

*Finally Revealed ...*

**“The Secrets Of  
How I Made **\$456,000**  
In Six Months!”**



with **JAY CONNER**  
*“The Real Estate Magician”*



*Systems = Wealth & Freedom*

A woman with long brown hair, wearing a white sleeveless top, is in the foreground. She is holding a pen to her chin and looking thoughtfully to the right. In the background, a man in a light blue shirt is sitting at a desk, working on a computer. The office has large windows with a view of a city.

**Have You Ever Wondered  
What It Would Be Like to ...**



**Wake Up  
Every Day  
Living Your Dream?**

**Be Totally Excited  
About Your Business?**



**Take a Day Off  
Whenever You Want To?**



A rustic wooden sign is mounted on a post, set against a dense background of various green plants and ferns. The sign is made of dark, weathered wood and has the text 'YOU ARE NOW ENTERING A STRESS FREE ZONE' painted on it in white, bold, sans-serif capital letters. The sign is positioned horizontally and is the central focus of the image. The surrounding vegetation is lush and vibrant, with many different types of leaves and ferns visible, creating a sense of a natural, serene environment.

YOU ARE NOW ENTERING  
A STRESS FREE ZONE

**Make Lots of Money Fast?**





**Are You  
Listening???**



**How Would You Like for Me  
to Show You ...**





- **How to make \$456,000 in 6 months**
- **How to help people AND make big money doing it**
- **A proven system to locate, buy and sell foreclosures on automatic without using your money**

# **You're About To Discover...**

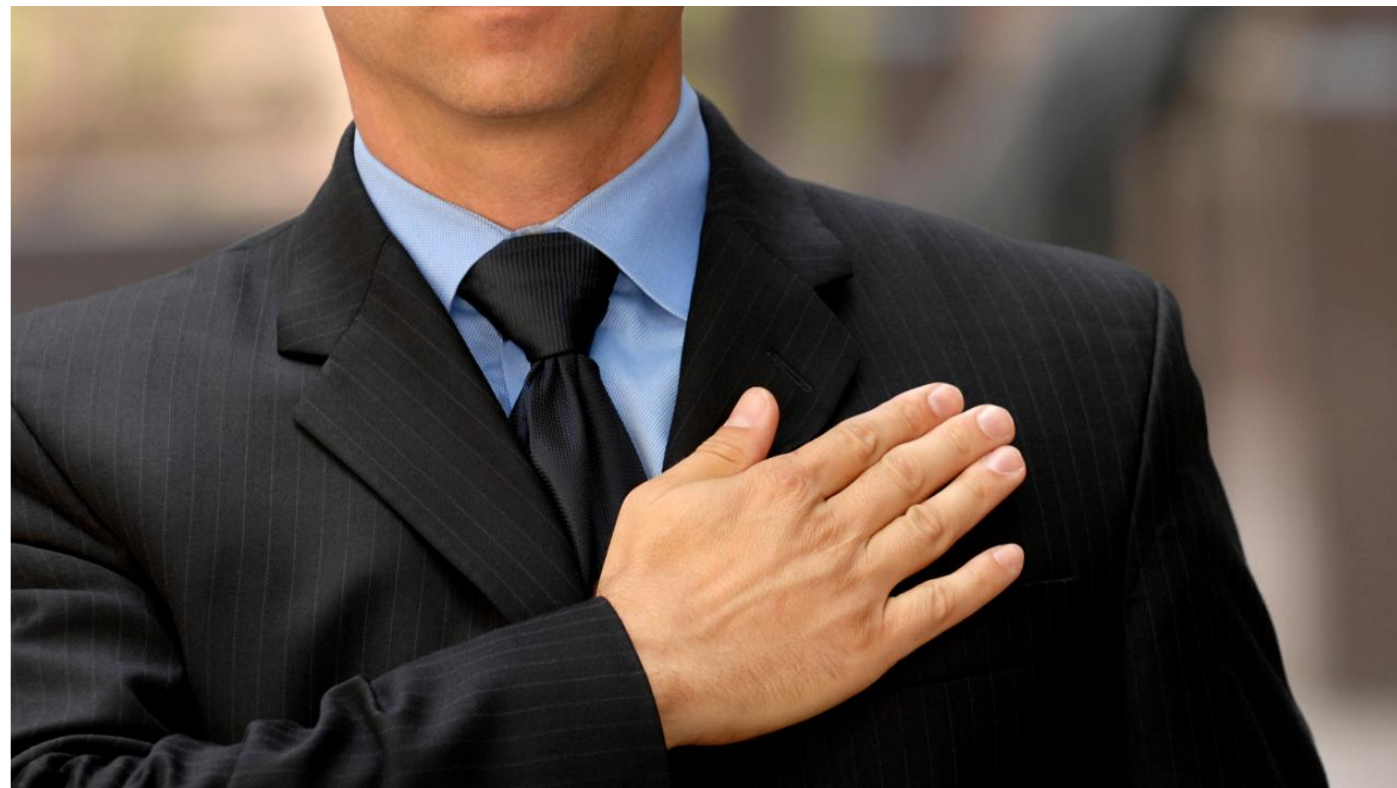
- ✓ How to get 57% response using my secret direct mail campaign
- ✓ How I made \$456,000 – on auto
- ✓ One of the biggest real estate opportunities ever
- ✓ How to work less & **MAKE More Money!!!**



