

A SPECIAL REPORT FROM RON LEGRAND®...

# **YOU CAN MAKE A FORTUNE IN FORECLOSURES IN THIS TROUBLED ECONOMY...**

## ***SECRETS TO BUILDING WEALTH IN THE WORST ECONOMIC TIMES REVEALED...***

From:

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Dear Friend,

Thank you for ordering my special report! *The exciting and powerful information you'll read here will teach you how to make significant money by taking advantage of the best time to buy and sell real estate in our lifetime and discovering the many opportunities awaiting you during these troubled economic times. America is on sale.*

In addition to providing insight into how to quickly recoup your possible losses in today's shaky-at-best stock market and build your IRA or 401(k) back to its previous level and beyond, these business concepts are creating a mini-revolution all across the country and giving thousands of people, many with little to no knowledge of this business, the ability to create their own wealth system from their home or office by applying these priceless, yet simple, principals.

***Look at the insets in this report to see testimonials from real people who have changed their lives with these exact same methods!***

### **Almost 30 Years And 2,000 Houses Later**

A long time ago, I started looking for the perfect business to get into - one I could do without sabotaging my time, job, marriage or friendships. Opportunity after opportunity came, went and left me unsatisfied.

Then I discovered real estate - a business filled with real properties, people, and opportunities, but at the same time, real obstacles. Traditional approaches called for lots of upfront money and great credit, and preached the only ways to make money in real estate are to buy property, rent it out for cash flow and, after a few years, get some profit from appreciation, or to spend countless hours of manual labor fixing up house after house.

I, however, refused to listen to these stale, old ways of thinking, and took my own, now nationally recognized, entrepreneurial approach instead. It's a way of making money, amazing amounts of money, fast, and it's different from any way you've ever thought about real estate. It's the perfect business.

Today, this business System I perfected through personal trial and error, and, ultimately, astounding success is known across the country as "Quick Turn." The name says it all. It's the turning of properties, or a contract on a property, in as quick a time frame as possible. It's the method, or methods, of getting in with as little up-front capital as possible, or even none, and knowing the profit you'll receive before you ever make an offer.

**While I didn't invent quick turning, my almost 30 years and 2,000 personal transactions in the real estate business have led me to become recognized as the leading expert in this particular arena.**

My business System has been acclaimed by many experts such as Robert Allen, author of the best-selling book on real estate investing, "Nothing Down;" Mark Haroldsen, author of the two-million-copy, best-seller, "How To Wake Up The Financial Genius Inside You," and publisher of the "Financial Freedom Report;" as well as many others who have also earned success and recognition throughout the real estate business.

## **So How Can My Success Translate Into Your Success?**

Within this business, there are several different opportunities just right for different types of people. If you happen to have a background in carpentry, construction, or remodeling, or if you're in that kind of business now, there's a perfect opportunity here for you that may make you more money in a few hours a week than you do in your regular, full-time business.

On the other hand, if you're like me and don't know a screwdriver from a golf club, and don't want to, and the last thing you want to do is get your hands dirty, that's okay too. There's an "executive approach" to this business that'll be just right for you and have you working alongside professionals from varying backgrounds like Chiropractors, Dentists, Attorneys, Engineers and Real Estate Agents, all of whom I've personally trained.

If you're a sophisticated investor with money that should be working harder for you, there's a "banker approach" to this business our Wall Street friends go crazy over. Then again, if you're a working stiff, struggling daily to make ends meet and running out of money every month, that's where I was when I started, then I've got a "no-cash, start-up plan" that can change your life too.

The same business principles apply to real property as they do to any other commodity, and with a little patience on your part and my guidance, you can gain an understanding of exactly how this unique business can work for you.

You'll need to read this admittedly lengthy report carefully, and by the time you finish, you'll understand not only the basics of our System, but also how you can use it to ***pocket more money over the next couple of months than most people make all year long.***

The information I've included in this report could put you into this extraordinary business, worth \$50,000 to \$100,000 or more this year, and every year to come, virtually risk free. In fact, you can make \$3,000, \$5,000, \$10,000, \$20,000 or even more on your very first transaction.

## **Five Money-Making Strategies To Fit You, Your Life and Your Goals**

Real estate agents and many investors make it all sound very confusing, but *real estate transactions basically fall into only five categories. Here they are:*

**1. Wholesaling.** Finding the bargains and quickly selling them to bargain hunters

in a few days.

