

SPECIAL REPORT

Create the Time and Freedom You Deserve Investing in Real Estate Without Cash or Credit!

Dear Friend,

Have you ever dreamed of creating financial freedom for you and your family by investing in real estate? Perhaps you've even done a few deals yourself, or you know someone who has. Or maybe you've been looking for a way to consistently make big money investing, but you just didn't know how to get started.

This letter just might be the single most important financial document you ever read. How can I say this?

Because after a decade of working with over 100,000 real estate investors, I've had the opportunity to discover the four essential secrets that separate the super-successful investors from the wanna-be's.

These four real estate wealth secrets are critical because when you understand them, making money in real estate becomes easy and automatic.

Now you might be thinking, "Sure Peter, that's easy for you to say. You've already made your millions."

Yes, I've grown quite wealthy investing in real estate, but remember, I didn't start out that way, I had to build it from scratch.

The Short, Simple Story of How an Ex-Auto Mechanic Went on to Make Millions Investing In Real Estate (and how you can too!)

I started out as an auto mechanic because I thought that's all I could do. Coming from a family with seven kids, I was the one who was expected to struggle financially.

For many years I lived up to this expectation, living far below my potential. Yet even during those tough times, I craved more.

All the time I was working for \$5.50 an hour as a mechanic, I paid attention to what successful people were doing. Again and again I saw people who had made their money in real estate.

Well, sometimes you need to hit rock bottom before you are ready to make a change. It happened to me one day while I was working in an auto shop. It was a cold Colorado winter and the owner had the heat turned off to save money. It was so cold that my fingers were numb. I looked over at the shop foreman who had just come out of the office with a big, steaming cup of coffee. It looked so good I grabbed a coffee mug out of my toolbox and went into the office and poured myself a cup. I wrapped my fingers around it to try to warm them up.

Just as I was walking back to work the owner came out of his office, looked at me and said, "*Peter, that coffee is for customers only!*"

I felt about two inches tall. Have you ever had someone make you feel like that?

I decided right then and there to never be dependent on someone else ever again for my livelihood. Never again would anyone have that kind of power over my financial life. So I finally took the leap and began investing.

It was a struggle in the beginning, and several times I almost quit... but within three and a half years, I was a self-made millionaire.

I guess my real point here is that if I could start out as an auto mechanic who struggled to graduate from high school yet went on to become one of the nation's wealthiest people in such a short amount of time, then you can too!

That's why I want to share with you the four most important lessons I've learned along the way to help you break out of the rat race and use investing to earn the money you need to be financially free.

I've literally seen our students use these principles to create multi-million dollar portfolios out of thin air.

Take **Stephen and Susan**, two of our Mentorship graduates. Stephen and Susan left their jobs in corporate America to build the life they've always wanted. It wasn't easy in the beginning for them, yet by following the coaching and system we laid out for them (some of which I'll share with you here in this information-packed letter) **they were able to build a \$10 million real estate portfolio in less than three years.**

This brings me to the first Real Estate Wealth Secret...

Learn more about the Mentorship Program by clicking here:

[Mentorship Program](#) or by calling 877-220-9257

Real Estate Wealth Secret #1: Once You Commit to Your Investing You Will *Find* a Way to Become Successful.

Take Rob, an ex-consultant from Texas whose business required him to travel over 3 weeks out of each month! Rob's career literally tore his family apart. As you can imagine Rob was absolutely committed to make his investing work no matter what so he could win his family back. It was after he had made this commitment that all sorts of small "coincidences" started to happen in his life to make his real estate dreams come true.

First, he found an investing book in his local bookstore that gave him the system that he knew he wanted to use with his investing. (In case you're curious it was our second book, *Making Big Money Investing In Real Estate Without Tenants, Banks, or Rehab Projects.*) He called our office and joined our Mentorship Program one week after he read the book.

As one of our Mentorship Students Rob made over \$200,000 his first year investing. (And he's gone on to buy over \$3 million of real estate!)

Or take Patty, a young mom who had had just been laid off from her dream job earning \$45,000 per year when she read one of our books. She knew nothing about real estate when she got started and was scared to death to let her kids down. But she swallowed her fears and took the leap into investing. **Her first 18 months in the program she completed 9 deals and earned \$195,000 in cash profits!**

Real Estate Wealth Secret #2: Success Leaves Clues

Have you heard the expression that some men would rather die than ask directions? We'll in my experience some people would rather fail financially than admit they don't have all the answers and look outside themselves for insights and ideas from other people who've already made their fortune.

