September 11th—since our flight was cancelled several times, we drove from Las Vegas to Ohio)

Offer 1—Seminole Trail—The loan balance on this home that is spacious but needs lots of work is \$93. We offered the loss mitigator \$68 and it looks as if it will work. The ARV is \$108.

Offer 2—Ardoys—We looked at this home just before arriving in Vegas. It is in pretty good shape. The loan balance is \$80, the ARV is \$79 and our offer is \$48. Because this home is in an area that does not sell very quickly it looks as if the bank may take our offer and we will most likely sell lease purchase/option.

Offer 3—Lakeview—This is a great deal—a 3 bedroom home with a detached garage and apartment over the garage. ARV is \$75—we offered \$49 and got it!!! We already have a potential buyer!!!

Thank you, Thank you Thank you, Ron—we will look forward to seeing you in Columbus this November!!
Mike and Janet Webster

Wendy Yeary
8054 [REDACTED]
Mentor, Ohio 44060
440 [REDACTED]
fax 440 [REDACTED]

Dear Ron

We have been working on getting pre-foreclosures—every way—mailings, knocking on doors, and follow-up calls. Anything to get the deal before it goes to the courthouse steps. We were due to fly back on the 11th but of course were delayed. We ended up driving back to Cleveland so please accept my offers one day late. . .

Offer 1 Iroquois—These sellers have 3 mortgages. The 1st at \$50,000, 2nd at \$30,000 and the 3rd at \$8,000. The ARV is \$90,000. The people have given up on the house and moved. We are trying to get the 3rd at \$500, the 2nd at \$2,000 and make up back payments on the first. We have been in contact with everyone.

Offer 2 Brookhaven—The loan balance is \$90,000 and the ARV is \$100,000. The home is vacant with around \$2,000 in repairs. We are currently working on a short sale with the bank for \$60,000.

Offer 3 Lake Street—The loan balance is \$85,000 and the ARV is \$105,000. We have offered the bank \$60,000 short sale.

THANK YOU SO VERY MUCH!!! I really learned so much at MOS—You have changed my life. Thank you, RON!!!

Wendy Yeary

Juanita Salvagno

From: Martin Rizzi

Sent: Wednesday, November [REDACTED] 9:06 AM

To:

Subject: Special Message For Ron Legrand My Net Worth Now \$650,000 Thanks !!

Please pass this note on to Ron Legrand.

Dear Mr Legrand,

I am writing you to say thank you for everything you have done for my wife Linda & myself. Over the years we have taken your courses, read your book "Quick Turn" and been to your web site for information.

We have had several deals with each of your techniques, I.E. We have flipped appx. 6 properties, had a "bird dog" get us a property which is worth \$30,000 more in one year, bought a couple of foreclosures, pre foreclosures, send out mailers and bought properties, as well as get them through the MLS.

Your information was worth \$650,000 (our current net worth) so far and growing. God Bless -Take Care - & Thanks from the bottom of our hearts !!!

Linda & Martin Rizzi

PS if you are ever in the New Jersey area let us know we would like to personally shake your hand, and take you out to dinner.

Dear Ron LeGrand,

If those are boot camps I attended, then you must be the General, and I consider you my Head Coach. After sitting in the front row completing 18 seminars in 16 weeks, I was excited to make it happen. I am out there helping families out that need a transaction engineer to help them, and by helping others I have helped myself. I have the picture of you giving me my platinum award hanging on my wall. In January you said that I was the fastest Platinum to ever go through your courses, and I love the freedom of my new lifestyle. Your experience and great teaching style have made me a better man not only in business but in life. You're the best. I can be reached 201-

Thanks Coach,


Romey J Sykes

P.S. Following your system here are the copies of some checks we earned on just 3 of the many, no money down deals. We are making so much cash it feels great. Two checks are on one 2-family house where we made cash when we bought and the 2nd when we refinanced

	112,333.80	2nd check
+	94,084.62	1st check
	206,418.42	

Add rental income + 12,000.00

Sub total 218,418.42 plus \$ 60,000 in equity.

Another deal for + 92,191.22

Totaling = **\$ 310,609.64 in 14 months**

Dear Steve,

My name is Ron Gelok and I am 18 years old and have been investing for only a few months. This Real Estate stuff is awesome! I have a deal that is closing tomorrow, Wednesday the 11th, and I will be making about \$20,000!!!! I have 10 houses right now well 9 houses tomorrow and two more that are definitely closing within the next two weeks.

I have all kinds of people doing work for me. I have people that are selling my houses, finding my houses, putting signs out, doing all my advertising and direct mailing for free! I have opened up two corporations and I am the envy of other investors in the area. I am also about to get my own booth at the local REA group meetings.

Steve, I'm killin it and this is just too easy. I am doing this part time as a college student and living a life style that I could never imagined. If it wasn't for you, Ron, the Wolff's, and Cameron, I would still be working at a Hollywood video store as a cashier. Thanks.

Sincerely,
Ron Gelok
Master in the Making
Pittstown, NJ

SCOTT B. FRANKLIN & ASSOCIATES

ATTORNEYS AT LAW

68 [REDACTED]
West Hartford, CT 06107

Phone (860) [REDACTED]
Fax (860) [REDACTED]
franklinlaw.net

Scott B. Franklin, Esq.

Tinisha M. St. Brice, Esq.

Via Federal Express

April [REDACTED]

Heritage Housing Solutions, LLC
Attn: Maki Fliss
36 [REDACTED]
Mahopac, NY 10541

Re: Sale of 126 [REDACTED] Connecticut

Dear Maki:

Enclosed please find check no. 1283 in the amount of \$26,956.00 representing your assignment fee for the above captioned property of \$37,000.00 less the \$9,000.00 deposit being held by you and less the costs and legal fees due our office. In addition, enclosed is an invoice for our costs and legal fees which has now been paid.

It was a pleasure to represent you in this matter and please do not hesitate to contact this office if you should have any questions.

Sincerely,

\$35,956.00

SCOTT B. FRANKLIN & ASSOCIATES

ATTORNEYS AT LAW
CLIENT FUND ACCOUNT
68 [REDACTED]
WEST HARTFORD, CT 06107

THE CONNECTICUT BANK
and TRUST COMPANY
57-1068/119

1283

4/ [REDACTED]

PAY TO THE
ORDER OF Heritage Housing Solutions, LLC

\$ **26,956.00

Twenty-Six Thousand Nine Hundred Fifty-Six and 00/100

DOLLARS.

MEMO:

Heritage Housing Solutions, LLC - Net Assignment fee

17

American Funding Corporation
[REDACTED] Ohio 44060
[REDACTED]

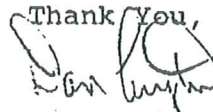
The LeGrand Group
Ron LeGrand
9799 Old St. Augustine Road
Jacksonville, FL 32257

Dear Ron,

I am dropping you a line, to inform you that just in the past few years I have been able to accumulate over One Million Dollars in Real Estate. And this before my fortieth birthday. I have reached my goal to own 20 rental properties and to have a positive cash flow without ever going to a bank. I am watching my income to debt ratio, per your advice, and keeping it about 2 to 1.

I just followed your advice and made it work for me! Your personal talks with your students really sink in.

I have done several Lease Options since I bought your new package, your materials just keeps getting better. This package has already paid for itself ten times.

