

Are you tired of hearing it? Tired of being told if you want to be successful...**simply do** what successful people do? It has become cliché. **But quite often clichés are ignored truths.** *And today I'll prove it to you!* Ignore it and jump in the same boat with the 98% of real estate investors who fail to succeed. Embrace the truth and join the other 2% who can stop working...*forever*...any time they want! **Follow me...**

“A Multi-Millionaire Real Estate Investor Will Coach You Until You’re Swingin’ Deals & Making Serious Cash. A Total Brain-Dump of 15+ Years of Solid Know-How, Privileged Tips & Field-Tested Tactics. All Paid for With Blood ‘n Sweat.”

‘A Price You Won’t Have to Pay! As *My Protégé* You’ll Possess One of Nature’s Most Powerful Scientific Principles to Create Wealth Like You’ve Never Dreamed. That’s NO Cliché! But It’s Ignored By 98% of Investors.’

“If you’ve been waiting for your best chance to finally discover how self-made real estate investing millionaires (like me) made it huge, then read this letter carefully to discover how to get all the info you need to get started today. Info you’ll use to own your destiny, control your life, and enjoy monster paydays most people only dream about!” ...Peter

Why am I making such bold ‘n brash claims?

Easy. I’ve been showing regular people (just like you) how to do this for over a decade. Many are now living their dreams. And I’m **not** someone who made a few deals and decided to throw some course together to make a quick buck.

I’ll show you **everything** I’ve been using for almost 2 decades to bring me more money than I’ll ever spend in one lifetime.

I don’t know what you’ll do with this knowledge.

I've seen people take my system and completely run with it. Making millions. But I don't know if you're one of those people or not. I hope you are!

So to make this is as easy and risk-free as possible, **I'll let you test drive my complete system for *One Full Year***. And I'm not worried one bit about it. I know the awesome money-making power of my methods.

Letting you see for yourself is simply the best way for you to discover if you've got what it takes. If you've got the mettle to walk the talk when it comes to making truly serious cash.

Millions of people hope, dream, and talk about making serious money. It's a whole new ballgame when the opportunity is at their front door.

What will you do?

"Discover The Incredible Inside 'Shortcut' Secrets Of A Multi-Million Dollar Real Estate Investor On How To Build Your Own Massively Profitable Real Estate Investment Empire..."

... Even *if...* you have absolutely **NO** clue about real estate investing, **NO** clue about what to do first, **NO** clue about structuring deals or talking to people, or **NO** clue about selling anything. (And you've got little to **NO** time to do it!)

In fact, I've made it so easy... I'll bet you'll have your very first deal done and making money for you in less than 90 days! Later on you'll see how two of my students made

more in just several weeks than most people make in ONE YEAR. And there's no limit to the maximum you can make. That's up to you!

That's right... in just a few short weeks you can be pulling in huge real estate investing profits - - *once you know the secrets.*



Above is the only course ever created that completely reveals the insider truth about getting rich in Real Estate Investing!

In a few moments, I'm going to reveal how you can be among a small handful of lucky people to become privy to my step-by-step secrets to building your own insanely profitable real estate empire.

I guarantee this is unlike anything you may have seen, read, or heard about before!

In fact, soon you'll discover what destroys most investors before they even have a chance. You'll also learn the one thing that kills the dreams and fortunes of millions of people. And I'll tell you the simple way to avoid it. Almost all real estate investors are **DEAD WRONG about how to make *staggering profits* with real estate.**

You'd better take advantage of this now because time waits for absolutely **NO ONE. And other people who **TAKE ACTION** will be**

happy to make **ALL** the profits you'll be walking away from. And they'll possess the kind of wealth and freedom that can be yours.

Listen...

You've been searching for a way to make real money. Something to call your very own. Something with the power to **CHANGE YOUR LIFE FOREVER** from this day forward.

I'm **NOT** talking about making a lousy few hundred bucks from just selling a few \$29 ebooks. (If you know how to do that.) And I'm **NOT** talking about being some affiliate selling who knows what and making someone **ELSE** rich. (Assuming you know how to do that, too!)

I'm talking about making **REAL** money in the **MOST LUCRATIVE** industry on the planet! *Like...*

Mike Newton, Knoxville, TN

Mike did TWO deals within the 180 day Challenge! He did a single-family home and **collected profits of \$3166 in 30 days or less and has locked in profits of \$32,000!** The 2nd deal was a condo. **He now has an additional \$500 per month cash-flow and over \$80,000 of locked-in profits.**

Edward Sullivan, Cleveland, Ohio

30 days after Ed accepted the challenge, he purchased a single family home with **\$0 money down**. The home owners gave him \$10,000 for needed repairs, and the tenant buyers gave him another \$4000 (option payment) down to move in. **Total monthly cash flow for the first year should be \$4800**, and if the TB's do purchase the home in 12 months, he will have **\$18,000 in total buy-out profits.**

Victor & Genevieve Patterson, Gainesville, Georgia

Vic and Genevieve found a home about to be listed for \$139,000. **Using my strategies** they negotiated a reduced sale price to \$120,000. **That's a \$19K savings!** The total rental income is \$2880 per month, giving Vic and Genevieve a nice **profit of \$1500 per month cash flow**. That's how you create Multiple Streams of Income!

John Lawler, San Diego, California

'Landlord Trap' victim (John) finds my strategies to be the Answer to his problems! John had been investing for 3 years 'traditionally' and was tired of the nagging renters. He learned my investing strategies. He found a home and the **Tenant Buyers were eager to pay him \$15,000 (option to buy down payment) and \$4100 per month.**

Nelson Friedman, Beaverton, Oregon

Nelson met his Motivated Seller **using a strategy I showed him.** The property had been run-down by some renters that hadn't been paying rent for months. Nelson got a great deal on the house by using negotiating techniques he learned from me. He ended up doing a 'fix and flip' for a **total profit of \$15,000!**

Mike Cerrone, Lakewood, Colorado

Mike had searched for months looking for the right program to help him invest in real estate using little or no money down. **He bought many of my competitor's products before finding the right one.** ☺ In **less than 60 days Mike purchased a town home for just \$1 down.** After finding his tenant-buyer right away he accepted a **\$3145 (option to purchase) down payment** for them to move in. And he's looking at collecting **\$29,780 in profits in less than 2 years!**

Every student-protégé mentioned above allowed me to show them how to successfully invest in real estate. How to find the right sellers & properties, talk to sellers, and set-up deals.

In short...how to solve other people's problems!

Simple, low-cost strategies that virtually guarantee *incredible profits*. Now's your chance to discover how you can easily duplicate my strategies.

Rochelle Kepaa-Kanagusuku, Kaneohe, Hawaii

This is a BIGGEE! Rochelle was *motivated* to take a team of investors to Honolulu, Hawaii and find a property. Using the [forms and contracts](#) and negotiating strategies I showed her, she was able to make several different options available for the seller of the property they found. They ended up acquiring the property for a **little over \$60K, and SOLD IT FOR \$715K!** After paying off the existing and 2nd mortgages, their **total profit on this deal was \$241,655!**

Thanks to my step-by-step home study course...

"The Protégé Program"

...For a limited time **YOU** can quickly and easily grasp the essential strategies to duplicating these results...and *perhaps even more!*



Peter Conti

From the Desk of Peter Conti

August 19, 2007

Re: How to Make An Absolute Fortune Investing in Real Estate with The Protégé Program

Dear Real Estate Investor,

Most people out there trying to get rich, or at least earn some decent extra income, with real estate investing are doing it **wrong**.

