

**"This might be the most ridiculous thing prudent business people ever dreamed up."**

**"We Guarantee You \$20,000.00  
In Cash Or Equity Before  
March 1st, 2009..."**

**...regardless of your experience, education, income, net-worth or poor credit."**

**Please note:** This is not a get rich quick real estate scheme. This is an opportunity for "doers" - not "dreamers." If you're looking for a way to multiply your bank account while doing nothing – this isn't it!

Dear Friend,

You're busy so let me come right to the point.

By building our legacy of private wealth, we have established a proven set of winning real estate investment strategies unique to DC, Baltimore, and Virginia.

Each one of these strategies are responsible for huge advances in wealth that we see *every month*.

Best of all, it doesn't matter what the market is doing – up, down, or way down, we still make huge gains because our strategies take *advantage* of prevailing economic conditions.

I know, it sounds too good to be true, but if you're interested in **SAFE** and **PROFITABLE** strategies to build wealth that are proven to work regardless of economic cycles (even the one we are seeing now), I urge you to consider this lucrative GUARANTEE of \$20,000 in cash or equity by December 25, 2008.

**IT'S A DISGRACE!**

You probably know real estate training is a billion dollar industry. I don't want to waste your time with a full dose of my disgust but something is surely wrong when someone can rack up as much as \$75,000 in courses and seminars and still not have closed their first big deal!

We get calls from these folks every month, *begging* us to help them close or even *find* a deal. I know what you're thinking – they must be really inept in some way. But that's not it – in fact all of them have at least twice the brainpower to be successful investors.

Here's the problem: every course or seminar they take gives them another piece of the puzzle...but they never have all the pieces to actually close a deal.

**It could happen to anyone because you don't know  
it's happening until you're way in the hole.**

Hence, it's a billion dollar industry where gurus are actually able to make more money teaching than investing!

Hi, my name is Andre Johnson. That's me on the left.

Right now...this very minute **an ultra-lucrative opportunity is waiting for you.** It may sound strange to hear this when the media keeps talking about depressed real estate markets.

You might wonder...

**Overall market values are dropping – it seems like a bad time to be a real estate investor.**

**WRONG!**

Let me explain.

Because of the lending crisis an unprecedented number of homes are in, or heading into, foreclosure. Homeowners are *desperate* to sell in order to save their home or good credit. As a properly trained investor you can fix this problem and pick up

**A \$30,000 check in a mere couple of weeks.**

Not only that, the homeowner will forever thank you for solving the problem that nearly ruined them.

This is but one strategy that can make you rich a hundred times over *because* of the present market conditions.

And with this strategy you won't have to use your own money or credit to make big profits.

But there are other ways too.

Many people want to buy a home right now but again, because of the lending crisis, they can't qualify for a mortgage. Here you are again to solve their problem – and profit!

This could be a “rent-to-own” scenario where

**You'll receive a non-refundable up front payment, typically \$5,000 to \$10,000.**

And after that, you'll receive monthly payments on the property that cover the mortgage payments, taxes, and insurance – and still there will be extra cash you bank every month.

The best part is you are not a landlord. The rent-to-own buyer takes care of repairs just like any other owner would. And at the end of the rent-to-own program – you'll profit once again with whatever markup you set from the original price. Typically another \$20,000 to \$30,000.

**My point is that as a real estate investor you are not beholden to market cycles.** We're living this everyday and this is still the safest and most reliable way for us to lock in profits now and for long-term passive income.

We'd like to show you how.

Use time-tested strategies proven to work in DC, Baltimore, Virginia, where...

- ★ **you don't invest your own money.**
- ★ **you don't need prior experience, education, good credit, or assets to be successful.**
- ★ **you receive a large financial payoff.**
- ★ **you take the safest route to achieve large advances in wealth.**
- ★ **there is a rock solid record of success.**
- ★ **you are the boss / call the shots.**
- ★ **you will help people and create win / win situations for all involved.**
- ★ **you are in control of your time, your life, and your destiny.**
- ★ **you can work on the side or full time – it's always going to be up to you.**
- ★ **you can work from home, if you wish.**

### **The chance meeting that could secure your financial future...**

One early evening back in July last year, I stepped into (nice restaurant) on (upscale street). I wasn't very hungry but the calm atmosphere and air-conditioning was just what I needed. By chance, Joe Asamoah was just ahead of me, waiting for a table.