Thank You,

Dan Layton

P.S. Already working on the next 20.

Chariot House Investments

PO Box [REDACTED]
Cleveland Hts., OH 44118

Phone (216) [REDACTED]
Fax (216) [REDACTED]
E-Mail – [REDACTED]@stratos.net

January [REDACTED]

Roger - - - Thank You!

When we met you we were buried under 4 bad buys that we were making payments on. We were accepting seller's problems as our own thereby functioning as a lending institution. Had more than 100k in credit card debt accumulated from buying and rehabbing houses, and had NO monthly cash coming in.

Since we began working with you...

(Or since we were fortunate enough to get you when we signed on for Ron LeGrand's coaching program.)

1. We've sold our 4 bad purchases and have money coming in from each of them. (purchases made due to "hunger for a deal" and "I'm gonna do something even if I don't understand what I'm doing")
2. On new leads, we've learned to spend more time PRIOR to making an offer. Taking the time to do the research thoroughly so as to not get back into a bad buy situation.
3. We've had our first "Great...Next..." experience. Rogers name for quickly walking away from a non-deal, so we can move on to a real deal.
4. We've recognized the tendency for our time to get eaten up in non-money producing activities, and are working to make buying our top and first priority.
5. We're not making promises to solve a seller's problem anymore.
6. A side issue, but still a sign of movement, our bookkeeping system is almost in order, where it will be able to work for us and give us useful information.
7. We're still carrying our charge debt, but at least some money is coming in now while we get our feet situated and our buying process in order.
8. We now have a realtor working with us for Lease Option Deals.
9. We are nipping away at Wholesale properties and have a loose system in place. No deals yet

***Thank You! It finally looks like there is daylight ahead for us in this business.
With your help, we intend to be a success story you'll be glad to tell.***

Nancy & Lori

Steve and Jeanny Campbell

940 [REDACTED] Dr.

Dayton, OH 45414

937 [REDACTED]

October [REDACTED]

Global Publishing, Inc.
Mr. Ron LeGrand
9799 Old St. Augustine Rd.
Jacksonville, FL 32257

Dear Ron:

We just attended your "**Millionaire Maker Boot Camp**" in Chicago for **FREE!!** Thank you soooooooo much.

We heard you speak for 2 hours in Las Vegas and we were convinced to do just one simple idea you suggested and it earned us \$5,000, which is what it cost us to go to this Book Camp. The way we see it, it was a free seminar.

We are looking forward to attending all of your other seminars for free; just by doing some of the things we learned.

Cam was wonderful, a great instructor, clear, funny, just very, very good.

Thank you again.

Sincerely,



Steve and Jeanny Campbell

FINANCIAL ASSISTANCE CORPORATION

PO Box 1996,

Dear Ron,

You and Ray have asked for a testimonial, and here it is.

David and I want you to know that you and your organization have contributed to our financial success. While Ray Rach was informing us of the cost of your Boot Camps, I told him I had never even considered spending that much money for a seminar and did not think I ever would. Well, three days later we called Ray and signed up. The Boot Camp proved to be a bargain for us because we were ready, we had some resources, we had your tools, and we were not afraid. The following confirms we made the right decision:

We first heard of Ron LeGrand in October 1998. Our friend Mike Rodetsky invited us to hear him in Tampa, FL. In the 15 months which followed we purchased 25 houses with an average profit or equity position of \$18,840 for a total of \$471,000.

We have since attended several boot camps, tax, marketing, and other SDI seminars. Each one was extremely stimulating and informative. They also provide great times to interact with hundreds of people in the real estate business, to exchange ideas, and to solve problems.

Several people have asked if the money we have spent on Ron's seminars has been worth it. Here is the math. You figure it out:

\$25,000 spent in 15 months (transportation, room, board, and education)

Results of house buying activity \$471,000.

Any questions?

Sincerely yours,



Tom Reaves
David Campbell

CC: Ray Rach

*Thanks for the great letter.
I'm using it in my talk.
Keep pushing.
To your quantum leap
Ron*

Liberty Homebuyers

1630 [REDACTED], Suite 105, Clarksville, TN 37042

(931) [REDACTED] FAX (931) [REDACTED]

Dan Harvey, Managing Director

March [REDACTED]

Dear Ron,

I want to send you a note to let you know how much I appreciate you and the quality education that I'm receiving from your home study courses in real estate training.

I purchased your book, "Fast Cash With Quick-Turn Real Estate" in November of [REDACTED]. Needless to say, I was captivated. The easy to understand approach and the simple way you laid out the strategies made me believe that I had a shot at this business.

My wife and I had attended a 3 day real estate training seminar just a few months prior to this time and had spent over \$3,000.00 for my so called education that didn't help me as much as reading your book did. At a lot less money I might add.

After reading the book, I called your order number in the back of the book to see what else you had that I could devour. The only thing I could afford at the time was the "Fast Cash" course.

In typical LeGrand fashion, I received more than I anticipated. I read the materials a half dozen times and listened to the accompanying tapes as many times.

Within a short time, I had my first property under contract. We now have bought and sold 13 homes and have currently 5 others under contract. All using your techniques and forms. I didn't change a thing. Imagine that! I haven't deviated one iota of the way you instructed me in what I should do.

Just in this first year of business working part time I've generated over \$150,000.00 in cash and equities working it part time. I'm now working it full time and have bought or put under contract 4 homes in the past four weeks.

Thanks Ron.

Your loyal lifelong fan,

Dan Harvey

PS Feel free to share this letter with others so you can change their lives... like you did mine!

February, [REDACTED]

Dear Ron:

I'm so glad to have the opportunity to meet you in person! The bootcamps are all in my plans for the next 18 months, so I hope to meet you again at one of those, and, at the Customer Appreciation Event in Las Vegas in July!

I first heard about you through Rhea Perry, who wrote an article for home-schooling parents to teach their children about business. She mentioned her son, Drew, a teen-aged real estate investor. She didn't give any details about exactly how Drew learned to buy and flip and make thousands of dollars without having a lot of money to start with, but I got in touch with her and found that you were the secret to Drew's (continuing) success.

I figured, "If a teenager can do this, *I* can do this!" And I borrowed money to purchase your Cash-Flow systems. I have been on disability for several years, but it isn't much to live on, and I am going to be getting \$500 a month in alimony for another year. When you asked "How many deals do you have to do in a year to replace your current income?" I was one of those person who had to answer, "One."

Since I am limited in my ability to work, I thought "The less I do, the more I make" was something my speed. I have had to work harder than I expected (I find nothing is *quite* as easy as "gurus" make it sound), and it has taken me longer than I had hoped, but I am well on my way of achieving my goals. I am currently participating in a work incentive program which protects my disability benefits while I am attempting to work. I will soon be off disability, thanks to you! Then, on to achieving my other goals!

I have an uncle with Lou Gehrig's disease, and my aunt is his sole caregiver, as their only child was killed, at age 18, by a drunk driver over 20 years ago. She desperately needs respite care, but cannot afford it. One of my goals is to provide in-home health care for half a day, every day, so my aunt has a chance to "re-charge her batteries" and take care of herself as well as my uncle.