I know because of the sheer numbers of people I've heard from. Lots of people read some books, or learn out-dated strategies. *Things that maybe worked before*. Or perhaps learn from people who had **some** success and decided to sell a book about real estate investing.

Then people go out there and try to make a go of it. Honest, hard-working folks...**just like you**...who are sincerely trying to improve their lives. Maybe just trying to get a little more income to ease the burden of modern life.

And I'm telling you just as sure as rain...probably 98% of them fall flat on their faces.

Well, it doesn't have to be that way for you because I'll show you the **right way** to do this business.

What makes me so darn sure?

Well, I've done it... over and over again. Countless times with many thousands of people. I'm still doing it at this very moment. And I use the same techniques I'll show you! But...

You surely don't have to take my word for it! Check out the successes of former protégés all throughout this letter.

Here's a simple, true story of an ordinary man who was desperately trying to find a way to make serious money with real estate. His name is John Pena and he lives in Washington state with his family.

Like so many people he bought different real estate courses and gave them an honest shot. He wasn't happy with his results. He felt like a lot of time and money had only been wasted.

Maybe you've had similar feelings and experiences like John?

But he didn't give up pursuing his dream. He got his hands on something you're about to read more about.

With the *proper coaching and investing system* John inked his first deal. He took in **\$5000 up front cash profit**. He also locked-in future profits worth \$34,000. And he's never looked back!

(Now *imagine* doing what John did many, many times over!)

You can read more about John's story and other folks just like you further on down.

But first I'd like to clarify something...

Some may think having a coach...or mentor, or being a protégé is a waste of time. I know some think it isn't an effective way to get real results in the shortest amount of time. So?

I ask you...**have you ever heard of the following people?**

- Donald Trump
- T.S. Eliot
- Martin Luther King Jr.
- Plato
- Diana Ross
- Carly Simon
- Mariah Carey
- John Mellencamp
- Hall & Oates

That list goes on and on. And what do they all have in common?

They were protégés. They had mentors...coaches.

Plato was a protégé of Socrates. T.S. Eliot, the famous poet, was a protégé of Ezra Pound, another famous poet. The entertainers were protégés of Tommy Mottola, a musician and music industry executive.

Dr. Benjamin Elijah Mays, minister and Morehouse College president, mentored Martin Luther King Jr.

Donald Trump was mentored by his father. And you know Donald Trump certainly believes in the concept. Witness the TV show, *The Apprentice*, in which Mr. Trump chooses worthy souls to mentor in business.

You'll find protégés and mentors in all fields of endeavor.

And what will an exceptional mentor bring to *your table*?

Impossible-to-find critical elements:

- Real success, expertise & years of valuable experience you'll immediately benefit from in countless ways.
- Real-world knowledge...what works out in the trenches. If it works, then it'll surely work for you if you take action.
- All the nuances. Tips, tactics & techniques **ONLY** gleaned from experience. For real estate investing that means pure cash! And you'll "know how to fish" because you'll possess all the nuances.
- Critical guidance on what to avoid. All the things that'll work against you. The little things...and they DO add up, as well as the real landmines. The stuff that kills most investors.
- Lean, mean knowledge translates into much shorter time to reach your goals. A fast track at warp speed.
- It all adds up to **saving you hugely** in time, money, stress, heartache, frustrations...the list is almost endless.
- The essence can be reduced to one word. **Leverage**. Perhaps the singular most powerful scientific principle in existence. What does it mean? Doing much more with much less. For you? From zero to light-speed in a blink! Serious stuff.

Heidi Scotting, Grand Junction, Colorado

Heidi was **able to help** a motivated seller out of needing to pay 2 mortgages. The seller called Heidi off of one of our proven newspaper ads and explained that they had already moved out of the area and wanted to see how she could help. Heidi negotiated a deal that allowed the owners relief to have one of their mortgages paid each month. This also **provided Heidi \$480 per month in cash flow** as well as collecting a **profit of \$58,000 at the closing table in less than 2 years!**

I was just like you not really so long ago. There was a time when I had almost no money. I felt like I was dead-ending it. But I hoped, searched, and dreamed.

And I became a protégé. Let me tell you my story...

Before learning about investing I was making \$5 an hour as an auto mechanic. It was a very tough and painful time for me. It seemed like my personal life was coming apart at the seams. My marriage had failed and I needed to make as much extra money as possible.

I remember answering an ad. I'll never forget it...

Real Estate Investor Training.
Easy, Lucrative, and Fun!
Call Keith (phone number)

That was it!

That's what got me started. It was a 5 day training course and it was not cheap, either. But Keith became my very first mentor. I possessed total commitment to succeeding and worked my tail off.

It wasn't so easy for me, personally. But I took action and would not accept failure as any option.

And the results?

I went from \$5 an hour to millionaire in 3 and a half years.

The combination of action and right knowledge produced those results!

My confidence took off once I had some successful deals under my belt. And I just kept building on it. I also kept learning from anyone I considered to be successful.

Constant doing, learning, and repeating my efforts over and over again put me where I am today. A place you can also be.

I also got the writing bug!

Best Selling Real Estate Author

- Authored 15 real estate courses and 4 real estate bestsellers, including the *Wall Street Journal* and *Business Week* bestsellers, **“Making Big Money in Foreclosures Without Cash or Credit”** & **“Buying Real Estate Without Cash or Credit.”**
- My book, **“How to Create Multiple Streams of Income Buying Homes in Nice Areas with Nothing Down”**, was selected as an all-time top three investing books by the American Real Estate Investors Association.
- Another book, **“Making Big Money Investing in Real Estate Without Tenants, Banks, or Rehab Projects”**, is one of the Top 10 recommended books by Real Estate syndicated columnist Robert Bruss.

I knew in my heart that I eventually wanted to help other people make massive, positive change in their financial lives. Everyone wants it but really very few ever attain it. There are lots of reasons for that. But since I started at the bottom, **I just knew almost anyone could do the same as me.**

Nationally Recognized Real Estate Investment Educator & Speaker

- In the past 10 years I've shown over **100,000 students** how to invest in today's real estate market. They've bought and sold over **2 Billion dollars** in real estate.
- Every year thousands of regular folks just like you attend my investment seminars, conferences, and boot camps.

So hey, seriously, how many people do you know who've done that?

My real estate investing business brings in many **millions of dollars**. And I'm not the only one doing it! People all over the world - and all walks of life - are creating their own investing empires in real estate. There's enough for everyone who knows **how to do it right**. And that's what this is all about. Doing it right.

Marcus Hsia, Austin, Texas

Marcus is a GO GETTER! He went out and did 2 deals back to back. Both motivated sellers called Marcus off of a proven marketing tactic you'll learn. **He collected \$3000 down, and expects a total profit at closing of \$13,100.** The 2nd property Marcus used a technique from The Protégé Program using **ZERO** dollars of his own money! The house **sold within 8 days of being on the market with a total net profit of over \$30,000!**

“Are You Wondering If You've Got What It Takes to Really Succeed in Real Estate Investing? Are You Wondering If It's Right for You? Are You Wondering If It's...Yikes! Too Late?”

‘Are You Worried About the Bubble Bursting? Oh Please...’

Well...lets get all this cleared up pronto.

1. You do **NOT** need a lot of money to get started or to build your investing empire. There are lots of different avenues for working with a limited budget.
2. You do **NOT** need any prior experience with real estate or investing. Many of my best students started from scratch. They were no better prepared than you are right now...today!
3. You do **NOT** need any special background of any kind. Just the desire to succeed. To make your life better. You need heart if you're gonna make it no matter what you do.
4. You do **NOT** need any kind of college degree. You don't need any kind of business or accounting courses. Nothing.