In today's market of countless foreclosures, this first method is hot, and for good reason. There are currently 1.5 million houses owned by banks and that number is climbing quickly everyday. These houses are being purchased for 20 to 50% of their value by thousands of people all over the country.

**2. Retailing.** Renovating bargain houses and selling them to owners or occupants for top-retail price.

FHA is providing financing with nothing down, and I can teach you how to virtually become the banks, finance yourself and build a fortune quickly.

**3. Getting the Deed.** Simply taking ownership of pretty houses in pretty neighborhoods.

By taking over existing debt and giving the seller little or no money, this method doesn't require credit or qualifying, and in this market, sellers are almost throwing houses at us in record numbers and giving away thousands in equity.

**4. Options.** Controlling houses without taking ownership.

In cases where the seller won't deed you the house until they get paid or their loan is paid off, this method can make you six figures per deal on high-end houses with nearly no risk.

**5. Buying and Selling With Owner Financing.** Where you become the bank.

By acquiring free assets and houses, and then offering them to buyers who make you a monthly payment and put up a large down payment, you can make money on other people's money while at the same time providing a public service in this troubled market by making it easy for people to buy houses from you within a few days after you find them.

I call methods one and two the **Ugly House Business** because the houses usually need to be rehabbed and are indeed ugly when you find them, or at least are until someone does the repairs and puts the house back in use. In these cases, "ugly" is good and the reason why we're able to buy them at a wholesale price.

I refer to methods three, four and five as the **Pretty House Business**. These gorgeous houses in well-groomed neighborhoods can be found in all price ranges and require little or no work at all. In fact, most are in move-in condition when we get them. Once I show you how to remove the risk and dispel all the myths spread by morons, you'll see how the more higher-priced properties you buy, the more money you'll make.

### **Which System Is Perfect For You?**

Each of these methods has features and benefits that appeal to different types of people with diverse personalities and preferences, and that's why this business is so great. You pick which System or Systems suit you best and make money without the stress and strain of an imperfect fit.

**The common factor in each method is you don't need to use your money or credit to get started,** and if anyone tells you differently, find out how much they're making

from real estate. Odds are they're upside down in real estate and gasping for air while their income is dangerously close to what you paid for their opinion.

By listening and learning only from those who are qualified by actual experience, you'll be eliminating the costly mistakes that plague most people when they're starting out. I've personally learned both ways, and believe me, learning from someone else's successes and failures is much easier than learning from your own. Reinventing this business is not only unnecessary, it's something you simply shouldn't do!

## **How To Make Fast Cash Wholesaling & Retailing**

The first two ways to make money, and make it fast, Wholesaling and Retailing, we'll cover together because they're so similar. Both of these money-making methods involve buying houses cheap, often at 40 to 60 cents on the dollar. Some of these houses you can even buy on a credit card... that's right, I've done it!

Believe me, there are literally thousands of these homes in every city and town across America, and the number continues to grow with 1.5 million bank-owned houses available now and 2.7 million more in foreclosure.

### **Wholesaling**

First of all, let's cover how wholesale deals work. The cheap homes ideal for this method aren't meant to be held onto for long. In fact, you want them out of your hands as soon as possible. Now this idea may go against what you currently know and think about real estate, but it works the same as in any other wholesale business. It's simply the concept of "buy low, sell low."

Instead of selling to someone who's going to move in and live there, you'll be quickly "flipping" the house to another investor who likes to do fix-'em-ups. You simply become the middle man between a seller or owner in a pinch and a busy investor or handyman.

Your personal knowledge and resources are what bring the two people together to create a transaction that makes everyone a winner. Everyone's looking for a bargain, and it doesn't always have to be perfect. When you really get cranking at this part, you'll have buyers waiting for you to feed them deals.

When I started wholesaling, I quickly developed a list of ready buyers and investors waiting to snag up any property I had, and I'm sure you can see why. I became the matchmaker, joining eager sellers and investors, writing contracts on properties, and flipping them before I ever closed on them.

I got what was left over, the difference between what I agreed to pay and what my buyer agreed to pay me, which was usually between \$8,000 and \$15,000 per deal.

When I figured out this one part of the real estate business, I was astounded! I just couldn't believe you could make this much money this fast, legally, but I have proven, time after time, that you can. When you have the ability to provide people with bargains, those on the long list of bargain hunters ready to pounce on a good deal will seek you out.

But wholesaling is just one profitable method you can utilize while working with cheap houses.