My mother is a special ed teacher in Texas. Another one of my goals is to enable her to retire when she turns 65 (in 2 years). She has had to dip into her retirement funds to survive over the years, and financially, she says she'll have to work till she dies. I have a better idea: I plan to move her up here, and support financially so she'll be near me, my brother, my kids (her only grandchildren), and her sister (my aunt I just told you about).

I also want to be in a position to be able to homeschool my children. I plan to achieve that goal by that summer. I plan to be in a financial position to be able to hire a full-time assistant to delegate all those tasks to that eat up so much time.

Those are my most motivating goals, but I have many more. With your guidance, I am sure I will achieve them. Although my largest check has been less than \$7,000, I have bigger deals in the works, and I feel like I am still far from hitting my stride.

Thanks so much for sharing all your knowledge.

God Bless!


Lydia Hubbell

Antioch, TN

644

11/12/2004

\$ 6,869.00

DOLLARS

THE UNIVERSITY OF CHICAGO

1000

India Shulbell
Antioch, TN.

My biggest check
in 1 1/2 years

*Actual net partnership profit was \$81,000.
Still not bad for one deal!

"Ron - I heard you speak and WOW!"



Sherman Ragland Picks up a Check for \$106,000 on August 19, 2005 for one of his Properties in Baltimore, MD.

THANK YOU RON!!

An Amazing True Story...

A Maryland Real Estate Investor Goes From Near Bankruptcy to Financially Free By Using Real Estate To Recover From A Collapsed Business...

Dear Ron;

After years of “playing games” I finally got serious about becoming a real estate investor.

While there were a number of changes going on in my life in 2001, **I never suspected that our main source of income would be wiped out in a single day!**

For years I had toyed with the idea of what it would be like to “wheel and deal” like Donald Trump, but somehow **I never got past the first chapter in any of those real estate investor books I had picked up at Borders, or the numerous courses I bought from watching late-night TV infomercials.**

But in my gut I knew attending a live conference would be the “turning

point” for me.

Within days of our third son being born, I asked my wife if she were “o.k.” with my going out of town to attend a National Real Estate Investor’s Conference ... my last ditch attempt to really get a hold of this real estate thing. Without hesitation, she said “YES - Go Do It!”

So, I packed a suit case and went to this 4-day event looking for: a mentor, and some rock-solid information on “How to Become a Successful Real Estate Investor”. **At the Conference I heard you speak and WOW!**

Within weeks of attending that first National Real Estate Investor's Conference I put together my first deal, and **within Nine Months I had Made \$90,000 in Hard Cold**

Cash, from my part time real estate business. Thank God I did, because six-months after attending the Conference in 2001, our “primary source” of income was wiped out due to the Terrorist attacks in Washington, DC and NY.

After the first deal I never looked back! **In fact we occasionally make as much today on each deal, as I made during my entire first year as a full-time investor!!**

This never would have happened
If I had not attended that National
Real Estate Investor Conference,
**heard you speak and picked up
your materials on how to make it
happen - Thanks Ron!**

- Sherman Ragland, Bowie, MD

\$106,000 Check From Just **One** Deal!!

BOARD & BORDEN, LLC
DBA FREDERICKTOWNE TITLE
ESCROW ACCOUNT
 227 W. PATRICK ST.
 FREDERICK, MD 21701
 (301) 663-4955



FARMERS & MECHANICS BANK

9746

August 19, 2005

'AY TO THE ORDER OF [REDACTED], LLC - A Maryland Limited Liability Company

\$ 106,069.77

One Hundred Six Thousand Sixty Nine and 77/100

DOLLARS

AFMO- File [REDACTED]

1009746# 1055000288: 000 [REDACTED] 0#

U.S. TITLE
*** www.us-title.com ***



87015

4-21/810

Escrow Account
8135 Forsyth Blvd., Clayton, MO 63105

FILE #
5-27217

(314)727-2900

PAY Forty-Nine Thousand Eight Hundred One and 92 /100 Dollars

TO THE Spirit One LLC, a limited liability company

ORDER OF
MO

\$49,801.92
Void after 90 days

MT-MO

Ref #

JP

VS



Ron, your seminars empower people to go beyond what they thought was possible in making real estate deals. You provide a solid foundation for the investor to take action and to be successful.

Thanks ...and keep up the good work.

Gerry Hempstead
Gerry Hempstead

April [REDACTED]

Dear Ron,

Partnering with you has changed our lives forever. Since we closed on our first commercial deal earlier this month, we think that joint venturing with you, Ron, should be in the future of every serious real estate investor. What an AWESOME idea. Partnering with the best real estate guru on the planet is fantastic! Thank you for our first check Ron! We look forward to many more.

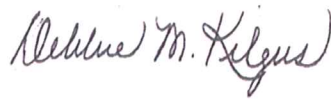
Since we have closed on our first commercial deal, we have heard how you were able to simplify and solve the most complicated of situations with our deals. We also have witnessed first-hand that you, Ron, are a man of your word and keep every promise.

Thank you for saving our first commercial deal and making our partnership a reality. We have learned so much from your commercial boot camp and our experience of working with you and Kirk on our commercial projects. We look forward to working with you on the others.

We will be making more on our current three commercial deals with you than all three years we have spent in residential. What an amazing teacher and mentor you are and have been to me and my family. We thoroughly enjoyed and appreciated your outpouring of knowledge at your commercial boot camp in Dallas in April. You leave nothing unturned. What an incredible learning environment your boot camp was.

We also want to thank you for putting trust in Debbie and me. We have grown so much in our commercial business in the last 6 months and we need to thank you for that. We do not have enough words to express our gratitude in giving us a new lease on our real estate business.

You are the best! We thank God for you, Ron!



Dale and Debbie Kilgus

Psalm 34:1-7



MY TESTIMONIAL LETTER.

thomas digiovanni

From: <[REDACTED]@aol.com>
To: <[REDACTED]@sbcglobal.net>
Sent: Monday, May [REDACTED] 1:29 PM
Subject: letter of recommendation

May [REDACTED]
Thomas Digiovanni

Dear Tom:

Blessings in Christ.



I am writing to thank you for your success in selling our house in 4 months. I remember how cautious I was wondering if your approach was going to work, but now I can say that you are for real... You have sold my house!

Thanks for helping us out in this situation, where we were trying to sell our house for months with an agent (who was a good agent too), but without success. Even when we moved to a different state and were not sure what might be happening with our house, you worked well with us to keep everything in order. You then worked out all the details of the selling and closing of the house with the buyer whom you found. The plan worked out with us just as you said it would. We really appreciate it!

Thanks,
Kelly Bowring
770 [REDACTED]



Rai.

THANKS SO MUCH FOR TEACHING ME
THE WAY TO GET OUT OF THE "PIT" PLACE
ALTHOUGH IT TOOK A LITTLE BIT OF
WORK ON MY PART, IT WAS WELL WORTH IT.
THIS 1ST CHECK IS JUST A "STEPPING STONE"
TO GREATER WEALTH FOR ME AND MY
FAMILY. I HOPE TO SOON JOIN MANY OF
YOUR STUDENTS THAT HAVE ALREADY MADE
IT TO THE MILLIONAIRE STATUS. ITS
GOING TO BE NICE TO WAKE UP ONE PM
AND FINALLY SAY "NO MORE JOB" CRISE
AGAIN. THANKS FOR ALL YOUR HELP.