I knew Joe from the Real Estate Investors Platinum Club here in DC. (It's an association reserved for real estate investors at the highest level; those who've achieved multiple years of success in real estate).

We both laughed out loud because we had kept promising each other we'd 'do lunch' sometime to exchange notes. And here we were!

"Table for two?" was the question put before us. As we were led to our table, I remember Joe saying, "This must be fate."

Joe was excited. "Get this," he says as we sit down. "I've done this a few times over the last couple of months and it's (a hint of something you do that makes your deals go smoother; something you would teach your students). If you pick up the check tonight – I'll tell you what it is!"

I laughed. Joe went on to tell me (a little bit more about this technique / strategy).

**“That’s the kind of technique a new investor should know from day one – but no one teaches that,” I said.**

One of the things both Joe and I always agreed on was something obvious to the two of us...but to other investors – especially new ones – the concept never got much attention.

Here it is: *Making money in real estate is easy – very easy – if you know how and a minefield of epic proportions if you don’t.*

I know! Obvious, right? But you’d be surprised how many new investors we see out there every year who are *struggling* (more like banging their head against the wall) because they’re trying to get from here to there in a leaky boat. It starts with them bouncing around from one home study course to another, then maybe a seminar or two, and perhaps reading some books...and then they go out there and try to do it.

With a lot of headache and stress, they muddle through their first deal and then when it’s all over they either quit the business or take yet another course.

**It’s costly, stressful, and most of all UNNECESSARY!**

But Joe made a good point. “There’s good information out there. Lots of good courses and seminars – not all of them, but *it’s really about new investors finding the type of real estate strategy that’s right for them and then running with it.*”

“Agreed. *The money comes when you find your niche.* I like to focus on deals where I walk away with \$20,000 or more at closing. I like the payoff to come quick and then move on to something else.”

Joe smiled. “For me it’s always been a ‘buy and hold’ approach.”

“I don’t have the patience for it,” I admitted. “But I can’t deny the benefits of a passive income. Good for people who keep their regular jobs and retirees.”

“Ever do short sales?” I asked.

Joe shook his head. “Not me, although lately I’ve been tempted with all the foreclosures we’re seeing.”

Immediately Tammy Phelps came to mind. “You know Tammy – she’s the best example of how successful you are when you niche.”

Joe chuckled. “The Go To Lady of Short Sales.”

“See! That’s what I’m saying! Finding your niche is definitely the key.”

Just then, our drinks arrived. We both took a sip and I looked out the window. Commuters were starting home. All of them did a job – but I knew all of them would like to find a way to make more money and, if they could, work less. *I* know it's possible because I did it myself. I was a chemical engineer before getting into real estate.

At that time, I thought real estate investing was for the rich – people who could afford big risks.

**I had no idea that there were so many different ways to make money in real estate – without risk, without cash or assets and without good credit.**

Then it hit me.

**“Joe, that’s the number one reason new investors fail.”**

He nodded in agreement. I went on. **“They’re trying to apply a strategy that isn’t right for their personality.** If a person chooses a strategy that fits with their personality, age, and goals – then the probability of their success goes up 100%.

“More like a 1000%!” Joe injected. “You show me someone who’s made the right choice – regardless of their background or lack of experience - and I’ll show you someone who’s pocketing profits in three months or less.”

“So let’s do it!”

“Do what?” he inquired.

**“There isn’t a single course or seminar out there that considers the individual. Let’s offer them a way to avoid chasing their tail and going broke on real estate education.”**

I was on a roll...

“Instead of the usual seminar where people get info on just one strategy that may or may not be right for them. **Let’s create an event where we offer all the proven strategies that are successful here in DC, Baltimore, and Virginia!**”

“I can see it. Jane Smith walks away from this event with a pocketful of proven strategies that fit with *her* life and the opportunities in *her* area.”

“Exactly.” I looked out the window again. My mind was madly trying to find a hole in our plan.

**“Joe, why hasn’t someone done this before?”**

“Real estate gurus are in the business of selling what they know. That’s how they make their money – most of them don’t even buy and sell real estate anymore because they’re too busy selling courses and doing seminar tours. The longer a newbie doesn’t know what they’re doing – the more money they can make off them.”

Couldn’t have said it better myself.

