

The Property Tycoons Newsletter

Showing you how to get started in the property business, how to find cheap bargain properties, how to fund property deals 100% no money down, how to get mentoring from property experts and MUCH MORE!

Volume 1, Issue 10

This Month 76,298 Property Investors Worldwide Are Reading
The Property Tycoons Newsletter!

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New Repossession Crisis Looms...

It's interesting to see how quickly things change over just a few months. The media are pointing out all the negative aspects of investing in this market (I'll explain in a second why that's actually a GOOD thing), repossessions are on the rise and the finance situation has shifted dramatically – you'll be glad to hear little and no money down deals are still very doable (keep reading and I'll show you how the professionals are doing it).

For the last six years or so I've been teaching fellow property investor's one thing and one thing only – buy well below market value from distressed sellers and make sure you have a positive cashflow from your overall portfolio. If you can do

that on a consistent basis you'll be fine over the medium to long term in this business.

The people that I see falling over are those that think they purchased below market value but really didn't (i.e. over inflated new build apartments built in city centres) and those who fail to manage their portfolio properly. An example of the latter is where people have purchased properties well undervalue to pull out a cash back. Often the rental barely covers the mortgage payments. The investor justifies this by explaining the cash back will be used to cover the shortfall – using one loan to prop up the repayments on another.

But the cashback is often sim-

ply spent on a car or lavish holiday and not reinvested!

Then the vicious cycle begins... More cashback deals are required to keep up the mortgage repayments and fund the investors lifestyle. This goes on until the accumulated debt eats the investor alive and he goes under. This has happened to several quite well known people recently.

Considering the fact that sensible property investment is one of the safest long term investments you can make and repossessions are going through the roof then how should you be investing in this market?

Continued on page 2...

My Recommended Book Of The Month

Every month I send our Property Tycoons Community Gold, Gold + and Gold VIP members my 'book of the month' as part of their membership of my Book Of The Month Club.

I also include my review of the book to help Gold members understand why they should read the book, the lessons to be learned and how best to use the book to help Gold members reach their goals.

This month I wanted to recommend a non property book The Intelligent Investor by Benjamin Graham for several reasons:

1. All investors should aim to have something invested in the stock market to retain a balanced portfolio of diversified investments.
2. Over the long term the stock market performs well - 10% + returns on average each year over longer periods of

time however past performance is not a guide to future performance.

3. The stock market has been in the doldrums for several years now. The old saying 'buy low sell high' applies just as much to shares as it does to property.
4. A solid grounding in the fundamentals of stock market investing will give you a great basis for investing successfully in property.
5. This book is perhaps one of the most famous stock market investing books ever written.

Overall I have found this book full of sensible advice and very well put across at that. I'd also recommend his other book "security analysis".

As well as the book of the month, Gold members also get an audio CD of me grilling the Property Tycoons community

member of the month through the post each and every month.

The member of the month is picked by the other Tycoons community members largely based on how helpful the member has been on our Property Tycoons Community forum (www.tycoons-forum.com) - check out the back page of this newsletter to see who our members chose as our member of the month this month!

Gold members are also able to upload and download an unlimited number of documents, images, audio, video and software from the FREE Downloads section of the Property Tycoons forum.

To learn more about Gold membership check out:

<http://www.tycoons-forum.com> then click register from the top left of the screen.

New Repossession Crisis Looms...(continued from page 1)

Well, the things that worked four years ago in a booming property market will not work now. That doesn't mean the business doesn't work. It just means certain strategies do not work any more.

For instance, lease options work a treat in this market. Indeed a lot of investors are starting to use them to get ABOVE market rents for their properties and create very secure long term tenancies.

Lease options are regular tenancy's with something very special attached to them - an option agreement. This option agreement gives your tenant the 'option' of purchasing the property from you in the future at a price that is agreed today. For this 'option' or right you can charge an above market rent.

Since many people want to buy properties at the moment but cannot due to lack of financing or deposit, then the lease option becomes an ideal solution.

If the tenant buys the property from you, you walk away with a good profit and if she does not then you can continue to collect above market rent. Most importantly you will have tenants in your properties who genuinely care about the property and paying your rent (late rent payments will null and void the option).

This is just one very strategy that investors could be using at the moment to make money in property. I know of many others. On our discussion forum I have seen many other strategies discussed between the professional investors there.

Ok, let's look at auctions and estate agents. Both these sources represent a fantastic source of below market value property deals at the moment. Go visit some local estate agents if you haven't already and ask them how things are going. The expression on their faces will tell you everything you need to know.