Hey! **I was an auto mechanic** working in a greasy shop that was darned cold during the winter. And get this! My boss used to give me grief because I would get myself a cup of coffee to warm up!

Can you imagine that?

Lets talk about the one thing everyone's talking about & just scared to death of.

The real estate soap bubble bursting all over our faces. Scattering profits to the wind. Dashing all hopes and making folks scared to even say the "REI" words.

Real Estate Investing.

Fear is contagious. And those who are afraid **feel better** when others are afraid, too! Maybe it eases their pain thinking they're not the only ones lacking the guts to change their lives. So...

I'd like to call for a general calm and urge you to **consider a few things.**

It's a bit like this..."When one door closes, another one opens." Been like that since the first cave family bought the first cave-duplex.

What's more...

1. There will always be motivated sellers.
2. People will always be looking for real estate to live in.
3. There will always...always be investing opportunities.
4. Keep a close eye on the different 'types' of real estate investments.

But perhaps one of the most important things for you to always remember is this:

Solve people's problems.

Find a way to solve someone's problem, and you'll always make money in real estate. Truth is, that's true for any business.

Stay positive. Solve problems. A 1-2 knock-out combo!

Here's just one more itty-bitty thing to take with you:

"Abundance favors she who is prepared."

Forget fear and the 98% who are too scared to look at their own shadows. Dare to succeed! Discover how to create your own wealth. The kind of wealth you'll pass on to your heirs. Look...

Do you think any real estate market remains the same forever?

Heck NO!

So what does that mean?

Later on in the not-so-distant future, you'll be **MORE** than ready to tear it up. **You'll be an investing pit bull.** You'll already have your own profitable portfolio under your belt. You'll have streams of monthly income in place.

And you'll absolutely be ready 'n waiting to **ambush the market** when it turns again. You'll catch investing waves bigger than the suicide surfers ride at Hawaii's Pipeline at Waimea.

You'll be very happy with what you're making **before** that happens. And afterwards you'll watch your profits 'n portfolio achieve dizzying heights like **you've never imagined.**

My track record should convince you that I MAY know what I'm doing.

But what should **really** convince you is when **YOU** take my insider investing secrets and put them to use building **your own investing empire**.

As you see **your portfolio grow and your monthly cash flow go through the roof...**then and only then will you **know for sure** that my techniques work... because they **ARE working... for YOU... right NOW!**

It really doesn't matter to you how much money I've made. What counts is how much **money YOU MAKE**.

"You made it all **very simple for me to understand and apply**. I've picked up 15 houses now and have turned a part time business into a **huge nest egg for retirement**. Please feel free to tell anyone who is thinking about getting any of your materials that I think they were the best money I ever spent (considering I've made **over \$250,000** in locked in profits back, that is quite an understatement!)"

Cheryl Hastings, OR

"Since I had **no background** in real estate investing, it was truly a dream come true for me to be able to buy my first investment home at 35% below market value with **no money down**. Your simple step-by-step instructions allowed me to do it. I highly recommend your system to other investors. I'm thrilled with the value."

Neil Vermillion, OH

Remember the story about John Pena?

"I've tried all the well-known real estate courses. I feel I wasted a lot of time and money with the others. Your course is very down to earth, practical, and provides realistic, profitable objectives that **anyone can achieve.** I signed my first deal using the techniques taught. The first deal provided **\$5,000 up front money** and \$34,000 in locked in profits on a three-year lease purchase. What a great feeling it was when my wife and I left our tenant-buyers in their new home. I highly recommend this system."

John Pena, WA

"Using the ideas and contracts you covered in your system, I did **5 deals** during my first 18 months investing and made **over \$100,000** in locked in profits! Your system is great and I highly recommend it."

John Jamison, CA

It's like doing anything in life - there's a wrong way and a right way to minimize your work and maximize the cash you put in your bank account at the end of the day. When you learn the right way...

1. Raking in big profits becomes fairly easy.
2. You can do it as often as you like.
3. It's a skill you'll own forever.

I've spent the last 15 years and over \$3,000,000 testing, tweaking and perfecting my investing system. So you can consider this course is just like getting my \$3,000,000 education laid out for you step-by-step.

Now, that's a heck of a shortcut!

That's the **Power of Leverage. One of the most powerful scientific principles to be harnessed by humans.**

You'll simply be leveraging your time and money when I become your mentor-in-a-box!

As my protégé, you're using my nearly 2 decades of real estate investing experience to **COMPLETELY SIDESTEP** all the years it would normally take you to do what I've done.

In a word...I'll show you how to forever possess your VERY OWN, honest-to-goodness real estate investing machine that once unleashed will never stop churning-out big, fat paydays for you.

Jerry Berger, Spokane Valley, Washington

Jerry went out and did something most people would have too much fear to tackle. He went after a **no-money down** Apartment! The funny thing is this type of deal is no more or less work than a single family home. And the rewards are often much greater! Jerry found a motivated seller willing to sell for \$40K under market value. The 8 unit apartment complex will net him **\$15,000 in cash flow per year**. And in less than 5 years the cash flow plus equity should be over **\$1 Million dollars!**

Folks. That's what I'm talking about! You see what can be done? Jerry went out from the starting gate and did that. Do you think that's the **ONLY** investment he'll make? **HECK NO!**

You see the sheer power of what I teach? It's something you can do just like Jerry, me, and thousands of others. It's something **YOU CAN DO TOO!**

"When You Finish My Course, You'll Be Fully Ready & Equipped To Immediately Launch Your Own Real Estate Investing Business!"

I don't care what your educational background is. I know people who net millions every year. And some barely made it through high school. Others didn't bother to finish college.

It's not what they learned in school that made them rich.

Did you know that I used to live in a efficiency apartment with hardly any furniture?

Listen...if I can go from living in an efficiency apartment to living in a million-dollar dream home, then you can use my methods to do the same thing!

When you use my system, you'll be able to choose where and how you want to live. You'll have the freedom to choose the kind of life you've always wanted. The kind you've always dreamed about.

I don't care what your career path is, has been, or if you've even had a career. It simply **DOES NOT MATTER.**

Steven Sullivan, Farmington, New Mexico

Steven found a motivated seller and struck a deal using the techniques I showed him. His **Tenant-Buyer was anxious to move in and gave him a check for \$10,600 down.** Steven's looking at a **total profit of \$42,000** from this one deal.

“Bottom Line? Anyone, And Yes...You, Can Make an Absolute Fortune with Your Own Real Estate Investing Business!”

“Simply Follow Me. Copy What I Do So You Can Make A Fortune Too!”

All you need to do is be able to follow directions.

I'll show you exactly what to do and how to do it. Just plug your awesome self into my proven system and DO.

But we're just getting warmed-up here. This isn't the tip of the iceberg, this is still just **talking** about the tip!

It's like breaking 'n entering for heaven's sake! Like taking my business for every secret, insider tactic, hard-won technique, brilliant concept and shred of expertise.

And it's like having a private pass into The Federal Reserve because I'll literally tear my business apart, **show you every single piece**, and then **show you exactly how, why, when and what to do with each one.**

You're being handed the keys to the kingdom.

For the rest of your life you'll be the one to decide your own future and live life the way you choose.

Carpe Diem! Seize The Day! Seize Your Opportunity Now!

Wayne and Evelyn Galbreath, Bailey, Colorado

Wayne and Evelyn nailed **FOUR** deals in less than 6 months! **Each one with No Money Down and a total net profit of \$134,580!** They were even working on 2 additional deals as they wrote me this letter! I'm so proud of them!

