

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!

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This Month 68,515 Property Investors Worldwide Are Reading The Property Tycoons Newsletter!

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What Can Paris Hilton Teach Us About Making Money In Property?

Bimbo flaunting her body for money?

Today, I want to focus your mind on her business and especially her marketing savvy.

Let's see what we can learn from Ms Hilton:

Spoilt rich kid tearaway?

First of all, you've got to appreciate the fact that running a successful business in 2007 requires marketing skills applied to mediums, some of which didn't even exist 5 years ago!

1. Get yourself known in your market. So many property investors fail in this most basic of marketing skills.

Attention seeker exploiting the public's fascination for naked celebrities?

I'm not here to discuss what you may think of Paris nor do I wish to glamorize what she does for a living. I'm here to help make you rich or if you are already rich, richer. To get rich, you need to understand the fundamentals of running a successful business in this most intriguing day and age.

Also, consider the fact that Paris is worth £30M. That's a fairly, tidy sum by anybody's standards. Sure, she inherited most of it but she still manages to run a thriving business empire by marketing herself very well.

Paris does this masterfully—go to your local supermarket today and watch for her face on the newspaper and magazine stands. Quite a few will have her on the front cover, if not, somewhere inside.

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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'm sending my Gold members one of the best creative property dealing books I have ever laid my hands on. The book is called "Flipping Properties" and its authors are William

Bronchick and Robert Dahlstrom.

They are both American real estate investors, which means you'll pick up a whole new perspective on how you can run your property business.

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What Can Paris Hilton Teach Us About Making Money In Property? (Continued from front page...)

That's called a **presence** in your market. Ask anybody in that store if they've heard of Paris Hilton and I'll bet you 70% or more have. If I went around your town asking estate agents and home sellers about you and your business, what percentage of them would say they have heard of you?

2. She has a bunch of stuff to sell to her target market.

Here's a partial list of just some of the things Paris Hilton offers her target market: a raunchy video, paid for appearances at parties, music tracks, "The Simple Life" DVDs, various books, her own fashion label, her own perfume brand, a chain of nightclubs and even her own line of hair extensions—in other words, something for everyone.

Thinking along those lines, it amazes me how many property investors generate leads or enquiries using expensive advertising and then promptly waste 95% of them because for whatever reason they cannot buy the property at significantly below market value.

This is a mistake I continued to make for several years—completely oblivious to the immense profit potential of the enquiries I used to waste.

Would an example help?

Ok, I'll give you a good one. When I started spending the big bucks to advertise on a national level, we soon noticed how many of our enquiries came from people with very little and often no equity at all in their properties.

We could not purchase these properties at below market prices because the sellers needed to pay the lenders off with the proceeds from the sale. The sellers, however, were desperate to do something about their mounting debts and rapidly accumulating arrears. So here's what we did...

We struck up a relationship with a debt consolidation company who specialises in reorganising the debts of homeowners, negotiating with lenders, IVA's and bankruptcies. This company allowed the homeowners to solve their problems (win for them) and we were paid a fee for every lead passed to us (win for us too).

In fact of the seven leads that we passed on to this company, SIX converted into business from which we were paid commissions of up to £2,200 per lead. This money went straight back into advertising for more properties.

We've also put together deals with estate agents where we have passed on properties being offloaded by motivated sellers that we do not want usually because we cannot make the deal stack up with regards to rental income. The estate agents have then paid us a percentage of their commission if the property sells. On the last deal we did like this, we were paid 20% of the estate agent's commission. He kept the rest of the commission for himself.

I also negotiate below market value prices on all the deals that are out of my area and pass them on to local investors—these are deals I used to waste before! It works like this—I find distressed sellers through my national advertising efforts. Once the seller has agreed a cheap price, I exchange contracts and then assign my right to purchase to another investor who is local to the deal. I make a finder's fee and he or she makes a lot of profit for very little work. That's called a win/win proposition. Check out my latest list of 'ready made deals' here: <http://shmyl.com/zsjoson>

So, as you can see, you really shouldn't be wasting any of your advertising generated enquiries.