The worst thing for an estate agent is a flat market. You'd think a falling market would be bad but actually it's

not if there is activity since estate agents make money from people trading. So as long as people are buying in a falling market then estate agents will be fine.

In fact the good ones love times like this because their weaker competitors go out of business!

What I am trying to say here is that the business still works. Sure some of the old business models or ways of doing business have stopped working but that can only be expected in a rapidly changing operating environment. It's perfectly normal – out with the old and in with the new as they say.

Overall however, it's not the deals that are getting investors scratching their heads - its financing them. As you know mortgage express recently pulled out of same day remortgaging which led to the development of sub sales and all sorts of other creative methods for doing little or no money down deals.

Perhaps you'd like to know how the professionals are now financing their deals?

Here's the latest technique for buying below market value properties using as little of your own money as possible:

It's quite simple and straight forward.

Let's say you want to buy a property no money down worth £100,000 and you can get it for £80,000:

1. The mortgage broker will help you apply for an 85% mortgage on the property based on its value of £100,000
2. My finance company will arrange to lend you the 15% deposit (so you get 85% from the bank and the remaining 15% from us)
3. You will arrange for the vendor to sign an option agreement provided by us stating that they are happy to sell the property for £80,000 and anything above that will be payable to us.

4. On completion the sum of £100,000 will be sent to the vendor's solicitor. The vendors solicitor will then pay the vendor £80,000 and the remaining £20,000 will be paid to us.

5. We will then return to you the 20k minus the 15k deposit that we provided minus our 1% fee + VAT.

Here Is A Case Study:

Market value of property	£100,000
Purchase price	£80,000
Equity	£20,000

Purchase costs

Legal fees for purchase	£485 + VAT
Legal fees for vendor	£600 + VAT
Private finance charge 1%	£1,000+VAT (min 1k)
Mortgage broker fee	£300
Valuation fee	£389

Total costs £2,770

Mortgage @ 85%	£85,000
Deposit from us @15%	£15,000

Total borrowing £100,000

Less pay vendor	- £80,000
Less deposit from us	£15,000
Less purchase costs	£ 2,770

Cashback £ 2,230

Built in equity £15,000

“Are There Any Conditions”

We will arrange and provide both the vendor and purchaser solicitor. As far as they are concerned they are both involved in a normal transaction which doesn't give rise to any complications that could scupper the deal. There are various other important subtleties which make this method absolutely legal and we can tell you more about those when we do a deal for you.

Continue to page 3...

Parmdeep's Bargain Property Marketing Tip Of The Month

I'm a big fan of marketing as you may have guessed if you've been following our various businesses. Many property investors (including me when I started out) do not appreciate the benefits of good marketing so I'll list a few for you here:

1. Distressed sellers call you to buy their properties instead of you going out looking for them (easy work short hours vs hard work long hours)
2. Estate agents call you daily with deals – often you have more deals than you can manage on your own
3. Investors want to invest their money in your projects so that you can purchase properties without putting down huge deposits from your own funds

4. Smart people who understand the property business (i.e. architects, builders, surveyors) want to partner with you because you've got the marketing skills to get the deals and they have the skills to make things happen – an ideal win/win partnership!

Marketing just like any other skill can be acquired and honed. I spend a lot of time reading books on marketing - amazon.co.uk has hundreds for sale also check out alibris.co.uk for great second hand bargains. Next, watch out for good marketers. There are thousands of them all around you – at the supermarket, on the TV, on the road and even on the Internet.

Watch how companies all around you identify their target market, create marketing pieces that attract your attention and then carefully reel you in for the sale. There is no reason why you cannot use many of these techniques in your marketing for distressed sellers of below market value properties except the sale in your case is a request for more information or a phone call to get a free valuation.

You might even clean up with a breakthrough discovery that nobody else in our industry has thought of yet!

New Repossession Crisis Looms...(continued from page 2)

“What To Do When You Have a Deal”

When you have a deal please click on the following link and submit your deal details at the bottom of the page:

www.property-finance.com/FAQ.php

My mortgage broker will then call you to get everything into motion. I hope that's cleared up any questions you may have had about financing below market value property purchases in the current climate.

I want to leave you with this thought...

Most fortunes in business are made in times of uncertainty. If all the media hype and scaremongering has scared you away from sensible medium to long term property investment then you should proba-

bly consider why you were attracted to it in the first place – perhaps this business may not be for you?

