

Have you always dreamed of losing money in Real Estate?

Huh? What kind of question is that? Of course, nobody dreams of *losing* money in real estate!

Yet many people *do* lose money. It makes you wonder if they start out *expecting* to fail!

You're probably saying "Hey, real estate investing is tough, and things happen that you have no control over! How can you blame someone for that?"

Well then, how do you explain the multitudes of people down through the years who have **made huge fortunes**—or at least a great living—buying and selling property?

They seem to do fine in the long run, in spite of "the economy."

So, what's the deal with the losers?

I'll tell you in a moment...

But first, let me remind you of a few facts about real estate as an investment:

- ☑ In the long run, **supply and demand is always on the investor's side**. People need a place to live, and **there is only so much land available**—and as the old saying goes, "They aren't making any more!"
- ☑ It doesn't matter whether people want to **own** or **rent**. There are investment opportunities available for both kinds of properties.
- ☑ Over time, real estate has always been a **winning investment**. Sure, the market can go up and down. But over time, **smart investing has always paid off**.
- ☑ **Big money** *can* be made in a "down" market—you just have to know how to take advantage of it.

If you know what you're doing, **real estate investment is still one of the top ways to build your wealth**—even in crazy economic times like now. You think nobody's making money during this mess? Think again! **The winners will always be winners.**

So what's the secret? Real simple:

As with anything else, the **winners follow tried-and-true principles**. And the losers ignore them—at their peril.

Don't Blunder Into the Deep Waters of Real Estate Investment!

That's what the losers do. They think they know "enough" to get started. Unfortunately, their egos and misguided sense of "expertise" get them into trouble. *Don't be like them.*

You *must* build a solid foundation of knowledge before you dare attempt a business in real estate investments. But don't worry...

You CAN learn how to invest the right way. It's not black magic—just sound principles and knowledge.

Those tried-and-true principles that help the winners make their fortunes are yours in our proven system **Real Estate Investing Demystified!**

ORDER NOW!

Real estate is a great business. But hey... it's complicated! These are the biggest investments most people ever make. Real estate deals involve a lot of heavy-duty issues: legal documents and contracts... big money... complex financing arrangements... tax and survey considerations... property inspections and reports... zoning limitations... title investigations... and so on.

There is no way you want to go in unprepared! You'll get creamed! And... *you probably deserve to* if you don't know what you're doing. After all, **you're messing with other people's money and time.** You have an *obligation* to be an **expert**—*that's right, an EXPERT*—before sticking your toes into *this* game.

Real Estate Investing Demystified! can make you into that expert, because it was **put together by experts** who share their knowledge, advice, and secrets with you.

Learn from Experienced Real Estate Masters with Solid Track Records

Most real estate programs are put together by one person who figures he or she knows enough to make money teaching others. Even if they *do* know the business fairly well, **they are still just one person and have only one person's experience and perspective.**

Real Estate Investing Demystified! is different. This isn't a one-man shop. We have put together an **ace team of experienced real estate pros** from all over the nation. Their combined experience stands head and shoulders above the self-proclaimed "gurus" you find in other programs.

ORDER NOW!

Let me introduce you to your team of instructors:

Ray Marshak—Licensed Broker; Partner with Williams & Marshak Properties, San Jose, California. *Years experience: 22; Total Sales: \$92M*

Wendy Holmsted—Licensed Broker with Landshore Real Estate, Virginia Beach, VA. *Years experience: 19; Total Sales: \$77M*

Clive Herschel—Licensed Broker with DHM Properties, East Hampton, NY. *Years experience: 20; Total Sales: \$214M*

Rachel Lewis—Licensed Broker and Owner of Lewis Real Estate and Investments, Houston, TX. *Years experience: 18; Total Sales: \$106M*

Roger Beal—Licensed Broker and Certified Investment Counsellor with Pete, Harwick, Lamle & Harris Associates, Tampa, FL. *Years experience: 26; Total Sales: \$119M*

Lucy Sedgwick—Attorney and Partner with Sedgwick, Malta & Hirsch, New York, NY. *Years experience: 14; Specialty: Real Estate Contract Law*

As you can see, we have some **impressive contributors with impressive credentials**. And, they have contributed *all* of the material, not just a few tidbits here and there. Everything you learn in **Real Estate Investing Demystified!** is based on **over 119 years of combined experience** by experts who are out in the field doing this every day.