Still Come & Cool Plus
Shows a Change Decision
& Family

P.S. I THINK YOU OUGHTA CHANGE YOUR LAST
NAME FROM "LEONARD" TO
"LE MILLIONAIRE"

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A TWO TONED COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

MICHIGAN TITLE AGENCY, INC.
6775 DALY ROAD
SUITE 102
WEST BLOOMFIELD MI 48322
PH. 248-662-4070

STANDARD FEDERAL BANK

107497

DATE
April [REDACTED]

AMOUNT
\$****20,388.51

132CORE

---Twenty Thousand Three Hundred Eighty Eight and 51/100--- Dollars

PAY
TO THE
ORDER
OF
Cheryl Randall

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

107197 5400840368

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT ANGLE TO VIEW



Fax Cover Sheet

Dr. Tom Orent

To: Ron LeGrand

Company: Global Publishing, Ron's Exec. Asst.

Fax Number: 1-904-████████

1000 Gems Seminars

Gems Publishing, USA, Inc.

Gems Gold Dozen Personal Coach

"The Independent Dentist Newsletter"

1000 Gems Inner Circle Membership

Subject : About your Platform Sales Bootcamp in a Box

Date : 11/████████

To: Mr. Ron LeGrand

Re: Your Platform Sales Bootcamp in a Box

Dear Ron,

I didn't even have the chance to finish your Platform Sales Bootcamp in a box when I flew into Destin, Florida to speak to a group of dentists gathered for a multi-day continuing ed program. In fact, only about 1/2 way through the CD's, but armed with more specific put-it-immediately-to-use information, I took the stage.

Could have been a really bad day... Missed my connecting flight the night before, ended up stuck at the Mobile Alabama airport with no choice but to drive the entire night (6+ hours) in order not to miss my gig in Florida. Picked up some toothpicks to keep my eyelids from closing down tight.

Thrown onto the stage having not slept for two days. For logistical reasons they cut my 2 and 1/2 hours down to just 60 minutes... so there I stood sleep deprived, short on stage time, but armed with the downright PRICELESS information YOU supplied, in order to *make sales happen*.

Turns out even with all that going against me, I had my best platform day ever... sold over \$30,000.00 of my information products (96% profit). No split with the house (they paid ME \$4,000.00 plus expenses, for the opportunity to take the stage!).

I hope this note finds its way to even one person who was "considering" buying your package... 'cause it's a BRAIN-DEAD slam dunk decision! You buy Ron's box, put the CD's under your pillow, and wake up a Multi-Millionaire!

Warm Regards,
tom

PS One of the HUGEST things about that Bootcamp was your "secret" revealing exactly when during a presentation to *begin* the sales pitch... WOW was I ever in the dark until I listened to the CD's!!!

David Lindahl
R.E. Mentor
870 [REDACTED] St.
Brockton, MA 02382

Ron LeGrand
Jacksonville, FL

Dear Ron,

I writing to give the results of the new presentation that we worked on together. As you know, I was scheduled to speak just three days later at Robyn Thompson's Boot Camp.

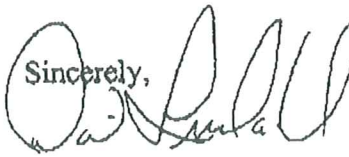
With my limited experience, the most I had ever walked out of a room with before that Boot Camp was \$11, 600. Using the new close that you taught me, I walked out of the room with \$42,750!

There were just 121 people in the room which means I closed at a rate of \$353.00 per head!

When you first told me what you charged to sit down with you for a day I nearly choked, but I earned that money back almost \$x at my next gig! Those numbers work for me!

Ron, you quadrupled my income in just three days and the best part is, I can use what you taught me, and keep collecting big checks for the rest of my life!

Thank you, thank you, thank you.

Sincerely,

David Lindahl

738 [REDACTED] Way Davidsonville, MD 21035 (410) [REDACTED] (410) [REDACTED] fax

May [REDACTED]
Ron LeGrand

9799 Old St. Augustine Rd
Jacksonville, FL 32257

Dear Ron:

I have been a landlord and real estate investor for about 24 years. I was relatively inactive in real estate until I saw your television infomercial last winter. When I saw the ad for the convention in Las Vegas, I decided to go. I didn't expect much, but Las Vegas seemed like a good place to spend a few days.

Much to my delight and surprise, your meetings were incredible. We started at 8 in the morning, and had only short breaks until 9 at night. I went to Las Vegas as much to fool around as to learn. But the quality and quantity of the information offered at the seminars left no time to fool around. I wasn't even tempted because every speaker seemed as good or better than the previous one. Quite frankly Ron, you and your staff put on a world-class learning experience. Your seminars are not just for novices who want to learn how to do quick turn deals. They are great even for the experienced real estate investor who just plain wants to learn how to make more money on every deal and with every tenant.

I came back from the Vegas meeting energized. I bought several more houses for long term holds. In every case the cash on cash return is about 20%. When cash flow, loan pay down and very modest appreciation are figured in the return on investment of these properties is about 40%. In addition, the cash for these purchases came from my re-financing one of my older holdings. Thus, I effectively bought these new houses with no money down, which makes the returns infinite.

I have enclosed documentation on two of the purchases which brought in about \$3,000. While in Las Vegas I bought a number of tape sets (Cook, Silver, Sidoti, Thurston and yours). They have been great. When I purchased your tape set for \$1197 I was told that if I did a deal that brought in \$3000 or more within the first month of my return from Vegas, the cost would be refunded. Please refund the \$1197 to my credit card [REDACTED] [REDACTED] at your earliest convenience.

As part of this refund, I agree to allow any part of this letter to be used in your advertising/promotion, and the details of my deals to be used.

Gratefully yours,

Redge Mahaffey
(301) [REDACTED]

Properties Acquired by Redge Mahaffey

<u>Address</u>	<u>Cost</u>	<u>Downpymnt</u>	<u>PITI</u>	<u>Rent</u>	<u>Cash Flow</u>	<u>Cash on Cash</u>
1901 Everglade	\$ 96,000	\$19,200	\$719	\$1095	\$376	23.5%
647 Cadbury	\$110,000	\$22,000	\$745	\$1120	\$375	20.5%

Clifton Walkins

Chicago, IL

Dear Ron LeGrand

I'd like to take this opportunity to say thanks. Thanks for coming to my town (a suburb of Chicago) and giving me the hope that was all but lost in my life. I was living from paycheck to paycheck, I couldn't afford to pay my mortgage and was on (what I thought) was the last leg of my financial dilemma.