However...

If you see the next few years as the only chance you'll get in 20 odd years to pick up investment properties at genuine knock down fire sale prices then it's time for you to get your finances in order, start making below market value offers and hold on to those properties.

If you read the business papers you will see that several smart fund managers and property investment companies have already created funds that will buy up distressed properties over the next few years. These smart investors realise now is the time to make very low offers, help distressed homeowners get rid of their problem properties and buy income producing assets at knock

down prices.

The current media speculation has led to many people getting scared off property investing or even from purchasing properties, deciding to rent instead. This has significantly strengthened rental property demand in many areas making investment properties easier to get rented.

A lot of your previous competitors will have jumped ship too. So not only are the deals flowing in but there's a lot less people chasing them. Using the method described above, you now have the finance in place too. My only question to you is what are you waiting for?

Wishing you the very best with your property adventures!

Parmdeep Vadesha

What's Parmdeep been up to this month? (to be continued next page)

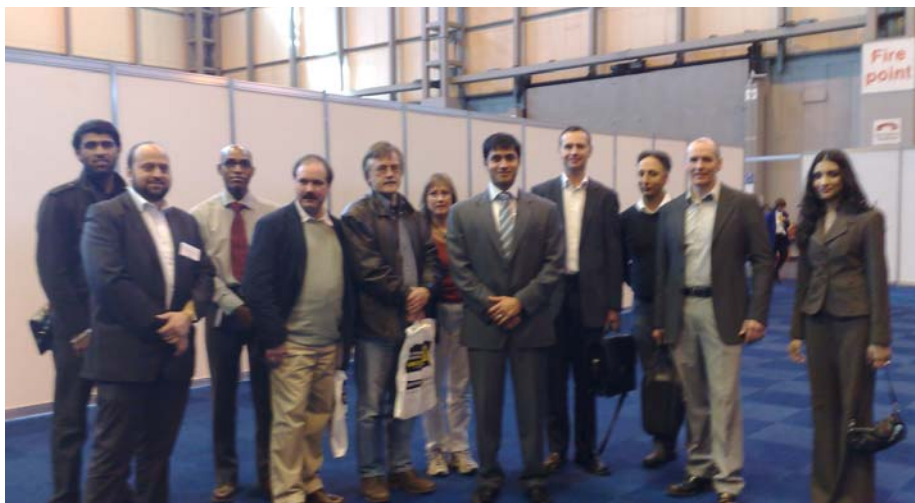


I had the pleasure once again this month of meeting up with several hundred of our property investor clients from across the UK!

First of all I spoke at the Property Investor Show in Birmingham (one of the largest property shows in the UK) and then we ran our regular "Ask The Experts" session also in Birmingham later in the month. Both events were wildly successful – I've included some pictures below from the PI show. I'm sure you will recognise lots of familiar faces from our discussion forum (you can see the full colour versions on www.Tycoons-Newsletter.com):



Property wise things are going well for investors. Estate agents are having a very tough time. Lettings agents are having a great time of it. In fact we've just raised the rents on some of my Birmingham properties. I'm only making offers 25% or more below market value at the moment.



We held our regular monthly 'ask the experts' meeting in Birmingham which went exceedingly well (check out the pics below and spot the discussion forum members!):

Over 100 property investors attended. At the event we revealed our new 'no money down' property financing product which will replace closed bridging (I revealed this technique in

What's Parmdeep been up to this month? (to be continued next page)

my front page article).

We also covered negotiating techniques, roleplays, goal setting and how to find below market value properties. Keep your eyes peeled on the "workshop events" box on the left hand side of my website www.TheTycoonMethod.com for future events if you would like to come along to any of our sessions.

I also have my self build that I've talked about quite a bit in this newsletter. I have now found a suitable architect. He's asked me for ideas which my wife and I are putting together and sending over to him. At the same time we are looking at all the ways in which we can cut costs and still get the result we want.

To give you an example, a friend of mine used to own a fire door manufacturing company. He therefore knows a lot about various woods, where to source them from and putting it all together. This has come in very handy in designing my kitchen. Most luxury kitchens are VASTLY overpriced for what they are so I'm looking at using a small firm in Birmingham to put it together for me. Hopefully I'll lower the cost from £13,000 or thereabouts to more like £6,000 which isn't bad! I'll let you know how that goes.