## **Retailing**

Retailing is a concept you're probably more familiar with as "buying low and selling high." I know, it sounds simple to say, "you've got to buy it low and sell it high," but the plain truth is hardly anyone knows just how to go about it in a way that gets money out of a house right away.

My philosophy on retailing is simply this: Find 'em, fix 'em, flip 'em and forget 'em. Buy one of these ultra low-priced, distress sale houses, they're all around you, make it pretty and liveable, waste no time selling it retail, and pick up a quick \$25,000 to \$50,000. **A six-figure check on one house is not only possible, it is likely.**

Don't panic about the fixing-up part though. I'm no fan of do-it-yourself projects, so I've figured out, and can show anyone, how to have others do it for you and still make a hefty profit. It just doesn't make sense to me to spend a lot of valuable time putzing around and fixing up a property when you could be finding the next deal.

I firmly believe there are plenty of people out there who like the thrill of sheetrock, the ecstasy of painting or the joy of plumbing, who need my houses to keep them busy.

That's why I created a system which factors in the necessary repair costs, and developed special methods to get those repairs done by somebody else and still make exceptional retail profits. You can use my System to do this too.

## **Real-World Examples Of Real Students, Empowered By Real Knowledge, Making Real Money**

By now, you're probably wondering about the causal way I talk about finding houses and "flipping" them. Forgive me, but after 2,000 deals, I sometimes forget most people only experience one or two real estate transactions in their lifetime, and those are usually lengthy, confusing situations that leave them with very little desire to ever buy a house again.

It doesn't have to be that way. In fact, it isn't that way at all. The testimonials you'll read in this report demonstrate exactly what I mean.

Nothing makes me happier than to hear stories from people who I have helped make lots of money! Two of those many people, Greg and Matt, father and son from Utah, wrote me recently about some of the houses they've flipped.

Their very first rehab deal gave them a profit of over \$30,000 alone. Within five hours, they had a full-price offer that was backed up later by two additional offers. After the first deal fell through, they sold the house to one of their backups for \$16,000 more than their asking price two days later.

Greg and Matt's first-deal profit is not uncommon. Depending on the property and its location, I've seen profits as high as \$100,000 or more. Don't let fear keep you

from experiencing this type of success too.

Most people are afraid they'll pay too much or won't know how to accurately estimate their actual expenses. Since this is probably the single biggest concern when considering a property, I've reduced it to a simple formula; in fact, I've created copyrighted worksheets to ensure you never get into a property without knowing exactly what your profit will be ahead of time.

## **The Secrets Of Buying A Wholesale Or Retail House**

Remember, I said the type of house you want to buy for either of these methods is the same. It's ugly, usually needs to be rehabbed, and, for one reason or another, its seller must be highly motivated.

There are as many reasons as there are sellers, but the reason they must sell it doesn't matter to you. What does matter, however, is your willingness and ability to solve their problem with a win-win solution. The seller wins by getting out from under a house, and you win by getting a sellable commodity at a price low enough to let you make a healthy profit with very little effort.

Will every seller simply lie down and take any offer you present? Of course not. They must be motivated, and you'll have no trouble finding more than you can handle that are in this market. There has never been a better time to buy houses at bargain prices than right now, or at least there hasn't been in my lifetime.

Like I said, America is on sale. Currently, we're experiencing the biggest real estate gold rush in our recent history, and a lot of people are getting very rich very quickly while the rest of the population is not-so-patiently waiting for a government handout.

If you act now and take advantage of this chaos, you can make a lot of money while your friends and relatives wonder what you're up to.

## **How To Make A Lot Of Money With Pretty Houses!**

*This technique of mine is making millionaires all over North America, and can easily make you \$10,000 on the very first deal.* The best part of this Pretty House Business is there are literally hundreds of them available in your city right now, and it has nothing to do with bank-owned houses or junkers.

## **For Sale By Owner Deals**

Here's an example to help clarify this opportunity:

A seller calls you with a house in excellent condition worth \$200,000, with loan balance of \$182,000 and a payment of \$1,350. He's just lost his job and is two payments behind. Not too concerned about his equity because he simply doesn't have any to speak of, the seller is more concerned about a potential foreclosure ruining his credit and debt relief.

If he lists the house with a real estate agent and pays a commission, he'll have to continue making payments he can't afford while it's on the market. When and if it

sells, he'll be lucky to break even.

Most sellers in this situation are simply looking for a solution, any solution, and if you can provide one, you'll be a hero and make money on a deal most people would never recognize to begin with.