After attending your seminar, I bought your 3 course package, read it from cover to cover a few times and listened to the CD's while at work, then started my new business as a Real Estate investor...This is the story of my very first deal:

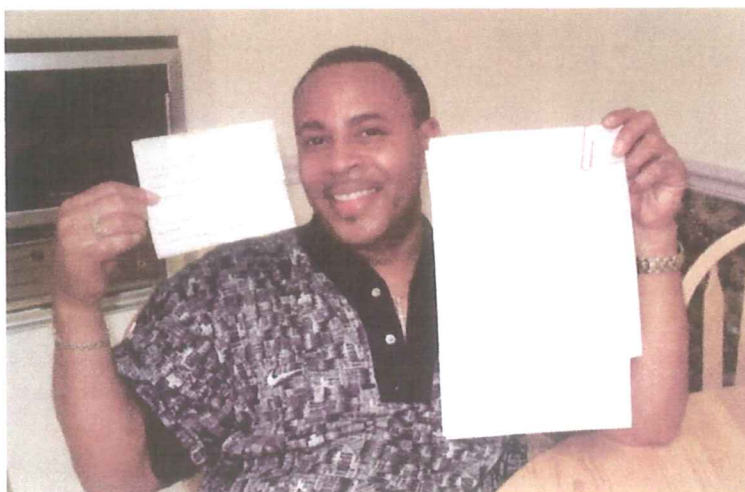
I was contacted through my advertising (just like you taught me) by a lady whose property had 2 liens and was in foreclosure, her husband left her with 5 kids and moved in with his new girlfriend. The property was border-line ugly...very little outward damage but the inside was terrible...she had 2 arrears, a bird and a dog...that pretty much did what they wanted to do. The walls had holes, it needed appliances, a bathroom, carpeting and a new deck...(there was nothing to step on when exiting the rear of the house). The payoff balance was over the appraisal amount and the house would not sell....

I came in and signed a contract to purchase the house with assignments rights (again, just you like showed me), I then contacted the 2nd lien-holder to negotiate a short sale (discount on the note) to lower the overall payoff balance so the house would fall well under the payoff balance to facilitate a sell...to my surprise about 2 weeks later the 2nd lien-holder agreed and they discounted the note \$19,000 leaving a 2nd balance of only \$11,800. That along with the 1st payoff of \$131,000 cleared the way for me to assign my contract to an investor I'd contacted earlier. The ARV was \$195,000, I asked for 2% of (my) asking price of \$151,000. Which came out to roughly \$3000. All the investor wanted was a \$30,000 spread on any property and he'd buy it...I did it just like the course suggested and now am on my way. Since then, I've designed my own investing website and have networked with other investors and we're currently buying and selling houses in various suburbs of the Chicago land area.....by the way...I've got money in my pocket and the headaches are gone.

Now, here's me with my check on my very first deal.

Thanks again. Your humble student,

Clifton Watkins



Ron,

My name is Richard Chancy and my wife Kristy and I attended your MOS in Houston last year. I just did my 4th deal. I know I know I'm slow. Sometimes you just need to get disgusted before you get motivated. I bought a 4/2.5 in a swim tennis community in Duluth Ga subject to. It appraised for 220 and the owner owed 215 so I bought for what she owed on it. She had a first and a second. The first payment was \$1,560 and the second was \$250. I'm paying the first she's paying the second. I will close on the house this week. Here's the kicker. I had a woman move in this past weekend with 10k down and 2k per month with the selling price being 234,900. Here is my out of pocket. \$400 for advertising. \$300 for ½ of the closing to buy costs. Oh yeah, I sold the frig that came with the house to the lady moving in for \$500 and charge the previous owner \$200 for yard maintenance she was supposed to take care of. What's the return here? Anyway, Dennis Q has helped me a lot and he said you would get a kick out of this. Thanks for all you do Ron.

Richard Chancy
678.

Ron,

I fixed a rough draft of my testimony to you. You sent me a fax back and told me to let you know when the deal's been done. Well...the deal's complete. I purchased a piece of property for \$42,000 and walked away with a check for \$13,896.70 at the closing. Not bad for a day's work!!! Exactly what documentation do you need from me so I can offer a testimonial on your infomercial and receive a refund for the price of the course? I've included a copy of the check I received at closing.

I attended your class in ATL.

75k appraisal X 80% LTV = 60k
60k - 42k (cost of house) = 18k (net)
18k - \$4103.30 (closing costs) = \$13,896.70 (net at closing)

Thanks,
Greg Rogerson

Jones, Edge & Kimbell, P.C.

3583

FILE #: 01-FA719 AMOUNT: \$13,896.70

CODE: PJ
ALT:

PAYEE: -- GREGORY S. ROGERSON and CATRINA D. ROGERSON

SELLER(S) -- SANDRA

BUYER(S) -- GREGORY S. ROGERSON and CATRINA D. ROGERSON

PROPERTY LOCATION --
1414 PINE DRIVE, COLLEGE PARK, GA 30349
LL 89, 13TH DIST, CLAYTON CO,

To Purchaser(s)

Jones, Edge & Kimbell, P.C.
IOLTA-Attorney Trust Account
160 Bastille Way, Suite B
Fayetteville, GA 30214
770 718-0588

Regions Bank
Fayetteville, Georgia

84-137 / 611
FILE #: 01-FA719

3583

PAY THIRTEEN THOUSAND EIGHT HUNDRED NINETY-SIX AND 70/100 DOLLARS ***



AMOUNT

*****\$13,896.70*

TO THE
ORDER
OF

GREGORY S. ROGERSON and CATRINA D. ROGERSON

1414 PINE DRIVE
COLLEGE PARK, GA 30349

Greg & Katrina
ALSO REQUIRED SIGNATURE

Dear Ron,

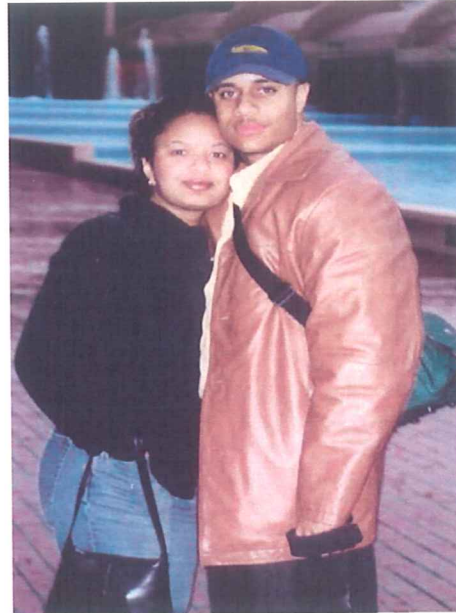
I know that this letter has been a long time coming but I've been hard at work since being unleashed from your program. After participating in your course I've done numerous deals that have made me A WHOLE lot of money. The Monday after attending your seminar was the hardest Monday I've ever endured, I just couldn't understand what I was doing there. Well after a short two years and profits in the high six figures I told my boss to "SHOVE IT." I now do this full time and at the age of 31, I'm financially independent now and forever. It's enjoyable to find myself helping others get out of their horrible situations and getting rich doing it; it's simply a win win for everyone. I've included a few checks from deals I've done and recently.

Thanks again and see you in Vegas!!!

Best Regards,

A stylized, handwritten signature in blue ink, appearing to read 'Lionel Sterling, Jr.'.

Lionel Sterling, Jr.
The NY Group, LLC



Bank of America
ACH R/T 061000052

6456

64-5/810 GA
90482

04-03

TITLE AND TRUST INC.
LAW OFFICE OF MARK A. NESTOR

REAL ESTATE / ESCROW ACCOUNT
3224 SHALLOWFORD RD. N.E.
CHAMBLEE, GA 30341-3663

FILE #: 0501027

6456

FORTY-NINE THOUSAND NINE HUNDRED SIXTY-ONE AND 00/100 DOLLARS ***

DATE
05/

AMOUNT
*****\$49,961.00*

PAY
TO THE
ORDER
OF

The NY Group, LLC



⑈006456⑈

003255031777⑈

November [REDACTED]

Ron LeGrand

[REDACTED]
Jacksonville, FL 32257

Dear Ron,

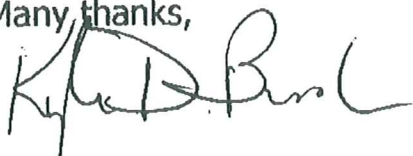
I am sending this letter to thank you for the invaluable education and knowledge that you provided in your boot camp in late September 2003 and to let you know that I closed my first deal on October 31, [REDACTED].