Our brand new Tycoon Mastermind Alliance program is coming along really well. We've had



What's Parmdeep been up to this month?



hundreds of applications and expressions of interest. We're slowly whittling down the applications by calling each applicant individually. We have an Alton Towers trip for the members, me and my team this Summer + the annual trip to the South of Spain. that will be in September and I imagine that will be very popular too!

As I mentioned in my previous article, smart property investors understand the opportunity that has presented itself recently with the way things have changed in the property market.



By joining a Mastermind Alliance group like the one I have set up they get to learn how to form a strategy that allows them to make money even when property prices are stable or falling. All it takes is out of the box thinking and the correct tools.

To find out more about the Mastermind Alliance check out www.property-system.com and click on Tycoon Mastermind Alliance from the left hand side.



I've also just returned from a week at my apartment in the South of Spain (www.motivational-retreat.com). The missus and I went over to prepare the apartment for the busy Summer season and to take a bit of time out for ourselves. We had a great time visiting local Spanish areas of interest, walking around the golf course on our development and soaking up the Spanish sun



Finally I'm swapping my car for a pick up truck for my business. I'll post up pictures of that on my blog very soon

How to find bargain properties — FREE training

Last year, for the benefit of my extensive network of thousands of business contacts I set up a website called the Property Tycoons community. The website URL is www.TheTycoonMethod.com. The website expanded at an **exceptional** rate from zero members at launch to over 1,000 subscribed members in just 12 months! The Property Tycoons forum is where over 1,000 property investors go to pass on and take property deals from each other, discuss property investment, help each other arrange networking meetings, chat live with each other on the Internet and **MUCH** more!

I thought it may be instructive for me to go through some of the commonly overlooked features of the forum here for the benefit of newsletter readers.

A lot of our members do not know about the LIVE chat room feature we have provided for our members to speak with each other in an online chat room environment at any time of the day or night. You can find this by clicking the “LIVE chat” link at the top right of the forum page. Log on between 8pm and 11pm to find members chatting about property investment.

Our deals and leads sections have also proven to be exceptionally

popular with members. This is where our members can pass on and take deals from each other. Go to www.TheTycoonMethod.com, scroll down the page and look for the sections titled “ready made deals...” and “pass on and take leads...”

For a bit of fun and relaxation, I have also included a games section on the forum. Simply click the “arcade” link in the top right of the forum.

Choose the classic arcade game you want to play and see if you can beat our resident games masters!

I have also put up several training videos to teach Property Tycoons Forum members how to find bargain properties. The aim of the calls will be to teach Tycoons community members how to...

- **How to find bargain properties using other people’s time and resources...**
- **How to set up your own bargain property finding website...**
- **How to set up advertising campaigns on Google and Yahoo...**

- **The software I use to spy on my competition and figure out their Google keywords...**
- **Search engine optimization techniques...**
- **How to pass on the deals and leads you do not want to pay for the ones you do—here’s how the professionals get their bargain property marketing paid for by other people!**
- **And much, MUCH more!**

To watch the training videos go to www.TheTycoonMethod.com. Click ‘free downloads’ from the top left of the screen then go to the “How to find bargain properties - training videos for Tycoons members” section. The videos are all in there – simply click the blue links to open the videos. They will take a few minutes to load so please be patient.

The videos will even show you how to generate leads for **FREE** – using little known jealously guarded secrets us ‘nerds’ keep to ourselves. In the meantime email me your burning questions about finding bargain properties through www.askparmdeep.com!

Would you like to write an article for this newsletter?

Do you have a property related issue you would like to discuss in this newsletter?

If any of the above statements apply to you, then I strongly recommend you consider our Gold VIP membership...

GOLD VIP members get a page

to themselves each and every month!

This is a great way to let the Vadesha Properties database of over 60,000 property investors know more about your product or service.

Your article will also reach over 4,000 of our investors by post—the majority of these investors have

purchased products and services from us over the last 3 years making them great prospects for products and services they can use to become even more successful in property in less time.

Email me to learn more about Gold VIP membership—deep@property-course.com

Recommended Resources

In this section I will be highlighting the latest and very best resources to help you build a successful income generating property business. Some of the resources are best selling products we have developed to help our clients maximise their profits with minimal risk:

How To Get Started In The Property Business...

- Free Mini Course Reveals How to Find Bargain Properties -> www.TheTycoonMethod.com
- Do You Make These 7 Fatal Mistakes When You Look For Bargain Properties To Renovate And Sell On For Fast Profits Of £50,000 Or More? -> www.property-renovation.com
- They Laughed When I Wrote Down My Goals... But When I Started Making £2,578.39 Per Week... -> www.property-habits.com

How To Find Bargain Properties...