I don't know about you, but when I got started with my investing I didn't have any idea of how to be successful at it. What I did was to seek out and learn from other investors who were making money, and followed what they did.

Which brings us to the third Real Estate Wealth Secret...

Real Estate Wealth Secret #3: To Get on the Real Estate Fast-track--Find an Experienced Mentor!

One of the most expensive mistakes I see new investors make is trying to learn this business on their own. They buy some books and listen to some tapes, then they figure they'll just do it all on their own with no backup or support structure in place.

In my opinion, the age of the self-taught real estate investor has gone the way of the dodo bird. In the last thirty years the world of real estate has just gotten too complex and sophisticated to do this on your own.

That's why the smartest way to succeed in the *shortest* amount of time is to align yourself with an experienced mentor who has helped other people just like yourself do exactly what you want to do - create financial freedom.

Why reinvent the wheel? It just makes sense that the way to shorten your learning curve and start making money as fast as possible is to follow the proven coaching of an experienced mentor.

Take the case of one of our newest Mentorship Students from Atlanta, Shag. **Within three days of leaving the live training portion of the program he had signed up three deals!** How was this possible? Because he set his mind to just do the things we coached him to do, even though they felt new and different to him. He didn't have to know much about real estate to get his first successes because we did. We literally let him borrow our lifetime of investing experiences and knowledge so he could jump straight to the head of the line!

This brings us to our final Real Estate Wealth Secret

Real Estate Wealth Secret #4: Get Yourself to Take that First Step- It Only Gets Easier from There!

Just by getting yourself to take that first step you immediately separate yourself from the pack of "talkers" who will never become wealthy because all they do is talk about it.

You've got to take that first step. No one can take it for you.

If Stephen and Susan hadn't taken that first step they'd still be stuck in corporate America. If Patty hadn't stepped out on faith she'd be stuck in a 9-5 job earning her "dream salary" of \$45,000.

It's always that first step that is the most critical.

I've found that when you take that first step to getting started there is a power that comes to your aid. Ideas and people come into your life to help you on your road to success and wealth. Your job is to be open to seeing them when they arrive and doing what it takes to learn from them as quickly as possible.

Still Wondering If You Can Really Do This?

Some people have told me, "Yeah Peter, I know that real estate works to create wealth, and I even know that it works for other people. But I'm too scared that real estate won't work for little old me... I'm too busy... I don't have any money... I could never take that kind of chance... I'm just too full of all these reasons why I could never be rich."

If that is truly how someone feels then there is nothing I can do to help them become financially free. I can guide, steer, encourage, and mentor, but ultimately you are going to have to step up and take action.

All I can say is that we've worked with people of all backgrounds from nurses, to doctors, to factory workers, to stay at home moms, to pilots, to executives, to out of work laborers, and even an ordinary mechanic or two.

It's not about what you do for a living, or about what your background is. It's about who you are as a person and what you are willing to learn from an experienced mentor whose already traveled down the road before and who can help you do it, step-by-step.

I've worked with people all over the country, like you, who were committed to changing the quality of their financial life forever.

People like **Victoria**, an out of work secretary living on unemployment, who put the Mentorship Program to work to create the freedom and security she had always wanted. **She had more profits in her first deal than an entire year's wages!**

And she certainly hasn't been the only person we've worked with who when they got started with the program were living off unemployment checks. In fact, I remember one recent student, an

out of work pharmacist, who made over \$250,000 in her first 18 months investing!

Or...

Cindy Leavitt, who called me several months back to ask me if it was possible to have too many deals going at once. It seemed that **Cindy had found six deals in one month's time!** (How would you like to have a problem like that!)

Cindy wrote to me and said:

"I'm not very old, but I'm old enough to know to let people go before me and make the mistakes that I can learn from without experiencing the pain. I have already made enough money to repay the investment I made and within the next two weeks will be tying up a deal that will make me \$27,000 profit... I was one of those people who dragged my feet about investing the money because I have a "high maintenance" family of seven and run a family-owned store. I felt that I could not tie that money up right then. I finally realized I needed to take action if I wanted to begin to see these profits. The only regret I have is that I didn't start sooner."