This is the advantage that is yours when you order **Real Estate Investing Demystified!**

So, what does the course cover? Everything you need to:

- Find the right properties
- Qualify prospects
- Get financing
- Cover all the legal issues
- Successfully close your deals

Real Estate Investing Demystified! takes you by the hand and guides you **step-by-step** toward building a rock-solid base of knowledge, so you can **move forward with confidence** and know what you're doing.

***You Must Build a Solid Foundation on These Topics... And you will—
with Real Estate Investing Demystified!***

- How to put together a **powerful “back up team”** to smooth your way through your deals—**essential contacts** like title companies, real estate brokers and agents, appraisers, mortgage brokers, private lenders, contractors, legal consultants, and more.

- ☑ **Finding the right properties!** We'll show you how to locate foreclosures and pre-foreclosures, repos, vacant houses, probate, condemned property, tax sales, and more.
- ☑ **Investment strategies** to make sure you don't miss out on deals that are available—but are probably missed by most investors.
- ☑ Using other people's IRAs to invest in real estate.
- ☑ How to do a "short sale" the *right way*.
- ☑ **Creative financing** and how to deal with different money sources.
- ☑ How to **get cash back at closing**.
- ☑ Making money on properties that are already 100% financed.
- ☑ Agreements and forms - **79** of them, to be exact! Everything you need to successfully handle purchase and sales agreements for multiple types of closings, deeds, rentals, partnerships, land trusts, short sales, and more.

These are some highlights of what you get when you order **Real Estate Investing Demystified!**

ORDER NOW!

How Much Is This Kind of Training Worth? Well, How Much Could You Lose if You Screw Up a Deal Because You DIDN'T Know What You Were Doing?

You don't want to think about it! In today's lawsuit-happy culture, **you can't afford to make a boneheaded mistake** that could land you in court facing an angry client with a nasty team of lawyers giving you the evil eye! You could lose everything...

So, how much is it worth to learn how to **avoid messing things up**? What if you could learn from the experts how to **keep your deals squeaky clean**?

What would that be worth to you...?

Come to think of it, what would it cost you to *hire* people with the credentials our team has? \$100 per hour? \$150 per hour? *Per person?* Yikes!

Look, I'm not trying to scare you away from real estate investing. As I said, this is a terrific business and a lot of people have made great money in it. **And you can, too!**

But it wouldn't be fair or realistic to avoid the cold hard truth: **there can be great rewards**—but they come with some big risks. So... just learn to avoid the risks and you'll be fine! You'll learn how with **Real Estate Investing Demystified!**

Again—What would that be worth to you...?

Just learning how to avoid mistakes would—by itself—be worth the price of this incredibly valuable resource. But risk avoidance certainly isn't the only aspect of real estate investing we cover. *Not by a long shot!*

Deals, deals, deals... How to find them, and which ones to pursue

There are properties for sale all over the map. But... our team says that, on average, **only 20% of the properties that are available are even worth considering for the smart investor. Only 20%!**

Do you know which 20% they are? **Real Estate Investing Demystified!** will show you what to look for.

You will also learn:

- ☑ The three “**must haves**” you need before you should even *consider* going forward on a deal. Ignore any one of these, and you are setting yourself up for sleepless nights and lost money.
- ☑ **How to profit in any economy...** even this one! Why successful real estate investors don't give up when things get tough—they just change tactics and go to Plan B.
- ☑ Banks don't want to lend you money? Think you should give up and go home? *Forget the banks!* Let 'em sit there with their sourpuss faces. We'll open up a whole new world of **private investment capital** for you—where the money is... how to get it... how to structure the contracts... and why **this may even be better than your run-of-the-mill mortgage.**
- ☑ **Fixer uppers**—Look, if you *want* to roll up your sleeves and turn your investment properties into DIY projects, go ahead. But Chapter 4 explains why savvy investors—the ones who make the **BIG money**—refuse to waste their time putting their own labor into a property—even if they are *contractors themselves!* And, we'll explain how to get repairs done **without digging into your own pockets for the costs.**

453 Pages Chock Full of the Key Information You Need!

Real Estate Investing Demystified! is delivered in convenient **digital PDF format**. This means **you can have this information in front of you in just a couple of minutes!** In addition...