A close-up photograph of a man's torso. He is wearing a dark navy blue pinstriped suit jacket over a light blue dress shirt and a dark navy blue necktie. His right hand is placed flat over his heart, with fingers slightly spread. The background is a soft, out-of-focus greyish-brown. Overlaid on the right side of the image is the text "I Promise You Three Things ..." in a large, bold, white sans-serif font.

**I Promise  
You Three  
Things ...**

# To Teach You ...



✓ **How to find  
hidden foreclosures!**

✓ **How to buy  
foreclosures  
without using  
your money!**

✓ **How to start  
RIGHT NOW!**

# What is a Foreclosure?





- ✓ **Locate hidden gems**
- ✓ **Help people in distress**
- ✓ **Control the property without your money**
  - ✓ **Sell fast**
- ✓ **All on automatic**

**What is a  
Successful  
Foreclosure  
Business?**

# Why Foreclosures?

✓ **Help others  
while getting paid!**

✓ **Huge profits  
(\$64,000)!**

✓ **All on automatic!**

✓ **Best of all, IT'S EASY!**





**The Time is ...**



✓ **It's the  
Perfect Storm**

✓ **The Storm  
will End**

✓ **If Not Now,  
When?**



# Who Am I & Why Should You Listen To Me?

Since 2003 - Buying Foreclosures Without My Own Money

Rehabbed Over 400 Houses

7 Figure Business In Less Than 10 Hours

Best Selling Author & International Speaker

Involved In Over \$50 Million In Transactions

I Use The Magic of Direct Mail Like Nobody!!!





**Who Wants to Hear My Foreclosure Story?**





# Jay and Carol Joy created a tracking system



**First 6 months =  
\$456,000**



**My First Deal**



**And Now, Because of My  
Foreclosure System...**

**I'm Able to Do  
Many More  
Deals Like  
These**



# 153 Fulford Willis Rd

A photograph of a living room interior. On the left is a white fireplace mantel with a dark wood clock, books, and candles. In front of the fireplace are two large potted plants in silver vases. The wall is light green with a small framed picture. To the right, a window with floral curtains looks out onto a green lawn. Below the window is a white console table with a lamp, a small box, and a green plate. Another window with floral curtains is on the far right.

**SOLD:        \$139,900**

**Purchase:    - 65,000**

**Repairs:     - 17,500**

**PROFIT:        \$57,400**

# 3623 Country Club Rd



<b>ARV:</b>	<b>\$210,000</b>
<b>Purchase:</b>	<b>- 110,000</b>
<b>Repairs:</b>	<b>- <u>27,500</u></b>
<b>PROFIT:</b>	<b>\$72,500</b>