- Free Mini Course Reveals How to Find Bargain Properties -> www.property-course.com
- How To Use The Internet To Find

Bargain Properties -> www.property-system.com

How To Raise 100% Finance And Buy Properties No Money Down...

- How To Buy Investment Properties No Money Down Using Other Peoples Money - A Proven Step By Step 100% Financing System Anybody Can Use To Rapidly Build An Income Generating Property Portfolio... -> www.property-deposits.com
- 100% Finance Service For UK Investment Properties – Special Rates For Tycoons Newsletter Readers -> www.property-finance.com

Creative Property Investment Strategies (No Money Down, Tax Avoidance, Buying Properties through a limited company, joint venture partnerships, options and lease options etc) ...

- How To Skilfully Use Little Known About Creative Property Investment Strategies To Dramatically Skyrocket Your Passive Income And Profits... -> www.property-legals.com

Do You Need Inspiring? Lacking Motivation?

- Accelerate Your Income, Personal Growth And Well Being In Truly Inspiring Surroundings - My Ultimate Motivational And Goal Setting Retreat Can Be Yours From Just £60 Per Day -> www.motivational-retreat.com

Back Issues Of This Newsletter...

- Can be downloaded from -> www.tycoons-newsletter.com

Virtually all of our products come with full money back guarantees giving you the opportunity to try any of our products (at our risk)). If for whatever reason the product does not match your expectations you may request a full and immediate refund.

Do you have a property to sell?

Are you a property finder looking for investors?

Do you have a residential or commercial property to sell but you are not sure where to start or how best to market your property? Can you consistently source property investment and development opportunities? If so, we may be able to help you...

We have over 2,500 serious property investors who rely on my team to source UK property investment opportunities for them. We supply these investors with 50+ ready made deals every month.

This has given us one of the largest UK databases of experienced investors who

know a deal when they see one.

Our ready made deals come to us through a wide variety of sources including our own extensive nationwide marketing efforts, networks of nationwide property finders, offshore search engine optimization experts, estate agents, banks, solicitors, insolvency practitioners and many other sources.

We then package everything up for our clients if required including solicitors and finance. The rest of our time is spent on pushing the deals through to completion as quickly as possible (most of our deals complete in 4 weeks or

less).

This leaves you free to focus on other things while we deal with the time consuming leg work.

So if you have a property you would like to sell or you are a finder and you would like us to market your deals for you please email us on:

deals@readymadedeals.co.uk

for a free no obligation discussion. If we cannot help you we will try our best to point you in the right direction.

ATTENTION Property Investors - Here's how to Slash your mortgage repayments & boost your income for just 14 minutes of your time...

Property investors often say to me "Deep, how can I make my existing property portfolio more profitable?"

It's a tricky one and there is no 'one size fits all' answer. Let's look at a few options:

1. Increase your rents – a good strategy but not always possible especially when the market is very competitive (in fact you may have to lower your rents in some cases to get your properties rented quickly)
2. Try to find new more profitable uses for your property – a classic example would be taking a large 6 bedroom detached house and turning it into 3 self contained flats. This strategy can only be applied in certain situations of course.
3. Assuming the property is financed with a loan an investor could renegotiate financing terms or refinance with a different mortgage lender. There are some great rates out there at the moment so this is a viable option that I will focus on in this article.

Let's look at an example of how a property investor might go about making her property portfolio much more profitable by taking the refinance route...

She is paying £600 per month a mortgage interest on a property which earns her £800 per month in rent. That's £200 per month (gross) that she gets to keep each month. She has an average level of equity in the property.

If she could refinance the debt and reduce her mortgage interest payment from £600 to £500 per month then let's look at the figures now.

Her gross profit each month has leapt from £200 to £300 – that's an increase of 50%. Keeping everything else equal, let's assume she has 20 of these properties. That would mean her gross income shooting up from £4,000 per month to £6,000 per month!

That's a £2,000 increase in her monthly income for nothing more than speaking to an honest independent mortgage broker and filling out some forms.

Let's look at another example. A property investor owns £1m of property with loans of £500,000 secured against the portfolio. The total rental income is £80,000 per year. Mortgage interest payments are

£35,000 per year.