Here's how they did it...

The Protégé Program Home Study Course

"Nearly 2 Decades In The Making. Responsible for Untold Millions Earned & Over 2 Billion Dollars Sold in Real Estate. *Your Gateway to Wealth & Genuine Financial Freedom is Unlocked & Waiting!*"

“All You Need to Do is Walk Through. Forget Your Past. Forget Your Failures. *Today Is A New Day!* Your Life Will Never Be The Same Again. *Join Me...*”



- ✓ 1000+ pages of nothing but how to make as much money as you desire investing in real estate. 5 Modules. No fluff. No BS.
- ✓ 36 professionally produced audio CD's. Each approx 1 hour.
- ✓ Titanium-Clad, 100% Risk Free 1 Year Guarantee included.
- ✓ 8 x 11 inch pages printed on both sides in normal typeset.
- ✓ Margins are normal...not wide to inflate the page count.
- ✓ Revised & Expanded 5th Edition includes fresh investing tactics.
- ✓ Personal coaching free bonus included.
- ✓ 'Hidden' marketing free bonus included.

- ✓ Free CD of Professional, Customized Forms & Contracts bonus.
- ✓ A seat at Peter's 2-Day Ultimate Boot Camp free bonus.
- ✓ And an opportunity to meet & chat with Peter, face-to-face.

Quick Overview:

I've taken the old ways of investing and transformed them into a **Leveraged Investing Powerhouse.**

Listen up!

Strategies like "lease options" & "owner carry financing" and injected them with nitro. Your profits are **multiplied**. Your efforts are **leveraged**. Your possibilities only limited by your imagination & efforts!

And...

Today you'll get as close to over-the-shoulder personal coaching from an investing millionaire as it gets.

It's like having a mentor-in-a-box!

You're getting *5 Coaching Modules* containing my investing life. All my experiences, insider expertise, and worldly investing knowledge. It's all yours. Ready 'n waiting.

Here's just some of what you're getting:

Module I

How To Buy Homes In Nice Areas With Nothing Down

You'll get started with the basics to build your solid foundation. A comprehensive overview of my million-dollar investing system. You'll

discover how to find, structure, and close only the best cash-creating deals.

There are lots of deals around that'll bring you a little cash. But why waste your time with them? If you're serious about making serious money, then go where the best money is.

- Possess the most powerful nothing-down strategies on earth. If you're operating on a tight budget...you'll want this!
- How to create ever-increasing monthly streams of cash flow. Finely tuned techniques used to mine all the cash from my deals. Most don't even know they're leaving money on the table!
- 4 pitfalls found in traditional investing and how to safely avoid them. Most are clueless because most lose money here.
- 5 stages to launching your investing business to success. It's always best to know what to expect. Virtually assure the success of your own investing empire.
- Simplest source of instant funding. Discover how to prioritize your sources and when it's best to use each one. Having options is a must. Greater flexibility means more deals, more often.
- How to turn your deals into quick cash in 60 days or less. What if you did this on a revolving basis? That would mean quick cash in a shorter period of time. Interested?
- Discover how to set up your deals to increase upfront cash. Need the cash? Do this one.

Lots of these sneaky little things I discovered quite by accident! I'm always trying new things. Some work. Some don't. You'll only get the ones that work! And they work like gangbusters.

- How to set up your deals for big back-end profits! The ultimate in financial planning. You'll expertly craft your deals for any purpose you choose.

- 7 ways to get huge paychecks from purchase option deals. Think you can find one that'll work? I'm betting you will.
- 2 ways 98% of investors throw away thousands of dollars in purchase option deals. Suggestion...don't be like them!
- Get "financing" without ever talking to a banker. But if you like talking to them...then by all means! All highly successful investors have a rolodex of financing sources. Don't do business without yours.

I know, everyone talks about nothing down deals. I'll give you the straight scoop on them.

- The real secrets of nothing down deals. This information alone will put you head 'n shoulders above the rest. The cash all the others leave on the table will be yours.
- Side-stepping the landlord trap. Make your investments work for you. Not the other way around. You'll have more time to find the best deals. You'll make more money. A no-brainer.
- How to create multiple streams of income. Just plain smart. Like having a bunch of great paying jobs without all the muss 'n fuss. And you're the boss! What could be better?
- 6 powerful buying techniques revealed. Let nothing get in your way of closing deals 'n making money. The bigger your bag of tricks...the more successful you'll be.

Don't let this next one fool you. Watching what others do is **ALWAYS** a great idea. I've had some great ones from ideas learned from case studies. Be smart!

- 17 case studies help you see exactly how to structure money-making Purchase Option deals. Real-world stuff that works. You'll agree when you see your first big payday.

- 5 key qualities found in the most successful investors. Success has certain footprints. Keep following the trail and you'll discover your own pot of gold. It's there!
- 3 add-on techniques for more profit. Insider tips the other 98% don't know about. It's not merely having information. It's having the 'right' information that'll bring you wealth.

Oh my! Foreclosures. Learn them. You'll love them as I do.

- Foreclosure strategies you'll always...always be able to use. And you'll always...always make money from them. 'Nuff said about that!
- 21 paperwork essentials for maximum profits and minimum hassles. You do want that, don't you?
- 7 most common mistakes students make and how to avoid them. The Protégé Program is all about doing it right so you make tons of money. Do it right as a protégé and positive action will take care of the rest.
- Special Report: Maximizing the power of leverage for total success. 4+ marketing components when combined makes you a force of nature.
- Revealed...how to lower your effective risk to zero. All highly successful investors always aim for this. Maximum profits are on the flip-side.
- And you'll get even more!

Module II

How To Find Motivated Sellers

Always remember this: **Not all sellers are created equal.**

One critical key to earning in the hundreds of thousands, if not more, is finding motivated sellers. What's more...you'll have the satisfaction of knowing you've helped solve someone's problems.

- 63 field-tested ways to find motivated sellers. They all work. And you'll be on your way to monthly profit streams that'll put a smile on your face. **63! Can you handle that?**
- 5 fastest ways to find your first deal! In a hurry to get some cash coming in? Don't blame you one bit.
- 7 reasons why motivated sellers...sell. Once you understand why people do things in real estate, it's easier to anticipate the next move. The end target is maximum money in your pocket.
- Discover the clues that shout..."I'm a great deal! Go for it!"
Motivated Sellers + Great Deals = Tons of cash for you. The most profitable math you'll ever learn.

Burn this into your brain. Motivated Sellers. It's your mantra!

- How to know when you've found a motivated seller. This is what your radar should always be tuned into. Your most lucrative paydays depend on it. Learn it well.
- How to increase your marketing effectiveness by up to 500%. No wasted efforts here. You'll keep a steady stream of leads coming in. That's how investing empires are built...including yours.
- Creating a profitable farm area can bring you surprising and profitable results. Investing diversity is not only smart, it's what the 2% do as much as possible.
- How to make money with out of state owners. Some slight differences in approach here. Do it right and your bank account will only get fatter.
- The one question you MUST ask sellers before you ever meet with them. Most investors waste a lot of time with this one. Don't be like all the rest!

- How to create a steady stream of new deals stampeding in your direction! I stumbled onto this one quite by accident. Definitely secret. Definitely profitable.

Lots of people always worry about competition. It's your friend. Let it make you more money!