# 113 Willow Road

**SOLD: \$225,000**  
**Purchase: - 108,111**  
**Repairs: - 12,500**  
**PROFIT: \$104,389**

**Challenges Most Are Facing...**





✓ **No Time**

✓ **No Proven System**

✓ **No Money**

✓ **No Coach**

# FRANCHISE-LIKE S.Y.S.T.E.M.



# S.Y.S.T.E.M.

**S**ave

**Y**ourself

**S**tress

**T**ime

**E**nergy

**M**oney



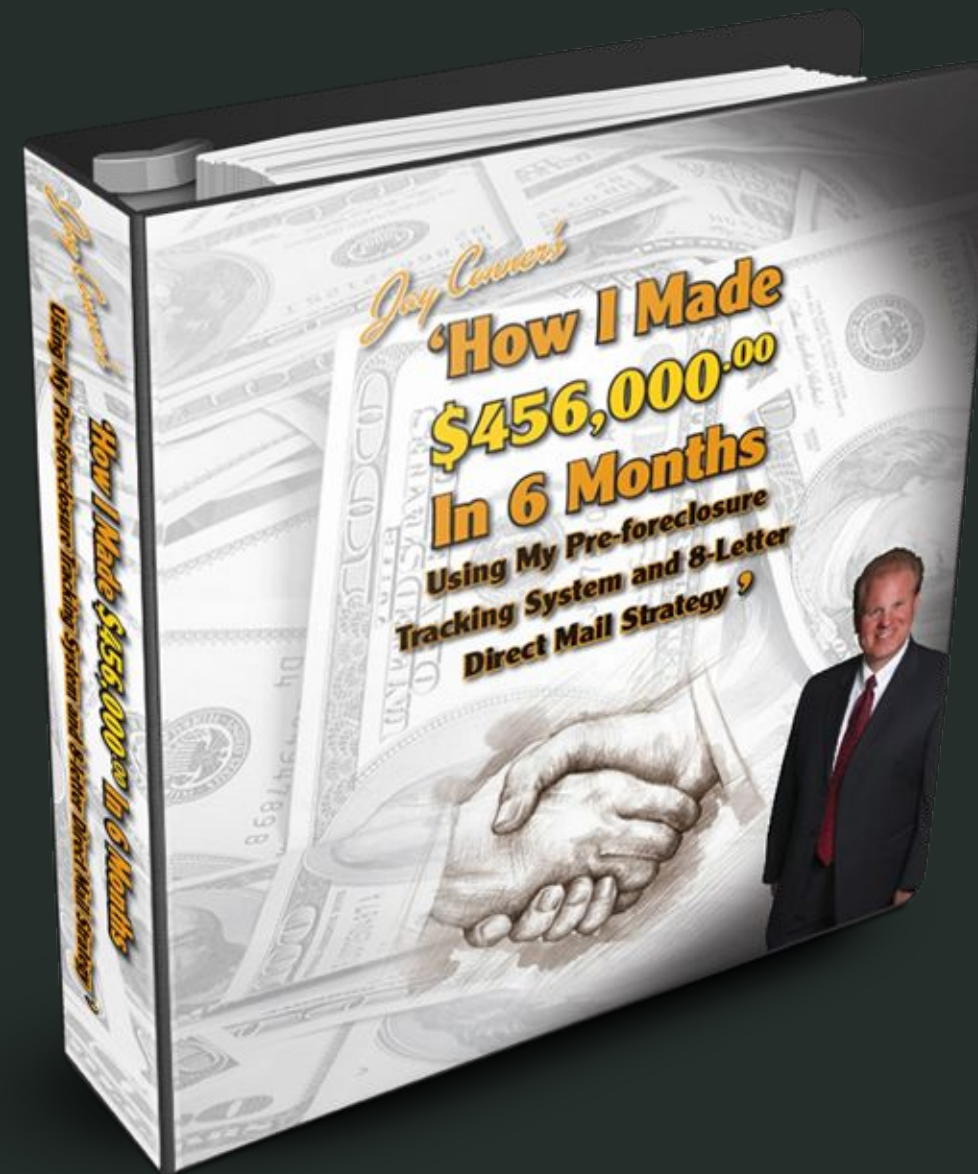


**Systems = Wealth & Freedom**



# Wealth & Freedom Foreclosure System

*Automate Your Way To 6 Figures In 6 Months*



*Systems = Wealth & Freedom*

- ✓ **Locates hidden gems**
- ✓ **Creates win-win solutions**
- ✓ **Working right now**
- ✓ **Proven since 2004**
- ✓ **Completely automated**
- ✓ **Works in any market**