The truth is – you don’t have to go broke or take risks to profit in real estate. If you get training that’s right for you – using successful strategies that are time tested in your area – you’ll be as successful as you want to be.

### **Tammy Phelps said Yes!**

Soon after this meeting with Joe, I called up Tammy Phelps the “Go To Lady for Short Sales” and asked her if she’d be interested being part of this unique event.

“I’d be honored,” was her answer.

**“Because of all the foreclosures we’re seeing right now, there is a huge demand for short sale specialists.**

...People who can’t make their mortgage payments need help. A short sale specialist makes a lucrative living while helping owners save their home and / or good credit.”

Tammy brought up a good point. “There should be some kind of support that we can give after the 3 day event. *If we really want the attendees to be successful, then we have to be there for them. We have to give them support.*”

(I wish I’d thought of it myself!)

That’s why when you sign up for the **3 Day Soft Market Strategies Training, September 5, 6, 7** you’ll also get 120 days of free email and fax support.

**Thousands of dollars of free advice and consultation from the most successful real estate investors in your area – for a full 120 days.**

Anyone who tries to “go it alone” on their first deal is asking for trouble. So when the **3 Day Soft Market Strategies Training, September 5, 6, 7** is over we’re going to be backing you up all the way.

Got a question? Want someone to look over a form to make sure it’s correctly filled in? Want some prepping before talking to a seller?

Just email or fax any one of us and you'll get a reply within 24 hours. There's no extra charge or hidden costs for this service.

We're here to help you as little or as much as you need. It starts with the **3 Day Soft Market Strategies Training, September 5, 6, 7** and it ends with you being a successful real estate investor.

**PLEASE NOTE:**

*To be sufficiently available, email and fax support will only be extended to **the first 17 people who register.***

**Take A Close Look At The Opportunity Banging At Your Door**

Joe, Tammy, and I are rolling out **our proven successful strategies**. It's everything you need to build a financial strategy that works for you.

From Joe...

- ✓ **Follow this time tested successful proprietary strategy** and you'll acquire three new properties per year for a passive, no headache income – regardless of the market cycle.
- ✓ **Want to find – and keep – the best tenants** who pay on time, take care of your property, and stay for longer terms? Over the past 20 years – I have this down to a fine science. No more hassles and headaches!
- ✓ **The simplest way to manage your properties** – leaving you free to travel or live in a different state.
- ✓ **This approach to insurance taxes will put thousands in your pocket every year.**
- ✓ **There are only a few proven ways to safely create your multi-million dollar legacy.** But I see even experienced investors making this way too complicated. Get it right the first time!
- ✓ **Hiring property managers?** There's one thing nearly every new investor does that prevents you from hiring the best candidates. Save yourself thousand\$!
- ✓ **7 ways to earn your tenants gratitude, which will keep them for the long term.**
- ✓ **The fastest way to fill vacancies with ideal residents** – even in a tough market!
- ✓ **There are 5 ways to mess up a “buy and hold” strategy but almost every new investor does one of them.** Get over them now!

From Tammy...

- ✓ **Screen sellers in seconds with these 10 questions.** Why waste time on deals that are duds? Master this in 15 minutes!
- ✓ **Your short sale package is in the trash and you don't even know it.** The simple approach to get to the top of the heap!
- ✓ **The x(number) steps for getting your short sale approved for .50 on the dollar.** *This is what the banks don't want you to know!*
- ✓ **The ingenious strategy that makes simultaneous closings a breeze.** Possibly the most underused, yet simple, way to make fast money.
- ✓ **The common short sale strategy that's a proven loser.** *It doesn't work!* Steer clear of this deal breaker.
- ✓ **How to influence the appraisal in your favor** – not knowing this could cost you the deal!
- ✓ **Want to sell fast?** Don't be left in the cold – this strategy will have buyers lining up.
- ✓ **Exactly what to say to the mortgage company.** Seal every hole with this approach!
- ✓ **The dead easy formula to calculate your offer.** Sleep peacefully knowing your numbers tell the whole story.
- ✓ **Do you know the main reason the loss mitigator won't talk to you?** Kill frustration when you kick away this stumbling block forever.
- ✓ **Want to know why some pre-foreclosure homes are avoided by investors?** How you can profit while others watch in amazement!
- ✓ **This one seemingly “minor error” runs even motivated sellers off immediately.** Be sure it never happens to you!
- ✓ **This dead easy strategy uses realtors to save you thousands of dollars in marketing money.** It also saves you loads of time!
- ✓ **The new truth about short sales in Maryland and Virginia.** Get the latest from one person deep in the know.