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This system has worked for so many other investors I know it will work for you.

I don't mean to sugar coat any of this, it takes work. If you're looking for the newest "get rich quick" thing then you're looking in the wrong place.

Are you willing to put in 10-15 hours a week to talk with property owners and look at houses? Are your dreams worth it? Is your family?

These techniques are incredibly powerful and profitable. They work for beginning and seasoned investors alike. **In fact, one of the major benefit of these techniques is that you can use them for the rest of your life to consistently build your monthly cash flow and grow your net worth.**

You'll Have the Money You Need to Be Financially Free-Forever!

You'll be working where you want, when you want. And you can make as much money as you choose to make. You will be the one in control of your financial future.

The secret is to set things up so there is no chance of quitting when you are *almost* there. Because for you, "almost" just isn't good enough.

You see, there's something strange about life in that sometimes to reach your goal you'll have to endure a few momentary setbacks along the way. I believe that sometimes God just wants to see if you really want it badly enough.

The Mentorship Program Has Three Essential Stages to It.

Stage One: The Learning Stage

Stage one is where you build a foundation of investment techniques and strategies to use in your investing.

You'll study one bite-sized chunk at a time and then work with the coaches to talk through questions and discuss how you'll be using what you're learning in the real world. Then you'll layer in the next chunk, then the next, and so on.

We've found that layering in your knowledge base this way is the *fastest* and most manageable way for you to *quickly* progress to the next stage of the program.

Stage Two: The Action Stage

Stage two is where you start to **learn by doing** as you put the ideas into action. The heart of this stage is the three-day Intensive Training Workshop all new Mentorship Students come to.

This isn't just a "classroom" seminar, but rather a hands on experience where you'll actually *be* investing. You'll be making calls to motivated sellers and meeting with property owners negotiating to buy their properties.

You see, the whole idea is to get you to **do** the most important, and often times most intimidating, parts to investing right there at the training. **But rather than make the calls on your own or meet with sellers by yourself, you'll have me, the coaches, and the other students from the training right there with you giving you a safety net to make your learning easier and faster!**

And remember, the faster you get up to speed, the sooner you can be making money with your real estate investing.

Stage Three: The Launch Stage

The pattern we use is to get you out there looking at deals and doing your investing. Then we get you to step back each week and evaluate your actions and learn from them. And finally, we get you work with our coaching team to fine-tune your investing efforts every single week **so that in 90 days or less you're able to find and close your first real estate deal.**

Typically a new student will get on 3 or more coaching sessions each week, leveraging their learning through the experiences of everyone else in the sessions. **You'll literally get 10 times the experience of the average investor-every week!**

What Happens Once You Have a Deal Under Contract?

You simply get on the coaching calls and work with the coaches to follow through the checklist to complete your due diligence, close on the property, and find your end user for the property.

Now the reality is that this is a lot of steps to take, but rather than give it to you all in one large block, your coach will feed it to you one step at a time. In fact, our real job is to help take the complicated process of investing and break it down into bite-sized chunks. **At every step along the way you'll know exactly what you need to do next to keep the deal moving along to its successful close.** Do you see the power in that?

We'll Be Taking It One Step at a Time All the Way to the Bank!

Here's just a few of the recent results we've seen:

The Johnston's, a married couple, took action putting the system to work for themselves. They got started because they wanted to put their two sons through college. Their first year in the program they did *nine deals*. On just one of those deals they **made over \$42,000!** And they did it working part-time out of their home.

Scott, another tech casualty of the dot-com bust, who got started with the program after his fourth company went through massive layoffs. Tired of being at the whim of forces outside of his control he jumped into the program with both feet. **His first year he did over 12 deals and generated over \$180,000** of locked-in profits!

And you can be just as successful as these people! Even *more* so.

The students we choose want to get started today with their investing so that they can quickly begin to earn the money

investing that will create the time and freedom that they've always wanted.

If this describes you then I urge you to call my office and apply for the program right now. You are exactly the type of student we are looking to work with and the faster you call the better your odds of being chosen. The number to call is 877-220-9257 or [click here](#) to get started now!

"What's this going to cost me?"

Of course we charge tuition up-front to work with you. We won't work with anyone who doesn't have a financial commitment to working with us. Would you work with someone who doesn't have a personal stake in the relationship? Where they could just quit and you'd have lost all the time and effort you invested in working with them?