- How to compel your biggest competitor to become your best source of new deals. Watch your cash flow skyrocket!
- How to find landlords desperate to sell you their rental property for nothing down. And how to make a killing from it.
- 9 little-known sources for finding motivated sellers and how you can tap into each one of them. Keep this stuff to your self. Why give your money away?

How many realtors are there? **LOTS!** Let them help you the smart and profitable way.

- 5 ways to create huge paydays from realtors. But you must know exactly how to approach them. Be my protégé and you'll know.
- The single biggest & costliest mistake you can make when dealing with a realtor. I'll let you in on it.
- 15 ways to get other people to bring you money-making deals. And they'll want to do it.
- How to find more deals faster. Tap into the scientific power of leverage. It'll snowball. More deals faster, more money faster. There's no end in sight.
- How to get sellers to come looking for you! And they just might beg you to buy their properties.
- 4 magic words that can double the response in all your marketing efforts. Need I say more? More leads. More deals. More money. Got it?

This is all the tip of the iceberg. Below lies massive profits. Really learn what I'm showing you, and you'll truly live your dream life.

- A simple 3-step formula to leverage 2 critical things when finding motivated sellers. You'll get hooked on it and wonder why you didn't think of it before.
- A secret source of motivated sellers that is overlooked by 99% of all investors. **Read that again!** You'd be crazy to let this get around.
- How to consistently find deal after deal in any city. What's more? Doesn't matter what the market is doing. There are thousands of untapped goldmines out there. Go find some and make money.
- The cheapest way to get sellers to call you. Save money. Make tons of money. Good deal in anyone's book.

Don't ever think you're handicapped because you're not in a big city. Real estate investing profits exist everywhere!

- 3 personal secrets for finding deals in a smaller market. Never fear a small market again. Never!
- 32+ sources to find motivated sellers. That...plus everything else you'll get as my protégé, and you'll be unstoppable.
- The Stair Step Wealth System revealed. The smartest way to build your own investing empire. The other 98% have Zero clue.
- 14 professionals you'll want to network with. They'll help you make a lot of money. Simple as that.
- How I find motivated sellers. Remember...do what the highly successful do every day and success will knock on your door. Will you answer?

- Step-by-step manual to help you with the “free” customized forms & contracts CD you’re getting. A huge chunk of your investing business is ready to go when you are.

You’ll have a ready-made marketing campaign along with your other bonuses!

- 27 camera ready marketing pieces. Expensive, customized marketing material to get you in the money as fast as possible.
- 15 copyrighted scripts you can use with sellers. Use them because they work. Make them your ‘own’. Instantly increases your effectiveness and ability to make deals and money.
- And there’s still more...

Module III

The Instant Offer System

Or, how to get sellers to say, **“Yes!”**

Here’s something else to always keep with you. Help others and you’ll always make money.

Help the sellers to solve their problems. Once you find a motivated seller and offer an irresistible solution...you’ll make money.

- Discover the 2 “musts” required for every deal. Get ‘em down pat and you’ll make a killing.
- How to ask the right questions to zero in on what the seller really needs. Offer the solution and you’re done. Money in your pocket!
- Top Secret: How to get any seller to instantly drop the price just by asking 2 simple questions. Watch your profits soar!

- How to get the seller to ask you for a lease-purchase term of 5 to 7 years. So what? More money for you. Ok?
- 4 steps needed to make the seller want to sign the deal right away.
- How to create intense desire on the other side to put together a winning deal. Use this with some caution, please.

Each Module offers a critical component to the overall system. Learn the details because it's the little things that'll kill ya. But keep the bigger picture in mind.

- 5-step formula that will help you close any deal--time after time!
- How to get the seller to agree to all the numbers of your offer BEFORE you ever present them. No tricks here. Just clever deal structure & approach.
- 21 little-known tactics to closing Purchase Option deals. This is a serious arsenal of money-making power. You'll be ready for anything.
- How to word your creative offer so the seller finds it irresistible.

Don't shoot yourself in the foot!

- 5 deal killers and how to stop them cold from stealing your profits.
- 3 key clauses you need to lower your risk to the absolute minimum.

Want an extra 25 Grand?

- A little-known phrase to add to your documents that'll earn you up to \$25,000+ on every deal. (This one technique alone is worth 10 times your investment in this system.)

- 8 questions to ask the seller that'll unmask the real reasons for selling. This has saved me a bundle of cash.
- The most powerful question you can ask to know the seller's real needs. Know this, solve it...and you have another winning deal!
- 9 exclusive techniques to create the best deal possible. Everyone wins and you'll make a ton of cash.
- A simple technique to guarantee a quick decision from the seller. This one idea alone will save you days of frustration and wasted effort.

Below a little bit is a testimonial from Mark & Trish. See what they have to say about negotiating and what they learned from me.

- The single biggest mistake you can make when negotiating a deal. But you'll know how to avoid it and make more!
- 9 negotiating mistakes that can kill your deal and how to safely sidestep them.
- Simple line-by-line instructions for filling out your contracts. No worries. You'll get it right.
- How to walk the seller through the contract and still get them to sign on the spot.
- 3 ways to lock-in your profits on Purchase Option deals. Money in the bank!
- How to handle the 5 biggest seller objections. You'll also get a scripted response to the "attorney objection." I use it and it works great! Again, read what Mark & Trish have to say about this one!
- And you'll still get a lot more...

Module IV

How To Find Tenant Buyers

Congratulations! You've successfully signed-up your property. Now it's time to find your tenant-buyer.

You'll be shown **step-by-step** how to quickly and easily find tenant-buyers. I teach all my protégés a systematic method that just plain works.

And remember...you'll have a complete set of professional & customized forms & contracts.

I'm giving you everything you need to make a ton of money.

- A 12 step winning plan to fill your property fast and for top dollar. Follow the plan and get your monthly cash streams in place.
- 7 simple steps to sell your home on the spot for a big, fat paycheck!
- How to make your investments work for you. Not the other way around. More time = more deals = more money. Where will it end?

The most successful people in any endeavor always do more than anyone else. Understand people. What makes them tick and why they do things. That will help you understand their problems. That will help you craft the best deals. Or know if you should thank them and walk away.

- The biggest fear people have and why it means a lot more money for you.
- How to create a ready reserve of end-buyers. Plug 'n chug 'n make profits!

- One super critical item that'll decide your investing fate. Yeah, it's 'one of those' ways the other 98% absolutely blow it!
- How to structure your deals to assure your monthly cash-flow AND huge back-end profits.
- The biggest mistake investors make when looking for tenant-buyers. And how you'll easily avoid ever making it! Sweet, huh?

I know you know, you never get a second chance to make a good first impression. But this time it'll cost you big time if you mess it up.

- 9 critical areas of your properties that MUST show well. Ignore these and you'll watch your prospective buyer walk away.
- 29 point Tenant Buyer Checklist. A must to ensure everything's right and in place. Hey...it's easy to overlook the simple stuff that'll cost you profits. Don't let it happen to you.
- A little-known secret for renting any property in any area within 72 hours or less. Amazing and you'll love it!
- How to get top rent dollars and price for your property. Wanna know?
- The single biggest factor for making your buyer say, "YES!"
- 12 steps to reel in your tenant-buyer when you got 'em on the hook!

Create the most profitable kind of feeding frenzy!

- How to create intense competition for your properties. This simple technique will make your profits soar.
- How to avoid the single biggest time-waster when marketing your properties. Time is money. Period.

