

It made me a millionaire!

I NEED YOUR
SUCCESS STORY.
⇒ CAN WE MAKE
A DEAL?

“Learn The Single Most Successful No Money Down System In Existence, Wake Up The Next Day And Start Cashing In...”

Please note: Limited enrollment – inquire immediately.

Dear Friend,

Hundreds of gurus. Thousands of courses. All of them promising to make you rich with ‘no money down’ strategies.

What’s hype? What’s real?

What’s best for you?

Choosing real estate investment training is a *crazy train*. I know, I’ve been there. I rather not admit it, but back in the 90s, I spent over \$200,000 on ‘no money down’ courses and seminars.

It was frustrating beyond description. And scary, seeing how we (others taking these courses) *still didn’t know how to do it!* (Sadly, most of the people I saw at the seminars never made a dollar in real estate.)

And it’s the same problem today. Here’s the thing. Most courses teach you *that it can be done*. You walk out of the seminar all excited because you’ve seen and learned that you *can* make lots of money with no money down.

Problem is, you still don’t know *how*. You aren’t able to wake up the next morning and do it.

That’s why I kept taking more and more courses and seminars. *I took over 150 courses and seminars!* Yes, it was crazy! I was a real estate course and seminar junkie. But each course offered another little piece of the puzzle that I slowly (and expensively) put together into one complete system.

As it turns out, I created a money machine.

And it made me a millionaire...and now it’s doing the same for my students.

Please turn the page.

Kimberlee Frank 1809 E. Broadway St. Suite 403, Oviedo, Florida. U.S.A 32765

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Since attending your boot camp in January things have really taken off for us in the investor arena. After purchasing our first house we had the confidence to move forward. We purchased another house even before the first one was finished and quickly had both of them rented and producing a positive cash flow after pocketing over \$12,000.00 on each property. We then moved into the foreclosure market and currently hold title to over \$620,000.00 on real estate and pocketed \$45,000.00. We did this with no money out of our pocket. This has been a great few months and we look forward to even better things in the years to come.

John and Brenda Selby
Fenton, MI

**SAVE YOURSELF THOUSANDS BY
TAKING THE ONE COURSE THAT'S
PROVEN TO TEACH IT ALL**

You *can* get rich buying and selling real estate. That's a fact.

Without prior investing or business experience. Without knowledge of housing markets. Without college education. Without a head for numbers. Without good credit.

All you need is the right training. But not just in real estate. You also need to know how to set up a business, a corporation, records, and bookkeeping, and where to find the right team.

You'll find all of this and more in *The Real Estate Junkie System*. It's everything you need to know to make astounding gains in real estate in your first year.

It begins with a look at all the different types of real estate businesses. This is going to help you find your niche – the place where your personality fits best to make the most amount of money.

One of the first (and most valuable) things you'll learn is how to effectively analyze a property and the neighborhood. Few courses make the point that it's not just about finding houses that you can fix up and then sell for a profit. In fact, the location is determined by your end buyer.

With *The Real Estate Junkie System* you'll surprise people every time with your ability to

Hi, my name is
Kimberlee Frank.



I've been a
successful real
estate investor
since 1998.

By successful, I mean I've bought and sold hundreds of homes all with "no money down." I'm also a real estate broker, author, mentor, and teacher.

My success began in Fenton, Michigan. I specialized in purchasing, renovating, retailing and lease optioning single-family homes. In my first 6 years of business, I bought and sold 60 properties, profiting over \$1,000,000.

In 2003 the real estate market changed, foreclosures were on the rise. I started investing in foreclosures and became a short sale specialist.

In 2006, our family moved to Orlando, Florida. From there, things just skyrocketed. In just one year, my partners and I took control of \$22 million dollars worth of property.

Before becoming a full time investor, I was a legal secretary for 18 years for various attorneys, real estate brokers, and builders. I've crossed the t's and dotted the i's on *thousands* of real estate deals. Let's face it – *I'm an expert!*

choose profitable investments - houses that other investors walked away from!

However, the heart and soul of no money down success lies in the Exit Strategy. ***The Real Estate Junkie System*** will show you all the ways you can sell houses for quick and healthy profits. Just follow these simple steps and you'll be amazed how quickly profitable investment decisions become second nature to you.

Many real estate courses will teach one or two of these strategies...and expect you to buy *more courses* to learn the rest. Not me! I've put it all into *one system*.

You'll learn all the steps of ...

- Wholesaling real estate. It's quick and easy profit for you, and doesn't require you to invest a cent of your own money. ***The Real Estate Junkie System*** gives you all the powers of negotiation you'll need to make this technique work – even on your first deal!
- Retail. Once a property is yours, do you immediately turn and sell? Fix up / rehab and then sell? ***The Real Estate Junkie System*** shows you path to bigger profits, more often – with no hassles!
- Rent & Lease Options. Another super way to make a healthy income, without having to invest your own money. Avoid the common pitfalls of state disclosure and documentation only with ***The Real Estate Junkie System***.

And there's much more...

You'll also get all the details on what the mortgage company requires from you (or a buyer), as well as everything you need to know about insurance policies and the related requirements.