There is a range of three levels of tuition which vary depending on how much mentoring time you want and need. I don't have time to explain them in detail here (and to be frank, I don't know which level would be appropriate to talk through with you.) When you call into the office and talk with one of our experienced Program Consultants (more on this in a moment), the two of you will decide which level is best for you.

And if you're willing to split your deals with me 50-50 then the best part is that the tuition is incredibly reasonable, because I'm willing to wait to make a large chunk of my profit for helping you out of the profits on deals we do together.

But we need to put first things first..

The real question is, are you serious about becoming a successful real estate investor? If you're the person we are going to choose to work with then you've probably been thinking about investing in real estate for a long, long time.

If you're the person we're looking for your intuition has been probably been telling you that this is the chance you've been looking for, you just *know* your time is *now*.

If you've been held back in the past by a nagging doubt that you could do it all on your own, or if in the past you just didn't know how to get started, then it's vitally important that you *act now*.

If you don't call my office right now then you might very well never get around to it. And think for a moment what putting your dreams on hold forever will cost you.

What opportunities will you miss out on--forever?

What experiences will you be cheating your family out on?

How will this affect you when you retire?

Please don't let that happen to you. Remember what Cindy said earlier. *"My only regret is that I didn't start sooner."*

Every Applicant Gets a FREE \$100 Investor Course!

Whether you are selected for the Mentorship Program or not every applicant who responds to this letter within 48 hours will get a free \$100 investor course! This is my way to reward you for stepping up and taking action. (You'll get details on this course when you call my office before the deadline passes.)

Learn more about the Mentorship Program by clicking here:

[Mentorship Program](#) or by calling 877-220-9257

When you call you'll talk with my staff (either Molly or one of the other client support team members) and she'll take your application right over the phone.

You can also apply online by going to [Mentorship Program](#) , but I recommend you call instead. Because it's faster, you will get to the front of the line and increase your chances of being selected.

If you qualify she will schedule an appointment for you to meet with one of our experienced Program Consultants to do a *Strategic Investors Consultation* for up to 45 minutes. **Normally this one to one session would cost \$275 but because it's become our best way of discovering some of our most successful students we'll comp those people who qualify.**

During this structured coaching session our experienced Program Consultant will help you pinpoint your action steps and clarify your investing plan so that you can succeed faster and easier. At the same time they'll also be listening to see if you are the kind of person we want to invite to join our Mentorship Program.

Now this may seem like a lot just to find the right Mentorship Students, but please understand we get over 10,000 applications every year to join the program, but we only have room to accept fewer than 1 in 10. We've honed the process so that we only accept people who are going to both thrive in the program and who are enjoyable to work with.

If you think this person might be you then I *urge* you to call my office right now. The number to call is toll free 877-220-9257 or [click here](#) to get started today! **If you are calling within 10 days of this email you'll also get that \$100 bonus real estate investing course when you call, whether we choose you or not!**

Remember, what you do with this opportunity is the greatest indicator about what you do with every opportunity. I urge you to step up and call my office right away. In fact, if you're the person we're looking to work with we even have scholarship options where you can pay for the lion's share of your tuition for the program out of the profits from your first two deals. (Your Program Consultant will explain more about this when you call.)

In your lifetime, the only thing standing between you and all the time and freedom you've ever dreamed about is you.

Don't miss out on this opportunity. You'll kick yourself if you do.

You already know that real estate is the *safest* and *fastest* way to make money. Let me take you by the hand and mentor you every step of the way.

Please call only if you are truly committed towards creating wealth and security for yourself and your family right now.

You don't have to go it alone out there. *Together*, we will make certain that you succeed and reach your dreams. Just call my office at 877-220-9257 or [click here](#) to get started now!

Sincerely,



Peter Conti

P.S. This is your chance to have what you've always dreamed of by investing in real estate with full time millionaire investors as your mentors. Call my office today to see if you're one of the select few people we choose to work with as part of this unique Mentorship Program. Call **toll free** 877-220-9257 or [click here](#) for an application to get started *right now! right now!*

P.P.S. Make sure to call within 48 hours of gaining access to this free eBook to get your FREE \$100 investor course! Every applicant who meets this deadline gets this valuable investor course--whether or not you are selected!