3. Have concrete goals in place to guide you as you build your property business.

Whether she knows it or not, Paris Hilton has a bunch of goals that drive her actions. One of them may be to raise her self-esteem by appearing in the public eye every so often—that may help her feel like a valid and worthwhile human being. I'm sure she has money-related goals too. Last year, her businesses earned her £3.5M, so she must be doing something right.

Do you have goals for your property business? If your goal is to "make lots of money and get rich," then I guarantee you will never make lots of money or get rich. You need to be specific!

Go forward by looking backward...

My goals are all time and family-related. Few are focused on money. I want to have time to enjoy life and be with my family. Sure, this takes money but not much.

In fact, it's a lot less than I thought I would need when I started in business. With that in mind, I grew my businesses to the point where I could work from home and spend my time however I wanted to spend it. I then stopped worrying about taking over the world.

Once you have your goals in mind, you need to work backwards to determine the things you need to be doing each year, each month, each week, each day and each hour to reach those goals.

For me, the very best way of figuring out what I needed to do to reach my goals was simply asking people who had already reached them!

Go to www.tycoons-forum.com and then click on the "General Property Related Chat" section. Go in there and start a new thread on your goals and where you want to go in life – other Tycoons will chip in with their thoughts and soon you'll have a road-map you can use to reach the level of success in property that you deserve!

Case Studies & Success Stories

This month, I did a bunch of interviews with a truly inspirational group of people. I have around six hours of brand new audio recordings for you to download and benefit from.

I interviewed Dave Coughlin (a Tycoons Community member) who purchased my Success! through property course two years ago. He then went on to purchase 150 properties in two years... I interviewed Brian Marks (a Tycoons Community member) who, in the last eight months, has consistently purchased one property a month. He even shows you how to buy

a £127K house for £101K using none of your own money + cash back on top!

I interviewed Elaine Millhouse (a Tycoons Community member) who has been successfully developing properties for ten years...

I interviewed Lorraine McMahon (a Tycoons community member) who along with her husband Michael, runs a successful property development company in West London.

She'll be showing you how to avoid cowboy builders.

I interviewed Abdul Malik (a Tycoons Community member), who is buying **three properties a week** in London! He'll be showing you the creative techniques he uses to purchase hundreds of properties using little or none of his own money...

To listen to these interviews and access all the other free resources I have for you, go to the free downloads section of the www.tycoons-forum.com (the link is on the top left of the page) or go here <http://shmyl.com/btjoson> and here <http://shmyl.com/ctjoson> to go directly to the audio recordings.

Parmdeep's Bargain Property Marketing Tip Of The Month

Testing is a hugely important part of any successful property business. For example, can you guess which of these advert headlines produced 3 times the number of sales of the other?

1. "The man who simplified English."
2. "Do you make these mistakes in English?"

It was the second headline.

Try the next one. A car insurance company tested these two headlines:

1. "Auto insurance at lower rates if you

are a careful driver."

2. "How to turn your careful driving into money"

The first headline pulled 1,200% better results than the second! The advertiser would not have known this fact had he not tested one headline against another.

At the end of the day, your advert in the paper, leaflet through someone's door, direct mail letter to an estate agent and so on, are all going to cost

the same whether they pull in zero responses, ten responses or one thousand responses, so why not optimize them?

Most property investors don't do any testing in their property business. Whether it's what their ads say, how the person on the other end of the phone speaks to sellers, how they make offers and so on—very few try out different approaches.

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My Recommended Book Of The Month (continued from front page...)

Flipping is all about finding a property, then finding an investor or a retail buyer and putting the two together. You then flip the deal and take a finder's fee in the middle. This is a great technique for those deals you cannot handle for whatever reason—too big, too small, too far away, too expensive, etc.

When you are working your way through the book, don't worry too much about the US specific techniques that are covered. Many of them can be applied here too. They are just called different things. Make a list of any terms you do not understand, then go to the www.tycoons-forum.com and ask our Tycoons Community members to dis-

cuss any terms or techniques that you are unsure of. The stuff definitely works—I used much of it when I started in property. This is how I built up my capital base. I then used this to go out and do my own deals, many of which I kept.