From Andre...

- ✓ **These five little or nothing down techniques are perfect for today's down market.**  
Put them to work right away!
- ✓ **Have real estate agents eager to find you little or nothing down properties** by doing this one simple thing.
- ✓ **These 7 sources of non-conventional financing** are the key to creative real estate strategies. Find out what they are and how to use them for maximum gain.
- ✓ **With this x step approach, you'll evaluate a lead, contract property and buy with little or nothing down** – just like the seasoned pro.
- ✓ **Save yourself immeasurable time and frustration** by negotiating 90% of the deal over the phone BEFORE even looking at the property.
- ✓ **Amaze yourself** with your ability to structure a subject to, land installment, & lease / option deal using other people's money.
- ✓ **The complete roadmap** on how to buy properties with no down payment by using seller financing.
- ✓ **The fastest way to bank large payoffs** by taking over a seller's mortgage for a quick fix and flip.
- ✓ **Learn when to ABSOLUTELY walk away** from a little to nothing down deal.
- ✓ **Use this strategy to put \$18,000 (or 5 years of cash flow) in your pocket within 3 months.**
- ✓ **Profit \$5000 or more with this sure-fire method** to control properties with existing financing so you can wholesale them to buyers.
- ✓ **Almost every new investor makes these x strategic mistakes.** *They don't work!* Find out what does!

For a three-day training event, you can easily pay \$5000 or more. But that's just to learn *one* strategy. Unfortunately, we meet many new investors who paid for training that they later regretted signing up for because the one strategy they learned was not right for them. Without having anywhere else to turn, they drop another \$5000 on yet another bootcamp or seminar. It's heartbreaking, but it's happening all the time.

By attending our **3-Day Soft Market Strategies Training** you'll get the full ball of wax. Expert instruction on the proven to work strategies in your area - from the most successful investors.

- ✓ ***Time-tested buy and hold strategies***

- ✓ **Rent-to-own**
- ✓ **Rehabbing**
- ✓ **Short sales**
- ✓ **Little or no money down**
- ✓ **Subject to**
- ✓ **Land installment**
- ✓ **Lease option**

### **The most action packed three days of your life**

I've been to seminars where they took three days to explain something that could have been done in two hours. But they couldn't charge us for just two hours...so they dragged it out over three days!

It starts (time) sharp and goes until (finish time), with one hour off for lunch. (\*Actually, we have something special set up during your lunch – see below.)

Normally, Joe, Tammy and I charge a minimum \$3000 per day each. That comes to \$9000.

Is it worth it?

Well, how much would you pay to make \$10,000? Would you pay \$9,000? Of course you would because you'd make a profit of \$1000.00

No, the **3 Day Soft Market Strategies Training, September 5, 6, 7** is NOT \$9,000. But think about it – just by completing one real estate deal you'll make an average of \$25,000!

One deal and you've already profited \$16,000!

Not to mention what you'll make in your first year...add at least two more deals to that figure.

**And no, this does not require you to quit your job or favorite pastime...you can do this by putting in 7 to 10 hours per week. *This is extra money!***

But then again, you might take our training and not make anything. Like I noted at the top of this letter, this is not a get rich scheme where you plug in the system and the money is automatically injected into your bank account.

**This assemblage of wealth building strategies are not available anywhere else in the world, at any price**

If you're serious and you follow our proven strategies then you'll prosper in a very short time. Remember, we want your success story so **register early and receive the 120 days of unlimited email and fax support for the first 17 who register.**

We're doing two things to make this event everything we intend it to be. One, we're keeping it small.

**→ There are only 75 seats available for a select few serious attendees.**

Two, we're cutting the price down far below value. So, no – it's not \$9,000, nor is it the \$5000 you normally pay for a three day event on one strategy.

For \$1497.00, you'll walk away with no less than 7 strategies. Clearly, a steal when you consider how much this information will put in your pocket over the next few months...not to mention the years ahead.

**REGISTER NOW (this is a link)**

But I still haven't told you about three ultra-useful presentations you get when you attend – *at no extra charge.*

**BONUS#1**

VIP Dinner Presentation – “\$200,000 in Business Credit in 90 Days”

**A \$xxxx Value – YOURS FREE**

Think what you could do with \$200,000 of business credit? Meet Jeremy Zigman, business credit expert.