**What's Different?**

**X** Not enough foreclosures in my area

falsehood

**FACTS**

**X** Too much competition

myths

deceits

✓ So many, the choice is yours

**X** Not comfortable talking to strangers

lies

untruth

✓ No competition

✓ You don't have to talk to anyone

# Steps To Buying Foreclosures

Step 1 • Get Foreclosure List

Step 2 • Market To Motivated Sellers

Step 3 • Use Analyzer Software

Step 4 • Control Property

Step 5 • Exit Strategies



# STEP **Get Foreclosure List**

# 1

**VA goes to courthouse**

**Track every open file until  
closed/dismissed**

**Use foreclosure tracking system**



# 'I Love Jay's Automated Foreclosure System!'

'I really like the part Jay teaches on how to get others to go to the courthouse and get the information for you. I'm a CPA and need every minute I can get and this allows me to be productive even if I'm not concentrating on my real estate business. The amount of money you can make is wonderful for my family and I highly recommend it to everyone in real estate.'

*Rick Donner  
Ft. Myers, FL*



*Systems = Wealth & Freedom*

**STEP**

**2**

## **Market To Motivated Sellers**

**Use Jay's 8 proprietary letters**

**Use a Realtor if necessary**

**Multiple calls to action**

**Stop once there is response**





# **‘Wow!!! 57% Response Rate!’**

‘After I heard Jay present his foreclosure system I raced to implement it as soon as possible and how glad I am. Jay has taught me how to find those types of deals by using the court house and working with the county clerk. With his 8 letter campaign I know I can receive a 57% response rate to the ones that I send out and that is phenomenal to my bottom line. The most impressive part of this program is how easy it is to use even for the most novice of REI. I highly recommend it!’

***Bob Green  
Boca Raton, FL***



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STEP

3

# Use Analyzer Software

Fill out seller lead sheet

Verify comps

Make offer



# **‘It’s So Simple to Use!’**

**‘Thanks to Jay’s foreclosure system we now know how to find the hidden gems. Jay really teaches you a lot and the best part is it is so simple to use.’**

***Mike Johnson  
Ft. Lauderdale, FL***



*Systems = Wealth & Freedom*

# 3027 Fairway Dr

**SOLD: \$249,900**  
**Purchase: - 128,500**  
**Repairs: - 32,000**  
**PROFIT: \$89,400**

STEP

4

# Control the Property

Create win/win

Pay cash with private money

Buy subject to existing note



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# ‘Jay Helps You So You Can Help Others!’

‘Jay Conner’s foreclosure system is awesome! He has showed me all the steps necessary in the process to find track and to follow up with all the deals in my court house. The best part of this is that I now feel that I’m helping people instead of taking advantage of their situation that they find themselves in. I feel that I’m a better person now and will make other people’s lives better also.’

*Clinton Robinson  
East Orange, NJ*



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STEP

5

# Choose Your Exit Strategy

Wholesale

Rehab/Sell retail

Sell as-is to work for equity

Sell lease/option with credit repair



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**ARV: \$165,000**  
**Purchase: - 65,000**  
**Repairs: - 22,000**  
**PROFIT: \$78,000**

**201 Graham Rd**



# ‘Jay’s Foreclosure System is a No-Brainer!’

‘With Jay Conner’s foreclosure system I am able to track foreclosures in my area throughout the process and to stay on top of it. Jay showed me how to get fresh leads in the market coming to me on automatic. The way Jay shows you how to do it with his 8 letter process is so easy to understand. For any one that wants to increase their business and make more money this program is a no-brainer.’

**Chris Carroll**  
**Naples, FL**



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# 'It's So Easy!'

'With Jay Conner's foreclosure system I now have the knowledge to find foreclosures in my area. This step by step system is so easy and user-friendly with the different tracking letters in his 8 step campaign that he gives you. With this system I can now find, track, and close the deal. So thanks Jay! I highly recommend this to everyone.'