By simply refinancing the £1m property portfolio up to 80% of current market value he ends up with £300,000 in cash (£800,000 - £500,000) that he can use to purchase more properties. His interest payments rise to £56,000 which are covered by the £80,000 in rental income coming in.

Overly simplistic examples perhaps but I'm sure you get the idea.

This approach doesn't just work for BTL investors either. It can be applied to whole raft of property investments including renovation projects, redevelopments, land acquisitions, conversions, buy to sell properties, commercial property investments and even second home investments.

Get A Trained Professional To Help You

Hitting the web and choosing a mortgage product from one of the many of lenders out there can be headache. For a start you will not be able to access many of the 'special' products that lenders reserve for brokers. Why? Because they have buying power that you as an individual will not benefit from.

You will also waste valuable time chasing people you do not have much influence with. For example, I've just raised £980k from Lloyds TSB for a development project I'm working on. My broker called the bank every other day to answer their questions and chase the application. Then more questions and more chasing followed by bankers taking holidays followed by a few more questions and so on...

After all that you'd expect them to have an offer for me within a few weeks wouldn't you? The mortgage offer took the bank THREE MONTHS to get out to me! And in that time my mortgage broker had invested many hours either on the phone, sorting out forms himself or discussing things with me.

He is not paid a penny unless the mortgage goes through so why would I want to waste my time chasing everything when he can do it all for me?

What Should You Watch Out For?

Be VERY wary of mortgage products with

the very lowest rates. Some deals appear very attractive until you read the fine print where you will not only find hefty arrangement fees (sometimes added to the loan but repayable by you eventually remember) you may also be forced to pay substantial redemption penalties if you repay the loan early. This is fine if you want to be tied in for a while but make sure you are aware of the flexibility you have given up.

An independent properly qualified mortgage broker can you lead to the best deal.

How Do I Find A Good Mortgage Broker?

We have several quality mortgage brokers on our Tycoons forum website or if you prefer you can drop me a line via broker@property-finance.com or call our office on 0121 702 1414 and I'll give you the number for the team of mortgage brokers who handle all my business.

They will call you back and talk you through the hottest deals on the market. More importantly they will take all the hassle and trouble out of finding the best buy to let mortgage product for you.

Getting The Very Best Deal

It's important that you secure the very best terms on offer. My team will show you how to structure your application in order to do this. They will search the market for the most appropriate deals that will allow you to reduce your monthly repayments and/or raise extra cash you can use to buy more properties or do whatever else you want to do with it.

They can help fund HMO properties (licensed or unlicensed), ex council properties, commercial properties, flats above shops, studio flats, bedsits and part commercial part residential properties. Tenant types include students, DSS, companies, housing associations and councils.

No matter where you are in the property business – established or just starting out drop them a line and see what your options are. Drop me a line via broker@property-finance.com or call our office on 0121 702 1414 and I'll give you the number for the team of mortgage brokers who handle all my business.

Tycoons Team Member Profiles

If you have any queries whatsoever about the Tycoons community you can contact our support department for help. Our "Tycoons Team" are responsible for this role. You can find them by going to www.TheTycoonMethod.com. Scroll down the page until you see the "Forum Feedback And Queries" section. Feel free to post any query or feedback for us in there. To help you find our Tycoons Team I have listed their profiles for you below.

Please feel free to contact them anytime for any help you may need, to make new contacts or if you see any opportunities to work together.

Profile: Bhupinder Sohanpal

I am a young, enthusiastic lawyer who has worked for one of London's top five law firms. I am currently on sabbatical to do a postgraduate course (PhD) and learn the art of property of entrepreneurship.

Through my study and application of the law I have acquired the ability to be discerning, clear thinking, logical and of common sensical mind. These are qualities which are transferable in any business venture.

I have excellent research skills together with sound commercial nous and a strong sense of integrity.

As well as adopting the role of Member Satisfaction Manager, and as a newcomer myself to property, I am happy to be a mutual point of contact for all those new comers for whom things may seem a little daunting. Together we can share the experience of realizing our aspirations.

Due to my insatiable appetite to learn and implement I am also willing to help an experienced investor and or developer with any suitable tasks.

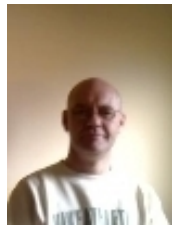
Further, I am keen to help look for properties on behalf of investors in West/SW London.

Passions that stir my heart are moun-

taineering, the great outdoors, poetry and literature, environment and service to make this planet a better place.