- How to "program" potential buyers to say "yes" to the property BEFORE they ever see it. No, it's not hypnosis. But it is powerful & effective.
- Know exactly what to say to potential buyers meeting them at the property. You won't get another chance to make the right impression. So don't blow it.
- How to get the buyer to give you more money up-front and pay higher than market rent. **You read that right.** My protégés do it all the time.
- The cheapest way to advertise your property. And it works big time!
- A simple 3-step formula for wetting the appetites of buyers & make them act now.
- 5 most common mistakes investors make when conducting rent surveys. The right knowledge IS power.

Let THEM tell you!

- A little-known technique for getting buyers to qualify themselves without you ever having to talk with them personally.
- How to fill out the proper paperwork to make sure you have maximum protection and minimum risk. Be smart. Get it right.
- 3 ways your tenant-buyer build equity before ever "owning" the property. Remember...win-win is always best & profitable.

This one works like a killer!

- Our single best ad to get tons of prospective tenant-buyers calling you now. You'll have no excuse!
- 4 steps to create tremendous curb appeal. Make `em stop & stare right in front of your property. **First impressions = \$\$\$**

- 5 most common mistakes investors make when looking at comparables. And how you'll get comparables for free!
- What to do if your tenant-buyer stops paying you rent. Hey, happens to everyone. But you'll know how to fix it.
- 2 simple steps to keep your seller's feet warm and close the deal.
- How to cancel your agreement with the seller if you don't find your tenant-buyer. You'll also get 2 sample deal cancellation letters.
- 17 money-saving ways to offset negative cash flow...just in case.
- And again...a heck of a lot more!

Module V

The 90 Day Quick-Start Action Plan

The Protégé Program includes our exclusive, unique, and effective Quick-Start Action Plan.

Whatever you do...use it! Use it because it 'quietly' accomplishes a number of very important factors critical to your success and profits.

A lot of thought and "success engineering" went into the creation of the Action Plan. So use it and don't dismiss it. It exists to help you make all the money your heart desires.

- When you first start out you'll avoid the feeling of overwhelm by simply following what's laid out for you to do. Week 1, Week 2. Day 1, Day 2. Step 1, Step 2...
- 13 weekly activity sheets with everything laid out for you to do. Just do them and you'll discover something wonderful in your life when your actions produce results!

- Tightly organized into doable daily actions for you. Each action is a target designed to produce a defined result.

Nail this one, please! It'll simply change your life around. I'm dead serious. This kills most people in almost everything they do in life.

- Eliminates the #1 problem people experience: Keeping focused on what needs to be done. You'll avoid this profit & dream-killing trap. Maintaining focus and taking action will put you ahead of at least 90% of all the rest.
- Your motivation will take-off simply because you'll see your progress. You'll have the extreme satisfaction of knowing every day you're getting closer to finally realizing your financial dreams.
- All of your efforts will be gently yet progressively ramped-up with the goal to find your first deal...then your second. But you control your efforts. Do more or adjust to your schedule.
- Easily track your marketing efforts. This is critical so you can make adjustments as required. Keeping a tight organization of your marketing activities will only make your life easier. It'll be a snap for you with the Action Plan.
- Quickly & easily track & categorize all your leads based on potential. You'll know where you should be spending your time. Go where the money potential is and you will find it.
- Monitor your progress and efforts at a glance. Instantly know the state and condition of your new investing business. Instantly know where your efforts need attention. Instant = Easy.

Number 2 on the "things to nail" list. Just do what I do. The rest will take care of itself.

- **Super-Critical Item**: You'll develop winning habits of a successful investor. Simply follow the Action Plan. Before you know it you'll automatically know what to do. You'll automatically take action

every day. And this, my friend, is what ALL highly successful investors do.

- When you've developed your winning habits you'll destroy what keeps 90%+ of people from succeeding AT ANYTHING. Got it?
- You'll have 20+ ways to categorize all your marketing efforts. Your Action Plan is ALSO a quick reference marketing guide. Clever, huh? You'll simply blow-by the other 98%.
- 220+ word glossary of purchase option investment terms for quick 'n easy reference. **Everyone will think you're a real estate investment expert.** And you know what? You will be.

Ok! Here's Mark & Trish.

"We have just about every investing course out there in our library and your four courses are **among the best**. On just the first two deals we did after getting your system, we **made over \$75,000**. We especially like your cutting-edge approach to negotiating. No one else out there has your finesse in scripting presentations and handling objections."

Mark Fissore & Trish Talbot, CA

And to enhance The Protégé Program's 5 Modules:

36 Professionally Produced Audio CD Set

These are **GREAT** for listening 'n learning while driving to the job you'll most likely be leaving *forever!* Download 'em to your favorite device and listen while you're at work, too! 😊

Audio CD's for Module I

- How to make serious money with creative investing. A detailed overview introducing you to the power of creative investing.
- How to get started investing in real estate. As my protégé we'll take you by the hand at every step to show you the ropes.
- How to structure your deals to maximize profits & minimize risks.
- **5 fun, easy ways to earn up to 100k this year.** I think you'll love this one.
- The big picture of what you offer the seller. Once you fully see all the angles of investing your deal-making prowess will become formidable.
- How to avoid the 7 most common investor mistakes & make sure you'll avoid them. This is another **minefield that slaughters the other 98%.** But not you!
- Renegotiation is always an option. The money-making power of returning to the table.
- 10 steps to getting your offer accepted by the seller. All laid out for you. After your first deal you'll be on your way.

Audio CD's for Module II

- How to find motivated sellers from the comfort of your home. What was that about making gobs of money in your underwear?
- How to tap into **hidden pockets** of motivated sellers. It's really true! They're everywhere, they're everywhere. And you'll know how to find 'em.
- How to get sellers to call begging you to buy their properties.
- How to find deals no one else knows about. But you'll know!
- **27 powerful secrets** for finding motivated sellers. Once again, you're getting the entire enchilada here.

- 15 more ways to find motivated sellers. You'll have so many ways to do this you'll forget some. But don't!
- How to make big money in a small town investing in real estate. This means your potential market numbers in the thousands. How can you NOT make money?
- Little known techniques for calling motivated sellers. Part I.
- Little known techniques for calling motivated sellers. Part II.
- **Marketing secrets**---maximum profits, minimum efforts. Sweet.
- How to get someone else to find your deals. Now this is the one I love! How about turning that into, "other people?" Think of the possibilities.

Audio CD's for Module III

- How to get sellers to say yes to your deal. Be a problem solver and you'll do well.
- **Secrets to closing** money making win-win real estate deals. It ain't rocket science. But you do need the right information.
- How to negotiate the best 'nothing down' deal. You'll be a negotiating force when we're done with you.
- Wealth without risk: the lease purchase contract explained.
- How to know what to offer your seller. Making the right offer can make you quite wealthy.
- How to renegotiate your deal. Sometimes you just need to do this. Always have options.
- How to **lock in your profits** on a lease option deal. This is everyone's favorite!

- How to master the lease option paperwork. We'll show you step by step. No worries.

Audio CD's for Module IV

- Street smart real estate realities. The trenches. Chance favors the prepared...and knowledgeable.
- How to sell any property on a rent-to-own basis.
- How to price your properties to sell. And sell for top dollar!
- **5 easy ways to fill any property—fast!**
- How to find your end buyer faster and for less money.
- **43 advanced techniques** for finding buyers. Oh please...take notes with this one.

Audio CD's for Module V

Parts I, II, & III will get you up to speed on the best ways to use the Action Plan. Please faithfully use it. **It'll help transform you into the investing success you desire to become.**

- 90 Day Quick Action Plan, part I.
- 90 Day Quick Action Plan, part II.
- 90 Day Quick Action Plan, part III.