*Don Johnson  
Oklahoma*



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**Who Wants To Be My  
Next SUCCESS Story?**

**SOLD**

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**CONNER**

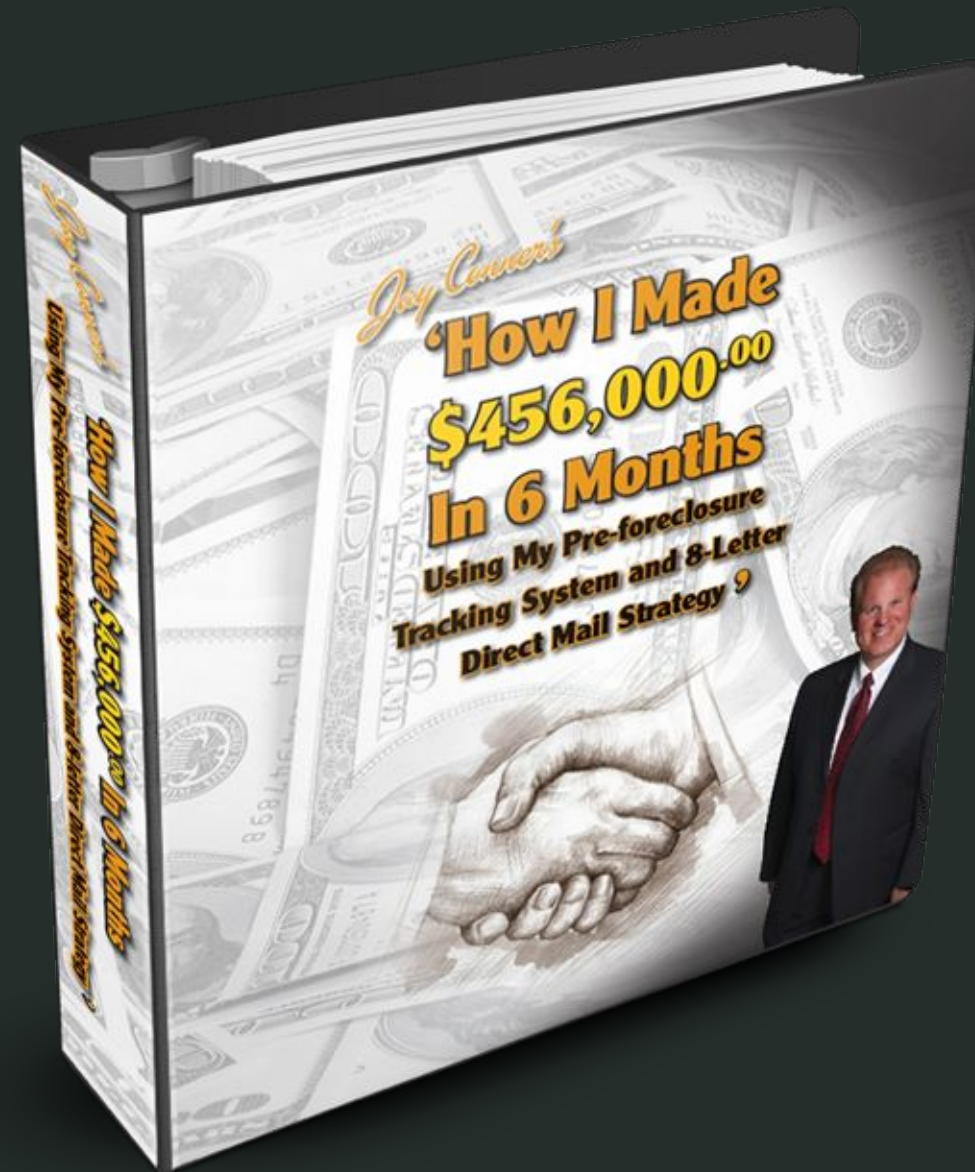


MARKETING GROUP  
**CONNER**



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# Wealth & Freedom Foreclosure System

*Automate Your Way To 6 Figures In 6 Months*

## BENEFITS & FEATURES

Proven System

Totally Automated

Help Families In Distress

Done-For-You Marketing

Do More Deals

Work Less Make More

Financial Freedom



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# Secret Deals Tracking System

You'll Never Miss Out On A Foreclosure Opportunity...

Foreclosures are automatically located & tracked, so you find the **BEST DEALS** *Every Time!*



REAL VALUE

**\$1,997**



*Systems = Wealth & Freedom*

# Done-For-You Direct Mail Marketing System



*My coveted 8-step direct mail system gets you the deal with...*

- Battle-Tested & PROVEN Letters
- Lifetime Royalty Free Licensing
- 57% Response Rate!