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 our back page 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.property-networking.com/>

What's Parmdeep been up to this month?

This has turned into a very busy month for us, so I'll cover the most important bits. First of all, I helped my www.tycoons-forum.com members make £432,967 in profits by helping them finance their property purchases using 100% financing.

This is a service that I provide through my www.property-finance.com website—check it out if you want to use little or none of your own money to buy an unlimited number of bargain properties.

Here's a list of some of the deals I helped www.tycoons-forum.com members buy using little or none of their own money:

Deal 1:

Purchase price bought with bridge: £112,500
Remortgage 85%
LTV: £131,750
Cash back: £19,250
Open Market Value: £155,000
Equity: £23,250
Total profit = £42,500

Deal 2:

Purchase price bought with bridge: £95,750
Remortgage 85%
LTV: £102,000
Cash back: £6,250
Open Market Value: £120,000
Equity: £18,000
Total profit = £24,250

Deal 3:

Purchase price bought with bridge: £115,000
Remortgage 85%
LTV: £117,791
Cash back: £2,791
Open Market Value: £138,578
Equity: £20,787
Total profit = £23,578

Deal 4:

Purchase price bought with bridge: £115,920
Remortgage 85%
LTV: £117,300
Cash back: £1,380
Open Market Value: £138,000
Equity: £20,700
Total profit = £22,080

Deal 5:

Purchase price bought with bridge: £175,000
Remortgage 85%
LTV: £208,000
Cash back: £33,000
Open Market Value: £244,706
Equity: £36,706
Total profit = £69,706

Deal 6:

Purchase price bought with bridge: £96,000
Remortgage 85%
LTV: £100,000
Cash back: £4,000
Open Market Value: £117,647
Equity: £17,647
Total profit = £21,647

Deal 7:

Purchase price bought with bridge: £118,000
Remortgage 85%
LTV: £127,500
Cash back: £9,500
Open Market Value: £150,000
Equity: £22,500
Total profit = £32,000

Deal 8:

Purchase price bought with bridge: £82,000
Remortgage 85%
LTV: £90,100
Cash back: £8,100
Open Market Value: £106,000
Equity: £15,900
Total profit = £24,00

Deal 9:

Purchase price bought with bridge: £96,500
Remortgage 85%
LTV: £110,500
Cash back: £14,000
Open Market Value: £130,000
Equity: £19,500
Total profit = £33,500

Deal 10:

Purchase price bought with bridge: £103,500
Remortgage 85%
LTV: £131,750
Cash back: £28,250
Open Market Value: £155,000
Equity: £23,250
Total profit = £51,500

Deal 11:

Purchase price bought with bridge: £86,500
Remortgage 85%
LTV: £89,250
Cash back: £2,750
Open Market Value: £105,000
Equity: £15,750
Total profit = £18,500

Deal 12:

Purchase price bought with bridge: £175,000
Remortgage 85%
LTV: £208,000
Cash back: £33,000
Open Market Value: £244,706
Equity: £36,706
Total profit = £69,706

As well as the 100% financing service, I also pass on a lot of ready made bargain property deals to my members. These are deals where we have found a bargain property, made the seller a below market value offer, exchanged contracts and then passed the deal on.

Here's a list of some of the deals I passed on to Tycoons Forum members in July:

READY MADE DEAL – 14% Below Market Value, Lancashire, 13K Equity

READY MADE DEAL – 15% Below Market Value, Colchester, 22K Equity

READY MADE DEAL – 15% Below Market Value, Merseyside, 19K Equity

READY MADE DEAL – 17% Below Market Value, Bolton, 20K Equity

READY MADE DEAL – 17% Below Market Value, Cumbria, 24K Equity

READY MADE DEAL – 18% Below Market Value, Kent, 23K Equity

READY MADE DEAL – 22% Below Market Value, Middlesbrough, 20K Equity

Continued on next page...

Would you like to write an article for this newsletter?

Do you have valuable information you would like to share with over 60,000 property investors?

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

What's Parmdeep been up to this month? (Continued from page 4...)