It's incredible how 99% of courses leave out this crucial information. *You can't do business without it!*

Everything I learned about LLC's, investing my money, and making offers on properties was truly a great experience. I would recommend the Real Estate Junkie System to anyone who's looking to make money.

David Yuhaz
Allen Park, MI

The Real Estate Junkie System has everything you need to know about setting up your business model, record and bookkeeping, team building, choosing managers for the properties you own, contractors for upgrades and renovations, and how to qualify tenants and buyers.

And what about all the forms and contracts you'll need to carry out

everyday business? Where are you going to get them?

Hear this: they're included in *The Real Estate Junkie System* package. Over 30 indispensable forms that you'll need for every deal you make. All conveniently packed onto one CD that you can save to your computer and print off whenever the need arises.

If someone had come to me when I was starting out and asked how much I would pay for all of these forms on CD...I would have given my first born.

In all seriousness, I easily would have paid \$1000.00.

But like I said, all of these forms are included in *The Real Estate Junkie System* at no extra cost.

When you take any of her courses, she gives CD's, and forms that will help you with each deal. The form that I use the most would be the Lease Option form, this is like gold. I have purchased 3 new investment properties since my course ended, & I have averaged \$20k + per deal.

Terry Goff
Waterford, MI

The Real Estate Junkie System is the most successful system out there, packed with all the information you need to start making your own real estate deals.

However, I still haven't told you what makes *The Real Estate Junkie System* so successful. This is the thing that makes *The Real Estate Junkie System* the easiest and most affordable way to start making money in real estate quickly.

Thousands of dollars worth of free advice and consultation from me, Kimberlee Frank

Yes, you read that right.

You see, *The Real Estate Junkie System* won't automatically make you successful – even though it is packed with everything you need to make money in real estate.

There are going to be times when you are unsure, and you'll need the guidance of someone who has years of success using the same system.

At no extra cost, you'll get 90 days of free email and fax consultation with yours truly. Got a question? Want me to look over an agreement? Need advice on a negotiation?

Imagine the security you'll feel when you take those first steps knowing that I'm backing you up all the way.

It's the best way for you to get your investment legs – *without*

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losing any sleep.

I offered the bank \$35,000 cash for the house. The bank came back with a counter offer at list price \$47,900. I was a bit upset because it looked like the bank was in no way motivated to sell this house at all. I called Kimberlee for advice. She told me to counter back at \$35,500 and give it right back to them. I told my Realtor what Kimberlee had said (to submit \$35,500). My Realtor told me that she did not agree with that kind of advice and that kind of counter would tick the bank off. My realtor friend also told me that the listing agent thought the bank might take \$38,000. I called Kimberlee back and asked her what I should do. Kimberlee said matter of fact "Well my advice hasn't changed." Man this woman is tough!!! I love it!!! I figured I should take her advice. So I called my agent and told her to submit \$35,500. I got a call a half hour later; my agent was in shock and said the bank took the deal. Wow I was in shock too! That phone call to Kimberlee saved me \$2,500 pretty cool eh.

Joe Machiniak
Royal Oak, MI

The best thing is, you can use this 90-day period whenever you want. It doesn't have to start when you receive the course. It starts the day you send me your first question.

I recommend you start using this incredible resource after you've finished the course and when you plunge into actual investing.

Think for a moment how much you would pay for this kind of consulting. It would easily cost you *thousands of dollars*.

Why am I offering this incredible service at no extra cost to you?

Because I want your success story.

I DON'T WANT STUDENTS – I WANT DOERS

Since every other course or seminar out there is really about getting you to hand over your money, let me just tell you frankly - I don't need your money. I'm quite happy being a wildly successful investor.

Instead, I need your help. I need you to become a successful real estate investor too – if that is truly what you want.

Be certain of one thing. There is no bona-fide opportunity in real estate investment training out there that comes close to this one. Not in terms of information, nor support, nor price. This is a chance for you to change your life, and the life of your family forever.

You see, right now, I'm writing the definitive book on no money down techniques. It's the nitty gritty on how it really works – but not just a bunch of hot air and conjecture to sell books. Every

strategy is supported by scores of real life real estate examples.

It's a true-life account of the last 9 years of my life; a very special book about my experiences, my students, and the real reasons that make people rich in real estate.

Overall, the book is about how anyone can go from zero knowledge to healthy incomes in a short time if they get the right training. It's also about why so many people spend far too much on training...and then never make a cent of it back.

I have many stories from the last 9 years but I need to document current cases to drive the point home.

That's where you come in. I need your story. I need you to give me the details on how *The Real Estate Junkie System* made you a successful investor.

I think it's a fair exchange. I give you the tools and training to become a successful investor and you spill the beans on your experience.

**Take a look at *The Real Estate Junkie System*
risk free for 30 days.**

For a full 30 days, you can look through every bit of *The Real Estate Junkie System* and decide if it's right for you.

If not, return it within 30 days for a full refund. No question, no quibble.

**I spent over \$200,000 on my education
– so you don't have to.**

If you knew you could learn how to make a living from real estate investment by following one system – what would that be worth to you?

A look at the testimonials in this letter shows that users of *The Real Estate Junkie System* are making an average \$15,000 on their *first* deal.