Just a few words about something I'm really quite passionate about. I absolutely cannot stand seeing my students and protégés struggle with things that can easily be addressed.

Please follow closely here...

**“ Personal Advice from A Real Estate Investing Millionaire.
And How To Avoid The Single Most Destructive Behavior
Responsible for Killing The Dreams of Millions.”**

“And It’s Just A Matter of Perspective.”

I’ve shown many tens of thousands of regular folks how to invest in real estate for 10+ years. I’ve personally coached thousands of people. Worked with people up close `n personal.

I’ve noticed something that seems to be quite common. And it’s **deadly to your dreams, hopes, and aspirations.**

I like to call it the “honeymoon trap.”

Very simply. People buy a product thinking they’re on their way to making millions. Or at least a lot of money. And it’s natural to have a sense of excitement. Feelings of anticipation of great things about to come our way.

Then what happens?

Reality sets in. Realizations occur. Excitement fades. And then...?

Right! The honeymoon’s over.

And when the honeymoon is over `most’ people do...?

NOTHING.

Most people put the product away on the shelf and do nothing. They return to Google and start all over again. But what really happens in the end?

Dreams die a slow death.

And that, my friend, is what happens with so very many people.

I've seen it time and time, again. I've heard the exact same thing from friends and colleagues in various businesses.

The **most important thing you can do** is have awareness and adopt a perspective based on reality and truth. I know...sounds kinda new age. But I am telling you the plain and simple truth.

I'll explain...

Maybe you've experienced this curious quirk of human nature before. So you know what I'm talking about. You know what happens. You know the feelings when it's happening.

Fear not.

Take it from someone who has achieved real success. Million dollar success with investing. Here's what happens and what you do to totally eliminate the honeymoon trap.

It's very much like the Quick Start Action Plan.

When all the initial excitement has faded, simply switch into **"do"** mode. Action mode. One foot in front of the other...every day. That's exactly what all successful people have done. One foot in front of the other.

Do that and the magic will happen!

When you become my protégé you'll have **a complete system for reaching ANY level of financial status your little heart desires.** Do you understand what I'm telling you?

ANY level of success you desire, you can have.

You'll have all the tools. Everything you need. Just add water. But the water is you taking action every day. The Action Plan is designed to help you do that.

"I only invest part-time. I use it to fund my other passions. Using your system I was able to **net over \$100,000** in my first three years investing. Not bad considering I only worked an average of 7-10 hours per week!"

Will Limon, CO

Don't think!

Let me show you how to do this. Follow the daily Action Plan steps. Do them today. Do them tomorrow and the next day. What will happen when you do this?

Like I said above...you will develop the winning habits that **ALL** highly successful investors possess. The habits will be **YOUR** habits.

And after your first few deals. You just watch. Your confidence will soar like an eagle! You'll feel it on a level that you've probably never experienced before. And when **THAT** happens?

You will know. You will just know that your life will never, ever be the same again. That's the mindset that will propel you into the 2% club.

"I am a full-time real estate investor and I've been doing in-home selling for 20+ years. I thought I was effective, but the '**Instant Offer System**' is way beyond what I was doing. It has probably **doubled if not tripled my success rate.**"

Frank Smoot, MD

I never get tired reading about the successes of my protégés.

Myself and my team make every effort to help our protégés become successful. The **most critical period** is the beginning. Seeing you through your very first deal.

I think you'll agree that doing anything the first time is usually a little bumpy. You're wondering if you're doing things right. Stuff tends to take a little bit longer. And maybe confidence isn't optimum. That's kinda normal. But hold onto your hat...

We've got you covered!

"You Won't Be Left Hangin' in the Wind After You Get Started with The Protégé Program! We're Gonna Be There for You Every Step of The Way. Along With A Killer Bonus Package Easily Worth \$XXX"

'We'll Help You Nail Your First Deal! Check It Out.'

That's right!

We'll be there to help you with your first deal. And our totally over-the-top bonus package is my personal **Thanks To You** for ordering The Protégé Program today.

NOTE to Dan & Peter:

Phone consultation for deal = \$1000

Form help DVD (from forms CD sales letter bonus) = ??

Hidden bonus is marketing materials from Forms CD used as bonus in Forms CD sales letter = ??

Free Boot camp attendance certificate included with the protégé program you sent me = \$1250 ??

Forms & contracts CD = \$397

Personal networking with Peter at the Boot camp = ?? (thousands)

Free Bonus #1

Deal Consultation Worth \$1000

When you order The Protégé Program today you'll receive a \$1000 Deal Consultation Certificate.

Here's how it works.

We'll walk you through setting up any deal. It's your decision! You can make it your very first deal or your 20th.

We'll spend up to one hour on the phone with you. We'll help you structure and close the deal so you make as much cold cash as humanly possible.

Free Bonus #2

[120+ Professional, Customized Forms & Contracts Worth \\$397](#)

Early on in my real estate investing career I discovered something very important.

Not all forms and contracts are equal. It comes down to different investing methods used.

I knew my deals and profits would benefit by using forms custom drafted to suit my own investing methods. And I also took measures to increase my protection and minimize my risks.

Over the years **I've paid in excess of \$20,000** to have my forms & contracts drafted by real estate attorneys. They took my personal needs and incorporated them into the final products.

The result?

The Quick Start Contracts Kit CD you'll be getting as a free bonus for ordering The Protégé Program today.



This professional real estate investor tool normally sells for \$397. You can read all about it [HERE](#).

But here's a quick peek at "some" of the contents.

- ***Property Escrow Document Checklist***

You'll have a lot on your mind. This checklist has it all and will keep you organized and help you keep all your documents in order.

- ***Escrow Instructions***

Never worry about how to create an escrow to hold your docs for delayed closing on lease option transactions.

- ***Residential Lease Purchase Agreement***

The lease option contract you'll want to use when buying property on a lease option. This is one doc you won't want to mess up. But don't worry about how to fill it out. One of my bonuses has you covered on that!

- ***Memorandum of Option***

Used in special circumstances when working with titles.

- ***Additionally Insured Agreement***

You'll need this when lease option buying. It'll also grant you special permissions with agents.

- ***Authorization for Direct Payment***

A must in order to protect yourself in special circumstances with sellers.

- ***Agreement for the Purchase of Real Estate (Buying)***

This is one document you'll use a lot! The Pro Investor/Buyer agreement for properties in at least 4 categories.

- ***Agreement to Sell Real Estate (Buying Subject to)***

The flip side! Another document you'll love using because it'll always mean a very big payday is coming. The Pro Investor/ Buyer document for at least 4 categories. And this is just one of 3 selling agreement documents you'll get.

- ***Deposit to Hold the Property Form***

For those special deals and circumstances when you want to ensure your hold on a property.

- ***Tenant Buyer Lease Agreement***

Rental agreement used with all your tenant buyers.

- ***Purchase Agreement (Selling)***

Used to spell out the details of how you'll close on your option.

- ***"As Is" Purchase Agreement (Selling)***

Used when selling a property in 'as is' condition. But it has other uses as well...

- ***Lead Based Paint Disclosure Form and Report***

A very important form. You'll use it for property built prior to 1978 to provide disclosure about the use of lead paints and other considerations.

That was only a small sampling of the **120+ forms and contracts** you'll get on the Quick Start Contracts Kit CD-ROM.

These are sophisticated, professional, proven documents you won't find anywhere else. I use them every day.

Free Bonus #3

The "hidden" marketing bonus worth \$XXX.

I like to call this a hidden bonus because you'll find it in the Quick Start Contracts Kit CD-ROM you'll get when you order today.