I feel privileged to have this opportunity to learn, work and help on the Tycoons Forum.

Profile: Leslie Parr



Hi my name is Leslie Parr. We have three grown-up children two lads & a girl and two beautiful grandchildren. We have recently celebrated our 25th Wedding anniversary. We went to Deep's Spanish retreat for the celebrations.

I worked in the Chemical industry on 12 hour shifts for 24 years. When I was made redundant at Christmas 2006, I joined Deep's forum after searching for information about buying investment property. I had never heard of BMVs before I sat reading the forum for about 4 weeks before I posted.

I wanted to know as much as I could so I would not make a fool of myself when posting questions. I have met Deep twice (very down to earth guy).

I received a call from a forum member who asked if I could view a property for them in my area we had a good chat. Since then we have done a few JVs we are waiting to complete on two properties in Wales. We are in the process of setting up a meeting with a landlord who is selling a property portfolio of 35 houses. If we succeed with the negotiations we will have purchased around 40 Properties in the span of twelve months.

This is a whole new world for me and I learn something new every day. This is the best property forum that I have been a member of and 99% of the members will help you move forward to achieve your dreams and goals. The amount of information and help you receive far outweighs any membership fee. If any tycoon team Member can be of any help to any new members please

just ask. Don't sit there like I did for a month. Read as much as you can on the forum as 90% of your questions have already been asked, just search for the answers. They are there.

Profile: Tee Bodani



Like many of you, I have Deep to thank for opening my eyes to the world of BMV property some time ago and it's great to be part of this community of like-minded investors! I

have a Finance/Marketing background, I have developed a special interest in Creative Finance/Legal methods to purchase property and I'm actively using these strategies to build my portfolio.

You'll also find me working behind the scenes helping Deep put together the Tycoon's Community Newsletter every month so if any of you have a product/service that you feel the Tycoon's Community could benefit from then please do feel free to get in touch with me. The property business rewards those who take action so just get out there and do it! I look forward to hearing from other forum members with similar interests with a view to combining forces to create wealth.

Profile: Juswant & Sylvia Rai



Hi everyone, we are Juswant and Sylvia Rai aka Mr. and Mrs. Rai. We'll keep it short, but once Sylvia gets going...!

Our background is 20 years working in IT (Juswant) and 15 years in Finance (Sylvia). When we met three years ago we realized very quickly that we had a common interest - Property!

Continued on next page...

Tycoons Team Member Profiles (continued from previous page)

After years of watching other people get wealthy from investing in property, we decided we wanted a piece of the action, too! During our research on the Internet for better ways of buying property, Deep and his No Money Down methods jumped out at us.

We dived in head first, started attending Property Networking events and joined Deep on his forum - and what a goldmine of information! We were warmly welcomed by all and information was freely available for anyone that asked. This forum has grown and evolved into a much bigger place but the spirit has remained. We have made many great 'virtual' friends that have translated into 'real-world' friends, colleagues and contacts. At the last Property Investors show, we helped a good friend of ours on his stand for 3 days and with our real names and pictures on the forum, many people recognized us and stopped to chat.

Going from a J.O.B to Property Investor has been an interesting & challenging journey for us. We have had help from many people often with no expectation of anything in return. It was in this spirit that we launched our own meeting in Berkshire to enable many liked minded people to meet, connect, learn and prosper. From there we personally know of a few JVs that have come together, including 2 of ours and our own property investing business took an unexpected turn and has proved very lucrative for us.

If any member of the tycoon team needs help please do ask. One thing we have learned is that without the selfless help of the many others via the forum and the many networking events we have attended, we would not have achieved everything that we have so quickly. Mix and converse with like minded people, they will raise your game and hold you to a higher standard that you thought yourself possible. We wish you all the best in your endeavors. We are here to help so please do ask and stay in touch.

Profile: Chris Bannocks



In A nutshell:

Chris spends his days running a business for Reuters in Canary Wharf and is building his property portfolio with his partner Adria. She has recently left her job as an

Estate agent and they are setting up a sales, lettings and property management firm and growing their portfolio from the 5 UK properties and 2 overseas properties they currently have to 10 properties overall by the end of this year and 22 properties by the end of 2008. Chris is interested in hearing from people who need low cost property management and wish to JV or pass on leads in Nottingham, Derby, Essex or East London. He is also looking for investors interested in working with him and Adria whilst they build their portfolio and property developers interested in Agents to sell their properties in the UK and abroad. Chris is about to embark on an MBA at Cranfield so is a very busy man and helps out on the forum conducting member of the month interviews and is currently working on the Vadesha properties podcast, coming to you soon!