Here's the solution:

Help the seller get out of his payments and clear of the house by allowing him to simply transfer the ownership to you for no money or perhaps a small "moving money" fee of \$500. You take over his loan with no liability to you, the loan stays in his name, and ownership transfers to you. To ensure the proper paperwork is done, it will be closed by your attorney.

In this type of situation, I always get the seller to sign a Cover Your Assets (CYA) letter to make sure he understands I make no promises to assume his loan. Everything is disclosed in writing and properly done.

Don't forget, this seller is about to be foreclosed on by the bank and has nothing to lose by selling his house to you and leaving the loan in his name. Either he accepts your solution or loses the house anyway.

Remember, the house has a \$182,000 loan, which most people would think is a problem and prevent a sale, but this simply isn't true. Those who blindly believe this conventional wisdom are walking past a fortune as they listen to so-called experts.

Anytime a homeowner wants to deed you their house, there's absolutely nothing to prevent them from doing so. The loan is only a lien against the house, and it doesn't have to be assumed or paid off in order to transfer the title. Of course, the \$182,000 loan is still attached to the house, and you now own the home; but you aren't liable for the debt unless you assume the loan, which would be foolish and screw up a perfectly simple, risk-free deal like this.

Here are your exit strategies:

Option one, take the deed you've obtained for little or no money, and pass it on to a new owner or occupant for several thousand dollars. The seller deeds to you, and you deed to your buyer for \$18,000 cash. The buyer starts making payments on the loan and owns a house without having to qualify. The back payment is then brought current at closing from your proceeds. The whole transaction shouldn't take more than 10 days to complete, or at least most of the 500 or so I've personally done took no longer than that.

Option two, install a lease purchase tenant buyer in a few days and collect a non-refundable option deposit for between \$5,000 to \$10,000 and monthly rent payments greater than your payment until they refinance and pay you off.

Option three, sell on a land contract, collect a large down payment after a few days, make up the two back payments and keep the difference.

All these exits are quick and easy, and you get a check in a few days with no hassles, repairs, applications for loans, investment, credit, risk or costly entanglements. In the above example, assume the \$182,000 loan contained a "due-on-sale" clause. This wording, when in a mortgage, gives lenders the right to call the



loan due in full when ownership is transferred without the lender's permission.

The good news is, even though they have that right, it's rare for a bank to force a conforming asset into a non-conforming asset and refuse payments the buyer is ready, willing and able to make, especially in this market.

I can show you how to make this so-called "lethal" clause your friend. Most people's perception is if the bank has a right to call the loan due, it'll do so. That very perception keeps unschooled investors away from these deals and creates an opportunity for those who understand it to seize it.

Nothing is hidden. I teach students to make sure all parties in the transaction are aware and accept the minimal risk involved. I'll teach you not only how to use the due-on-sale clause to make a lot of money, but also how to ensure you're never at risk. Your attorney will handle all the agreements, so you never have to worry about taking a legal misstep.

### **Buy A Home For Your Family Using My Systems**

*If in addition to increasing your earning potential you're looking for a house for your family to live in, DON'T, under any circumstances, buy one before you get my Systems! I can guarantee you it'll cost you thousands of dollars more than necessary.*

Regardless of what they want you to believe, you don't have to trot down to your local bank and get a loan to buy a new home.

I'll show you several ways you can be in a lovely home in an area of your choice, with payments you'll love, with little or no cash required, no banks and no credit. I don't care if you have a negative net worth, lousy credit and are bankrupt, you can own your dream home.

In fact, let me tell you about my daughter, Vicki, who purchased a lovely 2,500-square-foot, For Sale By Owner home in a beautiful area of Jacksonville, Florida. Now, in itself, that's not a big deal, but the details of her transaction help prove my point:

- The seller financed the entire purchase price with a very small down payment.
- No one ever pulled her credit report or attempted to qualify her for anything.
- She bought the house for 70% of its market value.
- She spent very little money on fix-up costs and did what little work the house needed in one weekend.
- She has no personal liability on the debt. If, for any reason, she can't make the payments, the most she could lose would be the house, and her personal assets wouldn't be at risk.
- She can sell anytime she wants and let a new buyer assume her loan without having the seller's approval.
- No banks are involved, which will make it very easy to sell when she's ready.
- From the time she found the house to closing was only three weeks, and that time was only to give the seller enough time to move.
- The monthly payments are \$100 per month less than if the bank had financed the house.



- She paid one-fourth the closing costs she would've paid if she had used bank financing.