READY MADE DEAL – 27% Below Market Value, London, 48K Equity

READY MADE DEAL – 35% Below Market Value, Kendal, 46K Equity

READY MADE DEAL – 15% Below Market Value, Bristol, 15K Equity

READY MADE DEAL – 15% Below Market Value, Kent, 19K Equity

READY MADE DEAL – 15% Below Market Value, Middlesbrough, 24K Equity

READY MADE DEAL – 15% Below Market Value, Preston, 6K Equity

READY MADE DEAL – 16% Below Market Value, Scunthorpe, 28K Equity

READY MADE DEAL – 17% Below Market Value, Manchester, 22K Equity

READY MADE DEAL – 18% Below Market Value, Reading, 37K Equity

READY MADE DEAL – 21% Below Market Value, Buxton, 26K Equity

READY MADE DEAL – 22% Below Market Value, Dartford, 29K Equity

As you'd expect, these deals are wildly popular with the members of the Property Tycoons Forum. So much so, that most are gone with two hours of having been posted up on the forum. Some people ask me, "Deep, why do you pass these deals on and not take them all yourself?" That's a very good question.

I do take some of the larger land and commercial deals in the Midlands area myself because that's what I am interested in taking on.

The rest of the deals we get in are spread all over the UK and I'm not

interested in buying properties outside my local area, so it's more efficient for us to pass them on and take a finder's fee on each deal.

That produces a great win/win for everyone involved. I get paid something for my hard work in marketing for the deals and the investors, who take the deals, make hundreds of thousands of pounds in profit—in fact, the total profit made by Property Tycoons members with my ready made deals this month is £451,000! Add that to the £432,967 I helped members to make with my www.property-finance.com service, not to mention all the profit being made by members that I do not know about and you can see that a lot of people out there are making good money out of finding and buying bargain properties from distressed sellers. There is absolutely no reason why you shouldn't be, too.

Parmdeep's Bargain Property Marketing Tip Of The Month (Continued from page 3...)

As a result, they are throwing thousands of pounds of potential profits down the drain!

Here's how to test:

Make a list of all the things that you do in your property business that produce measurable results.

That could be the advertising you place in the paper, letters you send out to homeowners or estate agents, the methods you use to negotiate your deals, the way you make an offer to a seller etc. Then, come up with at least 3 alternative ways or approaches.

Test those approaches against each

other for as long as you need to produce statistically significant results (10 uses of each approach or method is usually enough). Take the best producing method and use that from now on. This is called your "control." Regularly test new approaches against your control to produce continual improvement in your property business.

Are You Planning On Investing Overseas? Avoid Losing Money On Your Next Purchase... By Kim Brown

Several years ago, my in-laws lost a huge chunk of their life savings when investing in an overseas property. Sadly, due to the stress and strain, my mother-in-law is no longer with us and my father-in-law looks back with hindsight as to how he could have avoided such a tragedy.

A significant portion of their loss was directly attributed to a poor currency exchange strategy – something even experienced investors often fail to consider. The actual act of buying and transferring currency is not difficult to understand. In fact, it's quite simple, yet many ordinary buyers become bogged down by the jargon used by industry specialists.

Problems arise when investors don't spend enough time thinking about and understanding, the simple but fundamental elements that will enable them to avoid substantial losses.

When transferring £100,000 worth of currency, an overseas property investor could lose £3,000 or more. Losses are realised when currency is purchased at poor rates from a high street bank *and* when consumers fail to buy at the right time—both of which can be avoided by working with a good specialist currency company.

Let me explain the key elements involved in ensuring that you save money rather than lose it.

Buying currency at poor rates.

Banks will sell you currency at a rate that is 1 to 4 percent higher than rates quoted on the Internet, Teletext or listed in the newspaper. In comparison, currency exchange specialists provide rates at around 0.5 to 1 percent higher. Nobody can purchase currency at these listed rates—they are the middle rate between buying and selling as traded between banks themselves.

However, the published rates do give the public an indication as to what direction the rates are moving in.

By using a currency specialist rather than a high street bank you can save 2 to 3 percent when purchasing

currency. Think about it: on £100,000, this alone could equate to a savings of £3,000.