- ☑ You can **take it with you** on portable devices that support the PDF format so you have *all* the valuable information available for instant reference.

- ✓ You can **search the entire content for any word or phrase**.
- ✓ You can **annotate** the content with your own notes (if you are using software that allows PDF annotation).
- ✓ You can copy and paste key notes to **keep them handy** while you put together your investment plans.

ORDER NOW!

Just One Investment Deal Will More Than Pay for This Course

Really, this is a no brainer... If you are serious about getting into real estate investment, **you're going to have to learn the business one way or another**—either through hard knocks out in the unforgiving marketplace, or—*if you're smart*—by taking advantage of the knowledge and experience of **experts who have gone before you** and have a track record of success. Keep in mind...

- Hiring experts like these would cost you thousands of dollars in consultation fees.

But...

- *Not learning* from the pros could cost you everything you have if you mess things up.

Real Estate Investing *Demystified!* gives you **solid information, tips, advice, cautions, and a plan of action** from not one, but **six of the most knowledgeable pros** currently riding the wave of **real estate investment success**. That's what makes this system unique and places it above and beyond the other programs out there.

One More Time—What Would All This Be Worth To You?

How about **just \$199!** That's right— you get **thousands of dollars worth** of top-notch consultation, legal forms, financing advice, actions plans for different scenarios, as well as a steady hand on your shoulder keeping you from making those fatal mistakes! All for the cost of hiring one of our experts for a little over one hour.

As I said, this is a no brainer! Just one successful deal will more than pay for this course. And, just one deal gone bad will cost you far more than what you would have spent *if you had been smart* and ordered **Real Estate Investing *Demystified!*** today.

Don't go into the world of real estate investing without first **arming yourself with all the information you need**. **Real Estate Investing *Demystified!*** is the surest and best way to go in like an expert and start reaping the rewards that are waiting for you.

To Give You an Even Greater Edge, We Have Three Bonuses For You!

But these FREE bonuses are available only for smart investors who order before August 31, 2009. After that, they will cost an extra \$79.

Bonus #1—Real Estate Investment Trusts

A *Real Estate Investment Trust* (REIT) is a security that sells like a stock on the major exchanges and invests in real estate directly, either through properties or mortgages.

There are multiple kinds of REITs—such as **Equity REITs, Mortgage REITs, and Hybrid REITs**. Many investors choose to diversify their portfolios by taking advantages of the **special tax considerations** and **high yields** these instruments offer.

We'll give you **the complete lowdown** on why you should consider REITs... how to get invest in them... which ones are considered the best... and even how to form one on your own.

Bonus #2—Private Money

Yes, we cover private money in the main course. But there is so much to know about this topic that we just *had* to put the whole story into a bonus package. Some of the **career-boosting secrets** we reveal:

- The advantages of using private money over banks and “traditional” sources of capital...
- How to find private money sources...
- How to structure private money deals so everyone is happy...
- How private money lets you put together creative financing structures that banks are too chicken to go near...
- ... and much more!

Bonus #3—Inspecting Your Property

Don't overlook this **valuable guide** on understanding the physical and structural issues that can affect your investments. Of course, you should always use a licensed inspection service for all your properties. But **ignorance of this critical subject can only hurt you**, so don't just leave it up to the inspectors.

It doesn't take an engineering degree to understand the basics of construction... which “problems” are not that important... and which ones are so serious that you *must* discover them *before* you consider investing.

A true professional has a working understanding of *all* aspects of his or her business. For you as a real estate investor, that means understanding what keeps your property standing—and what could cause it to fall down!

ORDER NOW!

***Don't Make a Move Until You FIRST Arm Yourself With
Real Estate Investing Demystified!***

Order TODAY and get started on the road to **financial freedom** and a **solid wealth-building career!**

**Click [here](#) to download the Complete System and 3
FREE Bonuses immediately for only \$199!**

Remember, though, that the three FREE bonuses are available only until August 31, 2009... after that, they are \$79 extra.

Why wait? Just like in real estate, you need to jump on a great deal while it's hot!

Download Immediately – Click below



See you in the winner's circle!

A stylized, handwritten signature in red ink, appearing to be "JK".

Jim Kirkland

Real Estate Investing Demystified!

P.S. Don't forget that your 3 FREE Bonuses are available only until August 31, 2009. After that, you pay extra. Order TODAY!