My friend, for your own good, don't even consider buying your next home without letting me show you how to do it the right way. With my help, you can do the exact same thing, get all the same benefits and live in the home of your dreams a lot quicker than you think, regardless of your financial condition. It's just not important when you know the secrets.

You'll be absolutely amazed at how many people would love to just give you their house and walk away if you give them the opportunity.

***I've students who specialize in these deals and make a killing. The deals are plentiful, easy to do, and require no credit and little or no money. The best part is the houses are easy to sell because you make it simple for a buyer who can't qualify anywhere else.***

If you're wondering about these non-assumable loans, don't. You can make all non-assumable loans no qualifying so no bank will control your income or tell you what to do.

Not only is it all legal and moral, but **you'll actually be providing a service to your sellers and buyers that will make you look like a hero.** In fact, you'll even be helping out banks by saving sellers from foreclosure. It is one of the rare moments in life when everyone wins, and no one loses.

There are a lot more details I can go into here, details which I've written and taught extensively about. Once you get into this System, you'll be able to go out and find beautiful homes located in great neighborhoods, houses that the owners are having problems selling, and solve their problems.

It's a terrific feeling to make others happy while you're putting thousands into the bank, but there are still more advantages to this method.

This part of the business works everywhere and is especially great where you have a surplus of those mid-to high-priced beauties just aching to be bought. For Sale By Owner homes are all around you right now, and you can find plenty more wherever you go. I get goose bumps just thinking about the massive checks waiting for you when you master the easy-to-learn secrets I can teach you.

In the next section, I'll cover yet another way you can make money with real estate, Options. This is in situations when the seller won't deed you the house because they're afraid you won't make the payments or of the due-on-sale clause or for whatever reason.

When you can't get ownership, the next move is to go for control. In either circumstance, you have the potential to make a lot of money.

## **The Option Program**

If the idea of someone else being in the house doesn't sit well with the seller thinking they'll be too far away, the house might get torn up, payments might not get paid, and they'd really just prefer the house to be closed on before anyone else moves in, a simple Option Program is the solution.

With a basic Option, there is no tenant in the house, the house doesn't come off the market and there is absolutely no risk to the seller or yourself since you're not giving the seller a down payment nor are you going to make his monthly payments. All you're asking for is the option to buy the property for an agreed price.

Here are some advantages to the seller under this Option Program.

- 1 All-cash sale.
2. No risk to seller.
3. No new expenses.
4. No tenants or collection problems.

If you're turned on by the thought of working with beautiful, top-quality, \$500,000 and up homes, believe me, there's no better way to control and sell them with zero risk. In this price range, your profit on one sale alone can make your yearly income. There's a big payday based on the difference between your purchase price and your sale price.

Before leaving this subject, consider this one final, real life example to help you understand what Options can potentially do for you.

I have a student in Ft. Lauderdale, Florida, who optioned a \$780,000 house in excellent condition on the Intracoastal Waterway for \$550,000 cash. The seller was at no risk and had absolutely no way to lose by letting my student attempt to sell the house.

The seller had left the state and was making a \$3,200 monthly payment on his loan. Since my student couldn't install a tenant, she told the seller she couldn't make his payment while attempting to market his house. The choice was his, either let her put in a tenant or buyer who would make a monthly payment or leave the house empty and continue to make his own payment. The seller chose the latter.

This left my student in a virtually no-risk position. Her only risk was the minimal cost of advertising the property and her \$100 total deposit to the seller to bind the option agreement, just as I taught her. All she had to do was sell the house for more than \$550,000 and keep the difference.

You may be asking yourself why the seller didn't get a bigger deposit. Upon being asked by the seller for a deposit, my student gave him, word for word, the answer I taught her in my System:

"Mr. Seller, why do you need a large deposit? I'm not taking your house off the market, it won't be occupied, and there's no way you can lose. If you sell before I do, I'll walk away and you owe me nothing. All I need is a key to show the house and an option to buy. I'll spend my money, time and resources to get it sold. If I don't sell it, you lose nothing. If I do, you get \$550,000 cash. By the way, if you go list with a real estate agent, how much deposit will they give you?" (None of course!)

Using the scripts, ads and other tools from my System, she answered all his objections, showed him he had no way to lose, and sold the house for \$675,000.

This one, virtually risk-free transaction made her a \$125,000 profit without making any repairs, trips to the bank or payments.

If you're wondering why she could sell someone else's house without a real estate

license, remember she had a signed option to purchase. No license is needed when you're a principle.