(By the way, if you're wondering if these testimonials are real, you can see the unedited testimonials at www.realestatejunkie.com)

So even if you paid \$5,000 you'd make that back on your first deal – let alone what you'll make in your first year.

So at the regular price of \$1497.00 *The Real Estate Junkie System* is a steal. *In fact, I've only*

ever heard about what a great deal it is.

(I only wish that it existed when I started!)

However, through this letter you can get ***The Real Estate Junkie System*** for one unbelievably low price. Seeing how I'm going to get your success story, I think it's only fair.

Order the ***Real Estate Junkie System*** right now and you save \$700.00! That's right, for a limited time you'll pay only \$797.00.

Considering what graduates make on their first deal – there isn't a better return on your investment out there.

The best part is that you won't have to hunt around for another course or seminar to fill in the blanks. This system works – just look at what the graduates have to say...

I must say that your Real Estate Junkie program is probably one of the best things to ever happen to me. To my amazement 3 weeks after taking your course I had two offers accepted and closed on my 1st house. What's even more amazing is that on March 1st, I will be closing on my second home. HOW AWESOME.... Oh, I guest I left out one small detail, after I take a mortgage out on these two properties I should put \$17,000 IN MY POCKET. Thanks for changing my life, helping me fulfill my dream in real estate.

Todd Cox
Macomb County, MI

Just think, once you learn ***The Real Estate Junkie System*** you won't have to pay a penny more on your training. No more courses or seminars. *Just stick to the system that works!*

Your confidence, experience and integrity actually relieved the fear we had in doing our first deal. We can never thank you enough for helping us into the wonderful world of real estate investing. Sue and I are having a great time rehabbing our new house which we purchased for \$16,026.00 and will appraise for about \$55,000.00, and can't wait to "rent to own" this home so we can get another. I have a feeling we just may become "real estate junkies ourselves". Thank you from your honored students.

Everett and Sue Wilbur
Commerce Township, MI

PLEASE NOTE:

At any given time
The Real Estate Junkie System
may be unavailable.

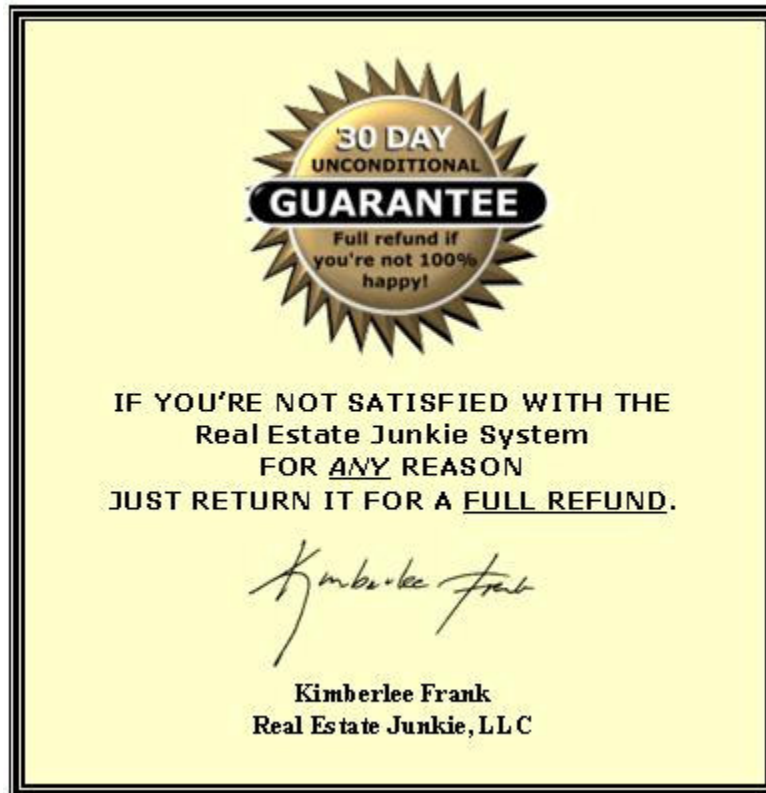
As I'm sure you can appreciate, I must limit the sales of ***The Real Estate Junkie System*** so that I can be sufficiently available for the free of charge consultation that it includes.

In 2007 it was unavailable for 8 months for this very reason.

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Act now during this period of availability and order *The Real Estate Junkie System* for your risk free 30 day period. There's no hidden obligation and zero risk. *Return it for any reason* before the 30 days are up for a full refund.

So here it is again – with my signature, just so there's no confusion.



If you're serious about making money in real estate, order *The Real Estate Junkie System* right now before this limited opportunity expires.

Seeing how there is zero risk, there's no reason to delay.

Sincerely,

Kimberlee Frank
Kimberlee Frank

P.S. *The Real Estate Junkie System* made me a millionaire and now it's doing the same for my students. Have a look at it for 30 days...send it back for a full refund if you change your mind for any reason. Don't forget – it includes *everything you need to set up your business* and *all the forms you'll ever need* to make every real estate deal. It's the only complete system out there – *The Real Estate Junkie System covers it all!*