Using what you taught me, I was able to make **\$24,000.00** with only \$100.00 of my own money and absolutely NO risk. I put a house under contract with a purchase price of \$226,000.00 with a \$100.00 binder deposit. I sold the house for \$250,000.00 a few weeks later by assigning the contract. At the closing, I walked away with a check for \$24,000.00!

I have a few other deals that are currently in the works that should net at least as much as my first deal. I am so glad that I decided to attend the boot camp and make the up-front investment to learn the correct way to invest in real estate.

I have enclosed a copy of the check.

Many thanks,

A handwritten signature in black ink, appearing to read "Kyle D. Bush". The signature is fluid and cursive, with the first name "Kyle" being more prominent.

Kyle D. Bush
Bush Realty Group, LLC
Atlanta, Georgia

Richardson And Associates, Inc.

2225 [REDACTED] Cove

Lawrenceville, Georgia 30045

Office (770) [REDACTED]

Fax (770) [REDACTED]

Ron:

The Guru was right again!

I took your advice and completed the repairs on the rehab property in Lawrenceville, Georgia. After the seminar in Jacksonville Beach, FL.

We installed new vinyl in the kitchen; baths staged the house with pictures, new towels, shower curtains, and soap dishes. The house looks great!

We received a Contract and \$3,500.00 Down Payment with in fourteen days and, will close in four weeks. We will make a \$23,000.00 profit.

Thanks again and keep up the good work.

Tony and Lynda Richardson

*I assume the checks in the mail.
Good job
R*

Marco Koslowski

Orlando, FL

He Made \$2,450,000 On One House In 43 Days
With A \$100 Investment!!!!!!



Dear Ron,

Thanks a million...well actually 2,500,000 million to be exact. I just closed on that south Florida deal and I should gross around 2.5 Million in that ONE deal!!!

I owe it all to you. You gave me the foundation I needed to help me put the pieces together to make it happen. Am I glad I kept coming to ALL your events. It was only after repeating MIS the third time that I realized what I should be doing to make my fortune... and I did!

(slow learner I know)

Thanks so much! and I hope you enjoy the cigars!

Marco

THE FOLLOWING WIRE WAS CREDITED TO YOUR ACCOUNT:

USD AMOUNT 1,878,986.72

TRANSACTION REF:

IMAD:
ID:
ID:
ID:

ORIGINATOR:
SENDING BANK:
BENEFICIARY:

SURITEC IND.
LLOYDS BANK INT.
KEMBO INVESTMENT TRUST

PAYMENT DETAIL:

REF: SEC/536245

1,878,986.72



August [REDACTED]

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

Dear Ron:

I'm certain you have heard this line before.... Ron, this letter is way overdue... so here it is, my testimonial letter.

About 4 years ago at the age of 40 I gave birth to my first child and knew that I needed to retire from my 17 year career as a Financial Planner at Smith Barney. Since my husband and I had successfully built a portfolio in rental properties, part-time while both holding down jobs, it was pretty obvious what I should do once I decided to get back to work. But after six months at home caring for baby, despite the real estate knowledge I know I already possessed, I was scared to jump in and did not know where to start. Then your ½ day seminar came to Tampa which I attended. I bought the tapes, set up some goals for myself and forged ahead. My first month of advertising in The Tribune brought me a multitude of calls, just as you said it would, and in the first 5 months I had completed 5 deals. I believe I was on the phone with your help line at least once a day for the first 3 months and they were of great help to me, holding my hand through each and every deal, just as you said they would.

I had a second baby 2 ½ years latter and through it all I continued to work from home while our God-send of a Nanny cared for our children, also in our home. Needless to say I was on the job less than full time during the last 4 years as I juggled the real estate business with pregnancy, doctor's appointments not to mention nursing babies and healing boo-boos.

Had I not gone to your seminar when I did I dare say my husband and I would still be floundering around paying cash for fixer uppers. Your seminar, as I tell all those who look to us for help getting into this business, is the best one out there. It gives one ALL the tools they need to get in front of any potential opportunity and make a deal. And if the deal does not get done I never walk away thinking I missed the opportunity because you gave me a system for analyzing deals one by one. You gave me the confidence to structure offers and go out and present them. And for that I thank you. You have given my husband and I financial freedoms like we never thought possible. While I could provide you with plenty of copies of \$15,000, \$20,000 or \$30,000 checks representing our many profits over the years, the check copy I really should show you is the copy of the one we used to pay off our home. And for that I thank you. But what I really want to thank you for is showing me the freedom to work from home, build significant wealth, all while watching my two little boys grow up right before my eyes. Thank you.

Sincerely,


Caroline Ure

3045 [REDACTED] Drive

Tampa, FL 33688

813-[REDACTED]

[REDACTED]@mindspring.com

July [REDACTED]

Precious Stones Ltd.



CERTIFIED
GEMOLOGISTS

5100 W. [REDACTED] Suite 125 • Tampa, Florida 33609 • (813) [REDACTED]

Ron LeGrand
Global Publishing, Inc.
9799 Old St. Augustine Rd.
Jacksonville, FL. 32257

Dear Ron,

As I mentioned to you in the July 4th weekend seminar, my wife and I are working vacant waterfront lots with good success. We have purchased 5 pieces (2 of them owner financed) over the past 1 to 2 years for \$400/front foot to \$969/front foot, and are in the process of purchasing 2 more. Current recent sales support a price of \$3,300/front foot, and we are holding out for \$3,800/front foot (\$2,150,800). Four houses of \$500,000 to \$600,000 each have been built adjacent to 3 of these properties. I love how our neighbor's money makes the value of our land go up!! With this kind of property, we don't look for buyers--they find us.

We are both Certified Gemologists and have started and run a successful jewelry and gemstone business for 22 years, but it has worked us nearly to death. I have worked some 21 hour days and many 14 to 16 hour days, the security problems are very stressful. We made a few million dollars, but realized that we needed to get into something where our money worked for us instead of plowing back all of our money into our gem business. The stock market sure didn't work.

We attended your [REDACTED] or [REDACTED] (?) seminar in Tampa, (You were still with SDI) and bought your course. Just 15 minutes into the seminar, your staff proved to us that you had the right information for us to make the successful transition from working for our money to making our money work for us.

We have already generated 2 positive cash flow streams, \$1,000 a month for 10 years, and \$1,573 a month for 30 years. Each deal took less than 2 weeks actual work. Our 4 year goal is to establish \$1,000,000 in positive cash flow streams/year.

Although we have had good success at what we are doing, we are looking at the pretty house business for some quick turnovers and some additional appreciation with minimal cash invested.

We also got into the cash flow business so we could broker our own mortgages if we decide to sell them to raise large chunks of cash.

Precious Stones Ltd.