## Putting The Pieces Together

*Are you sure going back to work tomorrow is the best thing you can do for your family and your future? Think about it! There's simply no reason to put off your financial success any longer.*

I've presented distinctly different, yet all effective, Systems of making money in a home-based business using real estate as a vehicle.

*I have students all over the country who are happy concentrating in a single area of the business and make a sizeable income doing so...*

Many thrive on **Wholesaling**, because it's quick and so easy picking up the bargains and flipping them to other investors. With wholesaling, they can take home an easy few thousand dollars in a matter of days.

Others absolutely love the **Retailing** market because they like taking an ugly, rundown house and transforming it into something of beauty and real value to a satisfied owner or occupant while building a nice profit for themselves.

Many of my students prefer to concentrate on constructing owner financing deals within my **Pretty House System** because they enjoy the creative aspect of taking a seller's problem and building a win-win financial situation for both the seller and the ultimate buyer, a profitable solution that also nets several big paychecks for the entrepreneur.

There is some overlap, of course, but the more important point is this: A beginning entrepreneur can find a method that feels the most comfortable and either concentrate on it, or use it as a stepping stone to the other parts of this exciting business.

Regardless of which method or methods you choose, each deal is going to be a little bit different which is one reason why I love this business. There's tremendous variety to keep you interested and more than enough profit to keep you excited.

On top of that, having the ability to solve anyone's house problem, and make a lot of money doing it, is a great, great feeling. Not only that, imagine knowing you have the ability to earn a very comfortable living in almost any neighborhood, city, and state in the country as long as people live in houses there. That's a kind of freedom and confidence very few people ever get to experience.

This business works, and works well. I know it can work for you too. If my more than 2,000 real estate transactions aren't enough verification of this, I hope the countless stories from my students, some of which I have been able to share with you in this very report, are enough to convince you this is the real deal.

I think back to when I was first learning the very concepts I teach and use today, and it was a long process because I had to pick it up a little piece at a time. I didn't have a mentor or a source I could turn to for help. I had to get a little here and there, and then practice each piece until I had it perfected.

There was no system for me to follow, no proven, comprehensive method that covered it all. I was forced to discover what works the hard way, and I made a lot of mistakes along the way.

Without a mentor to guide me, some mistakes were quite costly and extremely aggravating, but every one was another valuable lesson learned. The result has been a business that's been very good to me financially, and a System I've organized and structured into easy, step-by-step formats for others.

You see, you don't have to struggle to start to build an income from this business like I did. I can show you the right way to do it and guide you all the way. The only questions left to ask yourself are where you want to begin and how far you want to go. There's no other more complete or better-organized System for you to use if you want to make money in real estate.

## **Run Your Business, Don't Let It Run You**

It can take a lot of time if you run the business like most people would and like I did when I started. Frankly, I hope you're busy because the busier you are the more you'll be forced to let my System work for you and get out of its way.

It's not about time. It's about doing only a few of the right things to get the right results. If you spend more than 10 hours per week buying and selling houses, you are wasting every hour thereafter.

My trademarked motto and the credo I live by is, **"The Less I Do, The More I Make."** It took me a lot of years to learn this and three decades to perfect it into real estate investing.

The last thing I want for you is to have a business that sucks up your life and consumes your energy. In fact, I believe just the opposite should be the case. A good business is supposed to provide its owner with a strong income and more free time that can be spent enjoying life.

**Everything I do and teach is meant to eventually be put on autopilot and is built for aggressive and busy people who want to make a lot of money with a small investment of time. Follow my lead, and nearly everything will be done for you.**

If you're already a professional, my System can be implemented by one employee or family member. I have many doctors, dentists, chiropractors, attorneys, engineers, corporate executives and retirees already doing just that.

If you'll make the commitment to devote enough time to learn the ropes, my way, I promise you it will not only be worth it, but it'll be the wisest business decision of your life.

***I became a mega-millionaire by doing what I teach. Perhaps I've learned enough along the way to help you, but you won't know unless you let me try.***

## **How To Get Started**

Listening to the enclosed Forclosure Fortunes CD is a phenomenal way for you to get started in this industry in today's market.

In order to help you get even better acquainted with me, my Systems and this incredible business, I've created my inexpensive yet effective **Get Acquainted Package** you can now order for far less than what it costs me to get it in your hands.

**Part #1: My Book, How To Be A Quick Turn Real Estate Millionaire**

This book is currently in the stores and on all the online bookstores at an average price of \$19.95. It is over 200 pages of how I make millionaires from all walks of life, and contains stories and letters from a few of those millionaires as well as a step-by-step guide on how to do your first deal.