Having business credit allows you to take advantage discounts that come from paying cash. It's not necessary to use it for the long term – just when you need a bridge from here to there to see a deal close.

Jeremy will show you how to get...

\$200,000 in unsecured business credit in as little as 90 days.

\$1 Million of business credit lines within nine months.

(testimonials)

## **BONUS#2**

VIP Lunch Presentation – “Rapid Equity Building by Paying Off Your Mortgage In As Little As 1/3 to 1/2 Of The Time.”

**A \$xxxx Value – YOURS FREE**

A representative from United First Financial will show you how to pay down your mortgage without refinancing and very little change to your current standard of living. You’ll potentially save hundreds of thousands of dollars in interest.

- Not a debt roll down program
- Not a bi-weekly payment
- Be mortgage free!

You’ll find out how to build a lump sum of equity to fund a purchase, borrow the money, or do a little of both.

(testimonial)

## **BONUS#3**

VIP Lunch Presentation – “Your Key to Free Real Estate Lead for Life.”

**A \$xxxx Value – YOURS FREE**

84% of consumers start their new home search online. Katalin Cseke will show you how to rev up the power of the Internet to generate an automatic steady flow of leads using the “Real Estate Internet Marketing Formula.”

- Free long-term traffic driven to your website.
- Free exclusive leads for life.
- Dramatically reduce advertising costs

(testimonial)

(testimonial)

**That’s \$xxxx in bonuses yours FREE!**

Add that to the actual value of our training and you’re looking at a figure that tops \$xxxx

But you pay only \$1497.00

**REGISTER NOW (link)**

And even better, if you attend with a spouse or partner – they pay only \$500 Yes, you read that right! You pay \$1997 *per couple*.

And yes, that includes all three bonuses for both of you.

Let's take a look at what you get:

- ✓ **3 Day Soft Market Strategies Training from Joe, Tammy, and Andre** - no less than seven of proven successful strategies in DC, Baltimore, and Virginia.
- ✓ **120 Days of Unlimited Email and Fax support from Joe, Tammy, and Andre** – contact us whenever the need arises.
- ✓ **“\$200,000 in Business Credit in 90 Days”** from Jeremy Zigman, business credit expert.
- ✓ **“Rapid Equity Building by Paying Off Your Mortgage In As Little As 1/3 to 1/2 Of The Time.”** from United First Financial.
- ✓ **“Your Key to Free Real Estate Leads for Life”** from Katalin Cseke with the “Real Estate Internet Marketing Formula.”

If you've been looking for a **SAFE** and **PROFITABLE** way to build your wealth and secure your financial future, then I strongly suggest you consider the following concept:

**The real estate strategies you'll learn at the  
3 Day Soft Market Strategies Training, September 5, 6, 7  
are the last entrepreneurial ventures left in the world that the  
average person can realistically (and safely) build wealth...**

**Register now – there are only 75 seats available. And only the first 17 will receive 120 days of unlimited email and fax support.**

We're so confident anyone can build wealth with our proven strategies we're willing to GUARANTEE it.



**IF YOU'RE NOT SATISFIED WITH THE  
3 Day Soft Market Strategies Training  
FOR ANY REASON WE'LL GIVE YOU A NO  
QUESTIONS ASKED FULL REFUND.**

**And...**

**If you don't make \$20,000 in either cash  
or equity by December 25<sup>th</sup> 2008 – attend  
one of our training events – completely  
free of charge. Choose what's right for you  
3 days of training from either Joe, Tammy,  
or Andre – or our next group event.**

**(signatures)**

**Joe Asamoah Tammy Phelps Andre Johnson**

I think you'll agree that's fair. Seeing how there's no risk, there's no reason to delay. Register now to be sure you're one of the first 17 who'll receive 120 days of unlimited email and fax support.

To your success,

**(signatures)**  
Joe Asamoah

Tammy Phelps

Andre Johnson

**REGISTER NOW ([link](#))**

P.S. You can start profiting from this letter right now! When you register, you'll receive a coupon code. For every person that registers using this code – we'll refund you \$500.00. So take advantage – get three friends or colleagues to sign up and you attend FREE!

(tell a friend link)