Buying currency at the wrong time. This mistake is made more often than any other. Some investors are switched on to the fact that buying from a specialist will save them money on the rates. However, many fail to understand that timing is a key factor.

Even the most experienced investors will often wait until the last minute to contact their bank or currency specialist in order to purchase their currency. This less-than-perfect strategy will force them to buy at today's rate which may or may not be a good rate. There are two options available that will give an investor more flexibility and ultimately help them to achieve additional savings.

Option one is to work closely with a currency specialist, letting them know your requirements at an early stage (e.g. two to three months before the transfer is required) so that they can watch the rates. Discussing your needs with a good specialist will enable you to determine a realistic target rate—one that you would be happy to achieve in the next month or so.

Once your target rate is determined, the specialist will watch the rates on your behalf. The rates change every second and are affected by a variety of factors including, but not limited to, economical and political announcements so it's imperative to have someone keep an eye on them for you. When the rate hits your target, the specialist can give you a call to determine if you'd like to purchase or reserve the currency for a purchase at a future date. This course of action allows you time to achieve better rates and brings me to option two.

High street banks focus on numerous products. The sheer volume of their customers means that they often fail to explain to clients that, for a small deposit, currency can be reserved at today's rate (if it's in your interest to do so) and paid for in full at a later date when the money is needed. This later

date could be months later.

If the rate is at its year high and a buyer doesn't want to lose the opportunity to buy at this rate, this option allows them to do it for a small deposit. It is fantastic for those that want a preferential rate but don't have the funds immediately available or for those that want to keep their money in a savings account, earning interest.

Apart from offering better rates, discussing a realistic target rate and ultimately helping to achieve significant savings, a currency specialist can also eliminate the charges imposed by overseas banks. This can be up to £500.00.

Many investors don't even realise that this charge exists until after they send the money and it's deducted from their account. Furthermore, many specialist currency companies can move money in 24 to 48 hours versus the 3-5 days that the banks take.

To take advantage of using a currency exchange specialist, you need only to determine which currency provider best suits your needs, open an account and schedule a few minutes to discuss your particular requirements. Opening an account is straight-forward and can be done via fax, email or post.

Smart Currency Exchange Limited, managed by Kim Brown and Charles Purdy, is the only currency company in the UK that specifically works with overseas property buyers. Furthermore, Smart does not pay their dealers on commission so you know you're getting the best rate possible.

Ultimately, their aim is to help people avoid the mistakes made by Kim's in-laws and many others in looking to buy and invest overseas. Smart's approach to creating a currency strategy works extremely well with investors looking to make deposits and stage payments. Savings can be made on amounts as low as £10,000. For a free currency quotation and educational report, please visit: <http://www.smartcurrencyexchange.com/psf.htm>

How Some Investors Are Paying Off Their Mortgages Without Lifting A Finger

Majority of property investors prefer to hold their investments over medium term. A vast majority of them are relying on property prices to continue to go up. That way they can sell off a part of portfolio and pay off the outstanding mortgage with profits.

Does this scenario sound familiar? What if property prices stall for a few years? How do you plan to pay off the debt then? In other words, is there a plan B?

Some investors are beginning to look into alternative ways of debt reduction, like foreign currency mortgages. In simplistic terms, they switch their loan between various major currencies with the aim of reducing both the value of the debt and the interest paid on that debt.

Let's assume that an investor has a UK based property portfolio with an outstanding mortgage of £1 million. Let's also assume that the rate of interest paid on the mortgage is 6% p.a. giving an annual interest bill of £60,000.

There are many countries around the world where interest rates are lower than UK. For example, the one-year market rates for some of the leading world economies are (as of 03 Sept 2007):

Sterling (£):	6.59%
US (\$):	5.26%
Canada (\$):	5.01%
Euro (€):	4.78%
Swiss Fr:	2.98%
Yen (Y):	1.1%

Suppose we decide to switch our Sterling loan to Yen at the exchange rate of 226.00 (i.e. £1 buys Y226 on the day). This gives rise to a Yen loan of Y0.226bn with interest rates around 1.1%.