Chris can be contacted at chris@fastproperty.net and Adria can be contacted at Adria@fastproperty.net or direct on 08000 789391 or 08000 789381

Profile: Pankaj Shukla



Pankaj passionately believes that property is one of the few investment vehicles that make people genuinely rich over time. Since BMV route allows the transfer of real Wealth in the direction of an investor, Pankaj decided to put his consulting career on hold to build his property portfolio. He is excited to be working with so many multi-talented individuals on this forum, as well as with Paramdeep and the rest of his Tycoon team behind the scenes.

Pankaj has worked as a consultant for

large organizations, and in various industries including media, online marketing and IT, among others. But he remains an entrepreneur at heart, and ever willing to help others with his experience and contacts.

He may even help you develop a business idea, if you have one, especially if it involves marketing to online audiences.

Profile: Parmdeep Vadesha



Parmdeep has been described by some as the UK's 'bargain property wizard' after having introduced over 60,000 UK property investors to proven techniques they can use to find distressed sellers of cheap properties and how to buy these below market value bargain properties using little or none of their own money.

Parmdeep owns and manages his own property portfolio across the Midlands including a block of twenty four apartments that he built from scratch.

He runs several other successful property businesses one of which finds distressed sellers of bargain properties for his newsletter subscribers, negotiates below market value prices and passes these 'ready made' deals on to his newsletter subscribers.

Parmdeep also runs a financing business that helps his Property Tycoons newsletter subscribers purchase properties no money down using 100% bank financing. He helps around four newsletter subscribers every week to purchase bargain properties using 100% financing to make his subscribers over £60,000 per week in profits.

This continual sharing of the latest techniques has helped transform many of Parmdeep's newsletter readers into financially free property millionaires.

**And Last but not
least...**

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E-mail: deep@property-course.com

**"Helping You Find And Buy Masses
Of Bargain Properties Using Little
Or None Of Your Own Money"**

Get your questions answered
by property experts:
www.TheTycoonMethod.com

"I founded Vadesha Properties Ltd four years ago to help property investors benefit from the tips and tricks I've learned on the way to financial freedom through the purchase of bargain properties...

Since then, I have helped 74,825 property investors build successful property businesses. Our Property Tycoons Community forum has become the most popular website for property investors of all skills and experiences to learn how to get started in property, how to find bargain properties and how to buy bargain properties using little or none of your own money. Visit www.TheTycoonMethod.com to join us today. I look forward to welcoming you aboard!"

Parmdeep Vadesha



Our March 2008 Member Of The Month And Charity

This month our member of the month competition winner is Heather Hamilton from Billericay!

Heather is a long standing well respected member of our hugely popular discussion forum (www.TheTycoonMethod.com). She plays a major part in keeping the other members well motivated in the motivational section. Here is a recent post from Heather:

YOU CAN TELL BY THE COMPANY PEOPLE CHOOSE WHAT SORT OF CHARACTER THEY HAVE

As the saying goes, "Birds of a feather flock together." We usually choose friends and business associates who like the same things we do, people who share the same values. If you choose happy, positive, productive companions, the odds are that you are or will soon become happy, positive, and productive yourself. Unfortunately, the reverse is also

true. Unhappy, negative, destructive people are sure to drag you down with them. Choose to spend most of your time with persons who have PMA-a Positive Mental Attitude. If your job requires you to spend time with negative people, limit that time to the best of your ability and above all don't let them discourage you with their negativism. Instead, display your own PMA.

To listen to me grill Heather for an hour on her achievements and motivational success then visit the FREE downloads section of our discussion forum: <http://shmyl.com/wseoson>

Click the "property related audios" section to listen to the online version.

If you want me to send you the audio CD and transcripts of the member of the month interview each and every month then consider becoming a Gold member of our Property Tycoons forum. Gold members also get my recommended book of the month through the post each month.

Oh I nearly forgot to mention, I donate £1,250 each month to the charity nominated by our member of the month. This month I'll be giving away £1250 to the charitable organisation nominated by Heather.

I will continue to donate over £1,000 each month to the charity nominated by our member of the month. I hope this encourages you to think about ways in which you can help other people who may not enjoy the same benefits and advantages as you do.

To nominate our next member of the month go to our www.tycoons-forum.com website and look for the 'member of the month' section mid-way down the page :)