It's great. It's killer. And it'll save you heaps in cash, time & aggravation if you tried to do this yourself. And!

It'll get you off 'n running to making cash 'n profits in the shortest amount of time.

Here's what you'll get...

You'll have a complete marketing campaign ready-to-go when you are!

Standing at the ready line: Customized marketing templates for direct mail letters, flyers, leaflets, inquiry letters, & postcards that you'll use to cast the widest net possible to find profitable deals today.

- 3 custom-written direct mail letters for your campaign to find the **hottest deals in foreclosures**. They're designed as a 1-2-3 punch to compel motivated sellers to call you today.
- Custom-written flyer to distribute any way you want. Designed to pique interest and push motivated sellers to choose you.
- Custom-crafted brochure to distribute in alternate methods to flyer distribution. Again...they're designed to make people want to contact you with their hot deals.
- Why stay inside the state you're currently living in? You'll get the same kind of letter I use to contact out-of-state motivated sellers. And...it works!
- How 'bout 2 killer postcard templates for both in-state and out-of-state investment inquiries? Postcards work wonders when they're used the right way. And yes, I've also used them with great and profitable results.

Don't forget about the 27 camera ready marketing pieces and 15 copyrighted scripts you'll get in Module 2.

And I know you remember the quick reference marketing info included in the 90 Day Quick Start Action Plan.

Free Bonus #4

Free attendance at an Ultimate Investor Boot Camp worth \$1250.

When you receive your Protégé Program, **be careful!**

Inside the box will be a piece of paper. It's another certificate giving you exclusive and Free access to an

So don't throw the certificate away with the box! You'll kick yourself.

You're cordially invited to attend my Boot Camp. A value worth \$1250. Keep reading and you'll be thinking it's worth a whole lot more than that!

But maybe you're thinking so what?

As my protégé you'll be getting everything. And you're right. You are.

You see, in these Boot Camps **anything can happen**. You never, ever know when and where opportunity...or a great investing idea...will knock on your door.

You'll hear investor success stories. Cool ideas that people try and quite often turn out to be winners. You just never know.

And. You'll get to network with other students and investors. People just like you. Like-minded people who are positive and committed to success.

It's really a contagious atmosphere that you'll love. You'll walk away fired-up to take the world by storm.

Above I mentioned that you just might start thinking this particular bonus is worth much more than \$1250.

Ok. Here's why.

When you attend my Ultimate Investor Boot Camp you'll be able to meet and chat with me. It's not that I'm some celebrity.

But...you'll have opportunities to chat with me and ask me absolutely ANY burning question you have about investing. In fact, I want you to approach me and introduce your self.

Tell me you're one of my protégés. Let me know how it's going. Any problems, questions...anything. Listen...

Have you ever tried buying time with a multi-millionaire investor?

If not, let me clear it up right now. It ain't cheap!

I've had specialty investing weekend seminars for **\$30,000 a seat**. You read that right! 30 thousand dollars for two days with me.

I think you'd agree this final bonus is worth much more than \$1250.

"My tenant buyer is about to close on the house from my first Purchase Option deal... **my net is \$85,000**. Please feel free to use me as a reference for your programs any time, in any way, shape, or form you deem helpful."

Mark Hardcastle, CO

"Quite simply...what I'm offering you today is financial leverage. The kind of real estate investing leverage that's cutting-edge. The most powerful real estate investing leverage that has ever existed." ...Peter

But you must first **invest in your self**. You must prepare the way to fully harness the awesome power you're receiving.

Do you think you're worth investing in?

I know you are because I've seen **tens of thousands take my cutting-edge methods and completely change their lives**. I've forever changed the course of my life with the very same methods you'll learn as my protégé.

Let me ask you plain 'n simple.

Do you think you're worth \$1,497? It's not a silly question because that's **exactly** what it boils down to.

That's your investment in The Protégé Program Home Study Course.

But it's also your investment in *Your Self*. Your investment in *Your Future*. Your life. Your family's life and future.

Are you worth it, my friend?

I know you are. And remember...

Almost all of my protégés were no better prepared than you are at this very moment in your life.

Invest in Your Self today. Right now!

"When You Become My Protégé You'll Receive My Titanium-Clad Guarantee for One Full Year."

'It's the Best Investment. ZERO RISK!'

Invest in The Protégé Program today. It's *100% Risk-Free*.

You'll be hard-pressed to find an investment like The Protégé Program **AND** 100% risk free!

If you're not completely satisfied with your program just send it back within 1 full year from date of purchase. You'll receive a full and courteous refund.

And you can keep your bonuses if you like. Just our way of saying "Thanks!" for trusting us.

But please keep in mind...

If you have any questions just give us a call. We're super friendly and we'll do all we can to help you! No pressure. No hassles.

Once again...here's what you're getting for taking positive action to invest in your self & your future.

Your Protégé Program Home Study Course



- ✓ 1000+ pages of nothing but how to make as much money as you desire investing in real estate. 5 Modules. No fluff. No BS.
- ✓ 36 professionally produced audio CD's. Each approx 1 hour.
- ✓ Titanium-Clad, 100% Risk Free 1 Year Guarantee included.
- ✓ 8 x 11 inch pages printed on both sides in normal typeset.
- ✓ Margins are normal...not wide to inflate the page count.

- ✓ Revised & Expanded 5th Edition includes fresh investing tactics.
- ✓ Personal coaching free bonus included.
- ✓ 'Hidden' marketing free bonus included.
- ✓ Free CD of Professional, Customized Forms & Contracts bonus.
- ✓ A seat at Peter's 2-Day Ultimate Boot Camp free bonus.
- ✓ And an opportunity to meet & chat with Peter, face-to-face.

You're gonna see the coolest video about two regular guys. **These two learned just a fraction...a mere fraction of what's waiting for you.** And prepare to get blown outta your seat when you see what they did.

I love this stuff!

These two attended one of my investor boot camps. Only 2 days of very intensive training.

They left and on the way home...they found a deal and pocketed over \$70,000 from it.

\$70K...2 days...1 deal.



They did that after spending just two days with me. **As my protégé you'll forever possess all my expert investing knowledge.** I'll be your personal 'mentor-in-a-box' forever! You'll have an incredible advantage in all respects.

Now just imagine what you'll do...

There's no reason on this earth why you cannot do the exact same thing. How far you take it is entirely your decision and yours alone.

Choose How You Want To Invest Now!

YES Peter!

I Want To Finally Change My Life Today...Right NOW!



Please rush me The Protégé Program! I understand I'm getting 1000+ pages in 5 Mind Blowing Modules along with 36 hours of Audio CD's and all the Incredible Free Bonuses!



And I understand that I have a ONE FULL YEAR Guarantee! Thanks Peter!

877-881-6068

Or

Use Our 128 Bit-Encrypted Secure Servers Below



Safely & Securely Processed

INVEST HERE NOW!

Give me a call right now. Right away!

See ya at the top, 2%'er.

All my best to you & your family.



Peter Conti

Millionaire Real Estate Investor
Best Selling Real Estate Author
National Real Estate Public Speaker
Real Estate Investment Educator

PS- Here's **ALL** you're getting today when you give us a call. And keep in mind I'll cheerfully refund your money if you're not satisfied. Just let me know within 1 full year of purchase date. No heartaches, hard-feelings, hassles or grief!

✓ 1000+ pages of nothing but how to make as much money as you desire investing in real estate. 5 Modules. No fluff. No BS.

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ALL ORDERS CALL 877-881-6068 OR [CLICK HERE TO INVEST!](#)