**Part #2: George Ross Interviews Ron LeGrand on The Making of a Millionaire**

This CD is a frank conversation where Donald Trump's attorney, George Ross, tears into me with some tough questions on what works and what doesn't. George has been by Trump's side from the beginning and has built his own real estate fortune and business empire. I know you'll find this interview very enlightening.

**Part #3: 11 Reasons Why People Don't Succeed**

I've been building careers for more than 20 years, and I know why some succeed and some don't. There are critical keys to success, regardless of what business you enter, and when you know them, your chance of success escalates. To not know them is almost certain failure.

**Part #4: Millionaire Maker Newsletter**

The "Millionaire Maker Newsletter" is what will give you the edge you need to become a success and maybe even a millionaire as real estate investor. It gives you some of the tools you need to actually make it happen.

There's no obligation and no hype, just hardcore tips and strategies that you can unsubscribe to at any time if you wish. Discover time-tested, millionaire-making secrets straight from me, the nation's leading Quick Turn Real Estate expert.

**Part #5: Parade Of Champions**

This CD includes recent, inspiring interviews with three of my students from different areas and backgrounds, and covers how they started with no prior experience and how they, almost overnight, turned real estate into a lifestyle that has created financial freedom for them and, equally important, gives them on ongoing high from the possibilities they know are still ahead of them.

This CD will inspire you and demonstrate how anyone who really wants to change their status can do so quickly.

**Part #6: A 30-Minute Consulting Session**

You may use this time to discuss your issues, where you want to go, the obstacles you face and how to overcome them, how to get started, and if this is a business that's for you. You'll find this call fun, frank and focused on your individual needs. The value is \$75.00, but you won't pay a cent.

**But I'm Not Done Yet**

If you order my **Get Acquainted Package** by the red deadline date on the enclosed order form, I'll throw in some valuable bonuses for free.

**Bonus #1: "How To Make A Fortune In A Slow Market" 90-Minute Online Seminar**

When you take advantage of this very special offer, you'll get the code to attend

a 90-minute online seminar with me, Ron LeGrand, a \$199 value itself, at no charge to you.

During this fun and informative online seminar you'll learn:

- How to build an empire for yourself and retire with confidence, happiness and wealth.
- How to create wealth without working yourself to death.
- Why the current economy is the best time in our lifetime to acquire extraordinary wealth and cash flow, and recession proof your life.
- The five critical steps to start and run a real estate business, part time or full time, with no previous experience.
- Where the big money is in real estate during a recession and how to get at it without risk or using your personal money or credit.
- The two fastest ways to get a \$10,000 check within 30 days of watching this webinar.
- Why six-figure profit checks on one house have become the norm not the exception.
- How any professional can build a part-time, six-figure business with one staff or family member in less than 10 hours a week.
- Why professionals of all kinds are flocking to me to learn what can't be taught at any university.
- Why most people spend their entire lives too busy making a living to make any real money and will retire broke after a lifetime of work - and why you won't!
- Why many people work 12-hour days at their own business to barely eek out a living, become prime heart-attack prospects, and go to their grave never getting to really enjoy life or making any meaningful contribution to their family or society.
- Why cash flow is king and why it must become a priority for you to not only survive this recession but prosper from it, emerge on the other side of it stronger than ever and be one of the individuals posed to reap the benefits of the aftermath.
- How to start a real estate business of buying and selling houses and build it on a solid foundation so it'll work without your constant attention while quickly surpassing your current income in any profession. I have many students who didn't go to college that are making more money than heart surgeons. It's not about your pedigree, it's about doing the right things and putting yourself in a place where you can succeed big by working less, not more.
- And much, much more...

I'll host this webinar personally and tell it like it is as only a 30-year veteran who still practices what he preaches can do.

#### **Bonus #2: "Yes You Can!" 90-Minute Teleseminar**

After training more than a half-million people over 30 years, I've learned a lot about the makeup of successful people and some of my discoveries would shock you.

This seminar is dedicated to removing roadblocks and dealing with sensitive subjects that must be discussed. Consider this a reality show with an objective of getting you across the finish line with your first or next large check.

It won't take long to learn real estate. Once you get schooled on the basics it's just implementation followed by automation.

I spend far more time dealing with the baggage people bring to the table that prevents or slows their success than anything else. Some people come with so much of it they become their own worst enemy, and unless dealt with, they'll never succeed at much of anything.