Now, let's say the Yen weakens by 5% against Sterling. This makes the new exchange rate Y237.3:£1. At this point, the loan is transferred back into sterling. The 5% movement results in the debt reducing from £1M to £950,000 or

by £50,000 (as 5% of £1M is 50K). While the debt was held in Yen, the interest rates paid were not 6% but only 1.1%.

A few such favourable movements can reduce the debt considerably.

But the question is: how do you switch your mortgage from a UK bank to a Japanese lender? The answer is: You do not.

How to do it:

Let's assume that you have a few thousand pounds sitting in your savings account. Let's say that your risk capital is £50K and you are happy to put this sum into a currency trading account. The fund managers will move the money all over the place with the objective of reducing your mortgage debt by 5% per year. If this works well then this should pay off your £1M mortgage in about 14 years.

Advantages of this strategy

- There is no need to physically switch the entire debt to a new lender
- Any fees to fund managers are paid only on profits. If you do not make a profit then there are no fees to pay.
- There is no tax on profits for most investors

Risk can be capped. E.g. your maximum risk is your risk capital, i.e. 5% (or £50K, in our example).

But there are some disadvantages too

- You need some cash to get going (generally 5%). This cash, called margin funds, go into your trading account.
- You could lose some or all of this amount. That is why it is called risk capital. So don't do this if you can't afford to lose this capital.

Can you do it yourselves?

Yes, you can – as long as you can access currency exchange rates on the Internet. However, the DIY option is expensive, cumbersome and not recommended. Ideally, you should use fund

managers who only get paid if you make a profit.

The key to success is to be in the right (or weakening) currencies at the right time. That is yet another reason why you should use expertise rather than choosing the DIY route.

Is this route for you?

It really depends on your risk tolerance level. It is certainly not for the faint-hearted or those who cannot afford to lose their risk capital. There are plenty of upsides but you should always consider the downsides. It is probably best to start small and increase your capital exposure with time.

So to summarise, here is the overall process

- You keep your existing loans in place.
- You open an account with an FSA regulated broker specialising in currency switching.
- You put some money into this account. This is typically 5% of the nominal amount traded.
- Your broker trades on your behalf.
- Any benefits accrued as a result of currency movements and interest rate differentials are credited to your account.

You can do whatever you want with this money. You can pay off the mortgage debt or take an exotic holiday – it's your money and your choice.

About Author:

Pankaj Shukla is an experienced property investor specialising in finding and negotiating below market value (BMV) deals. He designed a Deal Stacking Program for his personal use to analyse whether a property deal will make him 'real' money or not. He has now made this program available to the readers of this newsletter. To download it FREE, visit this link: <http://www.shukla.eu/download/deal.htm>

(Program is available free only for a limited period)

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

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**"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.tycoons-forum.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 68,515 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.tycoons-forum.com to join us today. I look forward to welcoming you aboard!"

Parmdeep Vadesha



Our August 2007 Member Of The Month And Charity Donation

This month, our Property Tycoons Community member of the month is Raymond Moore!

Raymond is a popular member of our www.tycoons-forum.com website who is always on hand to advise our members on how to finance their next property deal using creative financing techniques.

He runs his own closed bridging business which helps property investors finance their property purchases using Raymond's money.

He's known on the forum as 'nutcracker Raymond' - why, I don't know, but I'm looking forward to finding out!

We will be interviewing Raymond for an hour in the next few days. The interview will then be posted up on our www.tycoons-forum.com website.

To listen to me grill Raymond Moore about how he runs his property business and his unique business philosophies then visit the FREE downloads section of the Tycoons forum:

<http://shmyl.com/vacoson>

Click the "member of the month audios and resources" section to listen to the online version (I'll be posting up the audio soon).

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 personally donate 10% of the Property Tycoons forum subscription revenue each month to the

charity nominated by our member of the month. This month, I'll be giving away £1,095 to Raymond's nominated charity.

As our Property Tycoons Community grows, I will continue to donate 10% of the Property Tycoons Community subscription revenue 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 and look for the 'Member of the Month' section midway down the main homepage. :)