CERTIFIED
GEMOLOGISTS

5100 W. [REDACTED], Suite 125 • Tampa, Florida 33609 • (813) [REDACTED]

We learned from your course that we could get at least an additional 10-15% to sell with owner financing. We plan to age the notes, keeping the high interest on the first 2 or 3 years and then sell the notes to fund future deals. We ultimately net the same as on a cash sale, but the initial buyer is much easier to find when we owner finance, and we keep that front loaded interest!

You are helping a lot of people. Thanks for helping us!

Sincerely,

Robert L. Smith

Robert L. Smith

P.S.

One tip from your Tampa seminar make us \$25,000 on our next deal because we were bold enough to ask \$275,000 for a free and clear property we were going to sell for \$250,000. We added \$25,000 to the price for owner financing and sold it to the first buyer for \$50,000 down at 7% interest in a 5½ to 6% market. We were just offered 91% of face for the note and turned it down. That would have been a net of more than our original cash sale price, \$250,000 when you include the down payment we had already received, then add over \$32,000 in interest we've already received.

BUTLER HOMES, INC.
300 [REDACTED] DRIVE
SANFORD, FL 32771-[REDACTED]
(407) [REDACTED] or (800) [REDACTED]
(407) [REDACTED] (CELL) (407) [REDACTED] (FAX)

William S. Butler, President

September [REDACTED]

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

Dear Ron,

Just a note to let you know how much I appreciate your efforts to up peoples's income including mine. I have attended your ugly and pretty house boot camps and various other seminars that you have given. It has taken me a while, but it is starting to pay off.

Busy work is my problem, but I have taken a few action steps also as the enclosed checks for a total of \$125,707.76 will verify. Being semi-retired on a fixed income, these extra checks sure come in handy. I will be 73 next month, so I also have four "keeper" duplexes put away for when my old age arrives.

A bank statement is enclosed instead of a copy of the check for \$42,126.69 as the title company did not have the funds at closing and had to wire the money to me. Note, it increased my prior balance of \$19.38 quite a bit.

Keep up the good work Ron!

Thanks,



Bill Butler

PGA Title, Inc.
ESCROW ACCOUNT
3098 W. Lake Mary Blvd.
Suite 200
(407) 302-6681

File : t043427

1-792

AmSouth Bank
Lake Mary, Florida

11/ [REDACTED]

Pay Fourteen Thousand One Hundred and 00/100 Dollars

\$ ***\$14,100.00

To the order of Butler Mobile Homes, Inc.

Void after 90 days

[Signature]

MI

⑈ 1792⑈ [REDACTED] 3720413734⑈

PGA Title, Inc.
ESCROW ACCOUNT
3098 W. Lake Mary Blvd.
Suite 200
(407) 302-6681

File : T043428

1-793

AmSouth Bank
Lake Mary, Florida

11/ [REDACTED]

ay Twelve Thousand One Hundred and 00/100 Dollars

\$ ***\$12,100.00

o the order of Butler Mobile Homes, Inc.

Void after 90 days

[Signature]

MF

⑈ 1793⑈ [REDACTED] 3720413734⑈

File: 36-01649936 CLO
Release Seq: 6772939
Deal: 36-07221674

COMERICA BANK
TRUST ACCOUNT
90-3752/1211

5653553

ENDERS FIRST CHOICE
3850 ROYAL AVE
SIMI VALLEY, CA 93083
PH: (800) 803-2658

Date	Amount
06/ [REDACTED]	\$**57,381.07

PAY Fifty Seven Thousand Three Hundred Eighty One Dollars And 07 Cents

Void after Six Months

TO
THE
ORDER
OF
WILLIAM A. BUTLER
300 [REDACTED]
SANFORD, FL 32771

[Signature]

THIS CHECK HAS AN ARTIFICIAL WATERMARK ON THE REVERSE. HOLD AT AN ANGLE TO VIEW.

⑈ 05653553⑈ [REDACTED] 1892106905⑈

Lake Mary Realty, Inc.

141 [REDACTED] Ave.
Lake Mary, FL 32746

Phone 407-[REDACTED]
Fax 407-[REDACTED]

February [REDACTED]

Global Publishing, Inc.
9861 St. Augustine Road
Jacksonville, Florida 32257
Attn: Vicki

Dear Vicki:


I just wanted to drop you a quick note and let you know that the Seminar Promoters Bootcamp your company sponsored on February 11 through the 13th of [REDACTED] was fantastic. I have been to many "live" training events over the past year or so and this was by far the most informative, thought provoking, and beneficial of them all. Not to mention the million dollar networking that will be of benefit for years to come.

The faculty you assembled for this event is rarely found in the same room for three days, let alone pouring out all their time tested information for all to learn. It is clear to see why Dan Kennedy, Wright Thurston, Peter Conti, and Ron LeGrand are all held in such high regard, they shared information that could impact their bottom lines and were more than willing to answer any questions posed to the panel. I admire and respect them all.

I would also like to add that since Global Publishing has recorded this once in a lifetime event, it will be available to review and listen to as often as we like. I am looking forward to catching all the good-natured ribbing I missed between the panel members when I listen to the bootcamp again.

In closing, I also wanted to thank you personally for putting on such a great event. You and your staff handled all details flawlessly and my hat is off to you. Thanks again for a great event.

Sincerely,


Clyde R. Goulet

Buyer/Borrower: Michael Diaz

Seller: Lake Mary Realty

Lender: SouthTrust Mortgage Corporation

Property: 572 Fordham Avenue / Altamonte Springs

Settlement Date: October

Disbursement Date: October

Check Amount: \$ 43,126.11

Pay To: Lake Mary Realty

For: Closing Proceeds

0041531451

73263

Closer Susy MN

\$43,126.11

North American Title Company 073263 total

TAC: 3752268485

discount net amount

\$ 43,126.11

NORTH AMERICAN TITLE COMPANY

151 WYMORE ROAD #4250
ALTAMONTE SPRINGS, FLORIDA 32714
Escrow Account Orlando Branch

073263

Bank of America
Bank of America, N.A.
Dates: Totals

date

10/

check no.

73263

FL3031020

amount

\$ ****43,126.11

Dollars

Forty Three Thousand One Hundred Twenty Six and 11/100

VOID AFTER 30 DAYS
Authorized Representative

Security features included. Details on back.

Pay to the order of
Lake Mary Realty
141
Lake Mary, FL 32746

073263

226 8485



Mr. Ron LeGrand

RE: RECENT HOME PURCHASE
2 Acre Estate

Dear Ron:

Sitting in your boot camps, you made the prediction that at some point you will find a house while looking for houses to market. Such is the case with me as I am happy to report.

This property came to me via my ad in the paper from a builder looking to move onto another building site. This was the builder's home built for his family.

The house is approximately 4000 square feet of living space with a guest house and five car garage! The house features a gourmet kitchen, two room master suite with two person jacuzzi, steamroom, two person shower and more imported English crown molding than you would believe possible!

Best of all, the purchase price was \$270,000. The appraised value on this property came in at \$385,000. or a difference of \$115,000! The seller helped with the closing costs so my net out of pocket to purchase this house was \$450. for an appraisal!

Never in my wildest dreams would I believe that I could either afford a property like this or find a property such as this. Thank you Ron LeGrand!

Cordially,


John Stevenson

Richard Roop,
Woodland Parks, CO

"I Have Recently Surpassed \$1,000,000 In This Business"

Bottom Line Results, Inc.