I know how to fix it. I know what keeps you awake at night, and I know how to convert one's mindset from job slave to a self-reliant, unstoppable, hard-charging, fun-to-be-around real estate entrepreneur. I've done it to many good people before you ordered this report, and I bet I can make a positive impact on how you think about wealth as well.

This seminar is retailed at \$199, but you won't pay a cent when you get it as part of this package. The access codes will come right along with all the other valuable information.

### **Bonus #3: Financial Freedom Network Gold Membership**

Through this exclusive membership, you'll have access to countless investor resources including everything from the latest articles to eye-opening case studies. It'll also give you access to the best resource of all, me! In a special "Ask the Guru" section, I'll answer your specific questions.

This site is updated monthly with new training modules on career-boosting topics you won't want to miss. Here's a list of more benefits that come with your Financial Freedom Network Gold membership:

- Access to revealing LIVE interviews with various experts from across the real estate and related industries.
- Monthly electronic newsletters with up-to-date, informative and intriguing articles.
- Access to monthly bonus audio recordings that are rereleased based on high demand on their subject matter and expert speakers.
- Exciting and informative training modules that are updated monthly.
- Access to the FFN success calendar of events that'll keep you in the loop on all the most important happenings throughout the industry.
- Access to a FAQ section containing answers to the most frequently asked questions I've heard over the past almost 30 years.
- And most importantly, access to the exclusive "Ask the Guru" section where your most crucial questions come straight to me and back to you in the form of expert answers.

As part of this package, you can elect to receive an optional, free month's membership to FFN Gold so you can take time to review all the expansive benefits that can be yours through this online community.

You'll notice a place to opt in on the enclosed order form. If you do, you'll be e-mailed by FFN shortly to set up your membership, and I'm confident you'll find it to be the best bargain in real estate resources and a valuable link to me and other experts. If you don't opt in, you won't be contacted.

In addition to all these bonuses, I'll add another \$100 worth of surprises. I won't disclose them here and now, but I know you'll enjoy them along with the rest of this generous package. Consider it my shameless bribe.

***You get all this, more than \$811 in real value for only \$29.95, less than what it costs me to manufacture and ship it to you.***



## A Quick Recap

Again, for only \$29.95, all of this is yours...

"How To Be A Quick Turn Millionaire"	\$19.95
"George Ross Interview" CD	\$29.95
"11 Reasons Why People Fail" CD	\$29.95
"Parade of Champions" CD	\$29.95
Millionaire Maker Newsletter	\$99.00
30-Minute Consultation	\$75.00
"How To Make A Fortune" Online Seminar	\$199.00
"Yes You Can" TeleSeminar	\$199.00
Financial Freedom Network Gold Trial	\$29.95
Undisclosed \$100 of Surprises	\$100.00
Total Value	\$811.75
<b><u>Your Cost</u></b>	<b><u>\$29.95</u></b>
<b>Your Savings</b>	<b>\$781.80</b>

## Let Now Be Your Time

By the time you read my book and listen to the CDs, you'll know whether we're a fit, and we'll know if you are committed, and frankly, that's why I'm more than willing to invest so much money and time for us to get acquainted while keeping you at no risk.

Please, accept this package from me for only \$29.95! Even at that amazingly low price, I'll still cover the shipping and handling cost for you. Is that fair?

With your package, I'll also include information on our services, live trainings and exclusive, one-on-one mentoring program where an assigned mentor works with you closely for six months to ensure you get checks quickly and forces you to succeed.

**Accept my offer.** It could very well be the most important financial decision you've made to date. I've told you how I make millionaires, now **let me prove it.**

**You can order this unbelievable package now by calling toll free 1-800-567-6128 (Monday thru Friday, 10 a.m. to 9 p.m., EDT), or by returning the enclosed form by mail, e-mail or fax to 1-888-840-8385.**

This will be your only chance to take advantage of this generous and unprecedented offer, and I hope you do!

To Your Success,



Ron LeGrand - Millionaire Maker

P.S. To make it an easy decision, I'll give you a 60-day, 100% risk-free, money-back guarantee. From the day you receive your package, review it, and apply its strategies; if for some reason you are not 100% satisfied, simply say so, and we'll courteously and quickly refund the small amount you paid...No questions asked.

You won't even be asked to return the package. My book and all the CDs, everything, is yours to keep regardless. Now THAT'S a risk free, no-way-to-lose offer! Order NOW while it's on your mind, and you'll be glad you did.