REAL VALUE

**\$995**

MARKETING GROUP  
**CONNER**

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# Wealth & Freedom Foreclosure Library™

All the contracts, forms & agreements you need to keep you protected AND **save you time, energy & money.**

\* Now includes all of my exclusive NO-SELLING profit scripts \*



REAL VALUE

**\$597**



*Systems = Wealth & Freedom*

# Wealth & Freedom Foreclosure System

*Automate Your Way To 6 Figures In 6 Months*

Secret Deals Tracking System	\$1,997
Done-For-You Direct Mail Marketing System	995
Wealth & Freedom Foreclosure Library™	597

TOTAL VALUE

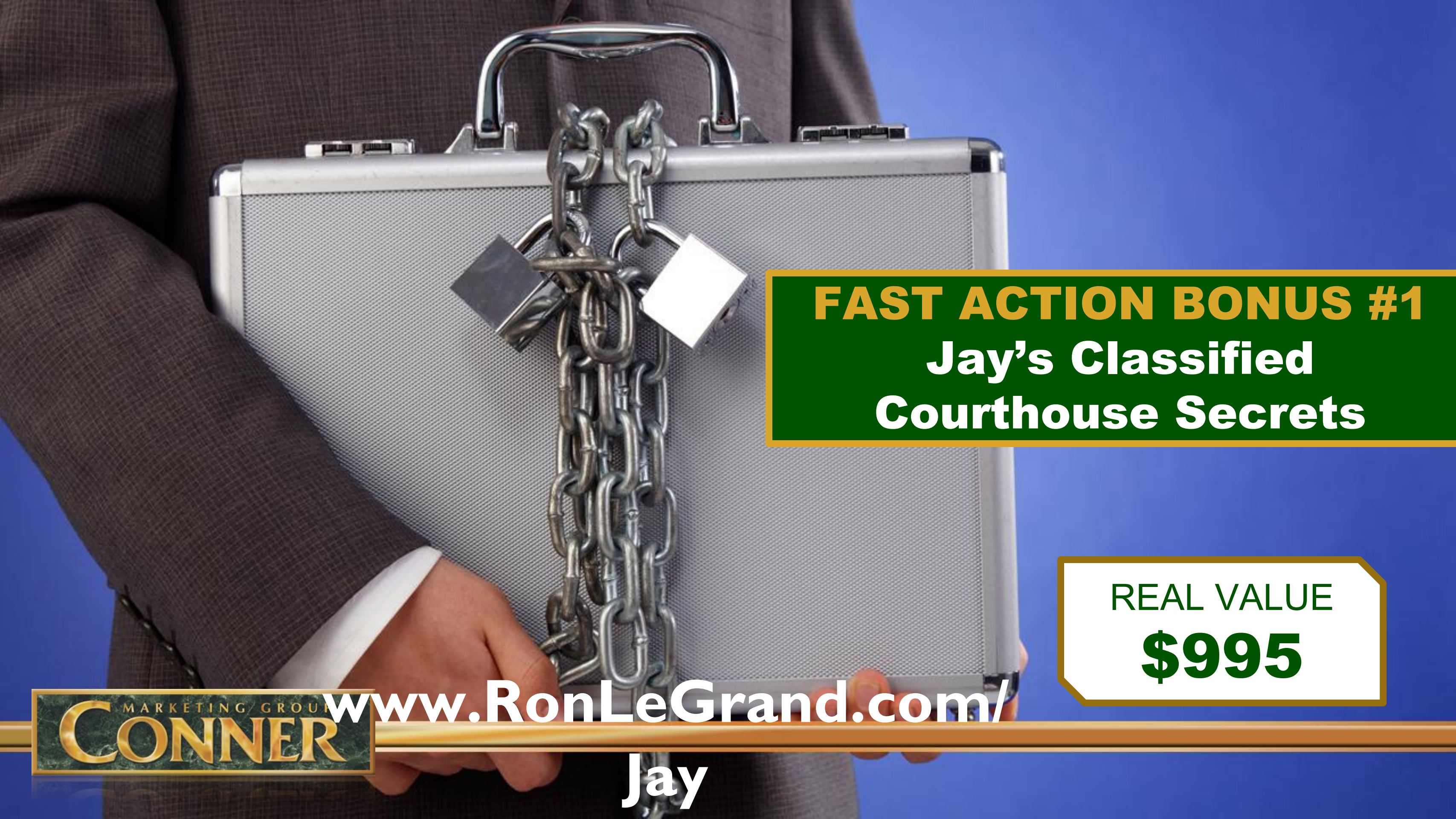
**\$3,589**



[www.RonLeGrand.com/](http://www.RonLeGrand.com/)