Entrepreneurial Marketing. Real Estate investments. Equity Loans

Dear Ron,

This letter I'd long overdue. I have made over \$1,000,000 in my real estate business since taking your courses. Although I have shared some of my successes with you and your students at several of your events, I've never taken the time to thank you in writing and share the actual results I have achieved in my Real Estate business. Even though I am always looking and learning, you deserve the most credit since I have yet to find a better source for practical instruction on how to make money as a Real Estate Entrepreneur. After buying and studying your 3 course modules, I purchased my first property (with non of my own money).

To date, I have been involved in 70 properties. Because I have been able to make multiple profits on a few of these houses, I have done a total of 89 real estate transactions. Since getting started, I've collected \$479,000 in cash plus \$464,000 equity in contracts, notes and properties I have acquired. I still own 16 of these homes and control another 9, which means I am managing 25 properties today. Five of these properties I got just in the last month.

The bottom line is that I have made an average profit of \$13,471 on each of these properties, without losing a dime on any of them for a total of \$930,000 in cash and equity. I also have other income from notes, flipping paper, positive cash flows, and brokering private loans. Taking into account this additional income, I have recently surpassed \$1,000,000 in this business. What is my net? My overhead has grown over the years to about \$9,000 a month but now I have two employees helping me do 3 or 4 deals each month. This year my company will net over \$300,000 in cash and equity.

40 deals in their first year.

Rick & Peggy Catlin
Grand Junction, CO

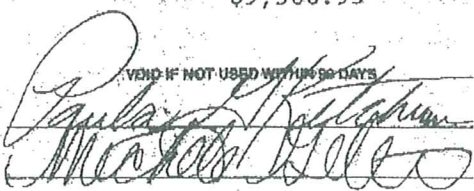
Dear Ron,

My husband and I started studying your courses. In February [REDACTED] my husband stopped working as a mechanic and started buying and selling property full time. Within our first year we had contracts on 40 properties. We have been giving properties with quit claim deeds, worked deals on three properties that were in foreclosure, two the week they were scheduled for auction. Found our dream home and moved in, We would have never been able to afford this home without the knowledge we gained with your courses. Here is a picture of our home.

Thank you,

Rick L. Catlin
Peggy J. Catlin
Grand Junction, CO

P.S. This is just one of the checks we received in the last 6 months.

STEWART TITLE OF GRAND JUNCTION		FIRST NATIONAL BANK OF THE ROCKIES	0123
ESCROW ACCOUNT		GRAND JUNCTION, CO 81503	
(970) 243-9070		82-164/1021	
621 ROOD AVENUE		GF NO.	CHECK DATE
GRAND JUNCTION, CO 81501-0178		03006694	01-000012
NINE THOUSAND THREE HUNDRED SIX And 93/100 DOLLARS			
			CHECK AMOUNT
			\$9,306.93
PAY TO THE ORDER OF	RICK L. CATLIN		
			VOID IF NOT USED WITHIN 90 DAYS
			

TARGET MANAGEMENT SERVICES

12404 [REDACTED]

Victorville, CA 92392

760-[REDACTED] Email: [REDACTED]@best.net

Tuesday, October [REDACTED]

Ron LeGrand
Global Publishing Inc.
9861 St Augustine Road
Jacksonville, Florida 32257

Dear Ron:

As a follow up to my voice mail message at the Crown Plaza Hotel in Garden Grove I wanted to give you some hard copy to look at. You have my permission to read any or all of this letter while giving your presentation on Sunday.

Eighteen months ago we were released from a fourteen year struggle to save our sons life from a debilitating serious medical condition that he contracted while serving in the US Air Force in Europe. After a Congressional inquiry to have him emergency air evacuated from Europe to Wilford Hall in Texas and thirty seven hospitalizations later we were left financially, physically and emotionally bankrupt.

Somehow, someway, and by the grace of God we began to work real hard on your nothing down program. At your meeting in Las Vegas last year I heard about the Eagle program from Robert Allen and Mark Victor Hansen. That program combined with yours created a lethal **combination of combustion**. Since then we have done 22 deals **all with nothing down** except the last two (are we getting smarter?), We have created almost \$600,000 of net profit and are shooting for a million by the end of the year.

We are now official card carrying Medicare seniors. So for those in the audience who maybe using age as an excuse I want to offer them hope. If I could climb into their heads and hearts I would tell them all they have to do is simply follow your simple plan. That's all that we did! And as Les Brown says " If I can do it they can do it" Thanks Ron, you have literally saved our lives. See you in Las Vegas in July.

Sincerely,

Angie & David Nelson

THE NORRIS GROUP

18710 [REDACTED]

Riverside, CA 92508

(909) [REDACTED] FAX (909) [REDACTED]

May [REDACTED]

Global Publishing
9861 St. Augustine Road
Jacksonville, Florida 32257
Ron LeGrand

Dear Ron,

I can't believe I have to send you another thank you note! About seven years ago I attended your bootcamp with my son Aaron. I already had bought hundreds of houses, but I hadn't connected the loan business as a source of revenue with what I did. Because of you paving the way with the concept, I added the loan business to the mix. This year we will pass the \$100,000,000 (that's 100 million) in hard money loans made. The amount of income that has meant is about \$3,500,000...not bad for a \$5,000 investment!

A few months ago I parted with \$9,000 to attend your "How to sell an audience" bootcamp. Because of the seminar, I re-designed every product I had and created a few new ones as well. The new presentation was tested at the Anaheim Convention Center two weeks ago. I had 1 1/2 hours to speak in front of two different groups of people. The attendees paid nothing to attend. There were 75 in the first group and 125 in the second. I sold a total of \$72,000 of a \$1,550 product and finished first in sales among 10 speakers! Holy Cow!

I really hate to say this, but I have to thank you for dreaming up a \$9,000 bootcamp on presenting product. The truth is I can't imagine paying anyone else that kind of dough for three days. What I like about you is that you are willing to spend an insane amount of money to get to the bottom of how something works. I'm sure the seminar cost you a lot more than it did me. Thanks for saving me a lot of "trial and error" cost. In three days I got the condensed version of what it took a decade for you to learn.

I hope you and your wife are enjoying your new home.

Sincerely,



Bruce Norris

P.S. I'd like to be one of the 14 speakers in Vegas July 2-6

Ron,

Congratulations on your new charitable venture Housing America, with Mark Victor Hansen! It is a very noble undertaking!

You have gone through many stages of life: from broke & struggling, to building your business, to major accomplishment in that business, and now a major contribution to our society!

I understand you no longer need the money, but still value it and wish to be a good steward of the resources God has given you. You are making a huge heartfelt gesture of charity, which will impact our country positively in a big way!!

I am struggling to build my Animal Abatement business to provide for my family and I will greatly appreciate your grace in extending this gesture of charity & compassion!

Your trainers will be in my city, San Jose, CA the end of this week, July 23. I will be happy to assist you in any way you ask the 3 days they are in the S.F. Bay Area as part of my thank you! And of course, I will pay you back on whatever terms you name. I know, following your training, I can close at least several "Average Deals" @ &27,200 each in the remainder of this year!

I have enclosed a photo of my blessings from God & my motivation to succeed!

Thank you Ron, and may God continue to bless you that you may continue bless others!

Regan S. Huja