Jay

*Systems = Wealth & Freedom*



**FAST ACTION BONUS #1**  
**Jay's Classified**  
**Courthouse Secrets**

REAL VALUE  
**\$995**

MARKETING GROUP  
**CONNER**

[www.RonLeGrand.com/](http://www.RonLeGrand.com/)

Jay

# Jay's Classified Courthouse Secrets

- ✓ How to get current information on all open files!
- ✓ How to get vital information and not waste time!
- ✓ How to get information that none of your competitors know!

ALL ON AUTOMATIC!!!

[www.RonLeGrand.com/](http://www.RonLeGrand.com/)

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**CONNER**

Jay

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**FAST ACTION BONUS #2**

**Work LESS, Make MORE  
Coaching Call with Jay's  
Foreclosure Assistant**

REAL VALUE  
**Priceless**

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**CONNER**

[www.RonLeGrand.com/](http://www.RonLeGrand.com/)

**Jay**

**FAST ACTION BONUS #3**  
**Real Estate Cash Flow Conference**

**Meet Private Lenders**  
**Get Private Money**  
**Rehab Bus Tour**  
**Meet Jay's Dream Team**

**55 Ways to Find Deals**  
**Sell Houses in 3 Days**  
**Learn Jay's Automation**  
**Bring Guest for Free**

TOTAL VALUE  
**\$2,997**

**www.RonLeGrand.com/  
Jay**

MARKETING GRO  
**CONNELLY**

# 2020 Live Events

MARKETING ONLINE  
**October 7 - 9**

***Private Money = Wealth and Freedom***

**FAST ACTION BONUS #4**  
**Rapid Results Foreclosure**  
**System Coaching**

*with* **UNLIMITED** Access  
*For 6 Months!!!*

TOTAL VALUE  
**\$1,500**

MARKETING GROUP  
**CONNER**

[www.RonLeGrand.com/](http://www.RonLeGrand.com/)

Jay



# Wealth & Freedom Foreclosure System

*Automate Your Way To 6 Figures In 6 Months*

Secret Deals Tracking System	\$1,997
Done-For-You Direct Mail Marketing System	\$995
Wealth & Freedom Foreclosure Library™	\$597

<b>BONUS #1</b> • Jay's Classified Courthouse Secrets	\$995
<b>BONUS #2</b> • Court House Virtual Assistant Call	Priceless
<b>BONUS #3</b> • Real Estate Cash Flow Conference	\$2,997
<b>BONUS #4</b> • Rapid Results Foreclosure Coaching	\$1,500

**TOTAL VALUE**  
**\$9,081**



[www.RonLeGrand.com/](http://www.RonLeGrand.com/)

**Jay**

*Systems = Wealth & Freedom*

Real World Value ~~\$9,997~~  
Your Risk FREE Investment Only

**\$1,997**



[www.RonLeGrand.com/](http://www.RonLeGrand.com/)

**Jay**

*Systems = Wealth & Freedom*

Real World Value ~~\$0,001~~  
Your Risk-Free Investment Only

~~\$4997~~

~~\$1497~~

**\$997 !!!**

[www.RonLeGrand.com/](http://www.RonLeGrand.com/)



Jay

*Systems = Wealth & Freedom*

# WANT FINANCING?

**\$0 Down**  
**\$35/Month**

**(252) 808-2927**

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**CONNER**

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**Who Wants To Get  
Everything For**

**FREE?**



[www.RonLeGrand.com/](http://www.RonLeGrand.com/)

**Jay**

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**Take Action**

**NOW**



[www.RonLeGrand.com/](http://www.RonLeGrand.com/)

**Jay**

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**\$997**

TOTAL VALUE

**\$9,081**

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**Jay**

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