

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 11

This Month 76,881 Property Investors Worldwide Are Reading
The Property Tycoons Newsletter!

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How To Make Yourself A Millionaire

I've been re-reading one my favourite self improvement books of all time this week – Think And Grow Rich by Napoleon Hill. The book has sold many millions of copies since release, inspiring many to become financially independent using Hill's 17 fundamental principles of the Law of Success.

The author, inspired by Andrew Carnegie (the worlds first ever billionaire) set out to discover what makes millionaires different to the rest of us. What do they do that others do not? How do they tend to think? What common characteristics do they all share?

It took him over 25 years to

find these common characteristics. In this message I want to focus on what I consider to be the MOST important of all the success principles discovered by Hill – the power of the Mastermind Alliance.

Here's Hills definition of the Mastermind Alliance:

“The coordination of knowledge and effort, in a spirit of harmony, between two or more people, for the attainment of a definite purpose”

In other words, the more people you know who are headed in the same direction as you,

the more successful you will become.

Think of it like this: if you knew ten successful like minded and ambitious property investors, how much easier would it be for you to be successful in property? What if you knew twenty successful ambitious investors? How about fifty?

As you build your Mastermind Alliance you bring the knowledge, wisdom, experience and contacts of the other members of your Mastermind

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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 want to recommend the ONLY book you need to read this year if you want to learn why the next few years represent possibly the best time to buy UK property in nearly 20 years. The book is "the intelligent investor" by Benjamin Graham. It is primarily focused on stock market investing, however, ALL the major timeless principles apply equally well to the

property market.

I really liked their explanation of the 'herd mentality' and how most people buy when prices are going up (and therefore the asset is becoming more expensive) and sell when prices are coming down when the asset is becoming cheaper. They say that when prices are falling, this is precisely the time to buy a stock because you are getting it for a good price. This is exactly the situation we are in now with the property market.

Another important lesson: buy based on value not market price. Here they talk about buying into a company's stock because the assets the company owns make it worth buying into. For example, a property company may have a market value of £10m, yet it may own a land

bank worth £15m if split up and sold in individual pieces. This makes the stock worth buying.

On the other end, spare a thought for the people who paid £250,000 for Leeds city centre two bedroomed apartments—that's the MARKET price. These apartments could be BUILT for £50,000 each - that's the true VALUE! And now that people have regained their sanity, prices are stabilising and prices will start to reflect true value again. In other words it's a great time to buy if you focus on the true value of a property.

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

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How To Make Yourself A Millionaire (continued from page 1)

Alliance into your life. This makes your chances of success exceedingly better since the possibility of making the inevitable mistakes disappears.

I'm sure many of my Tycoons Newsletter readers would like to know how to make themselves successful in property using this concept so I'm going to be showing you how to create and benefit from your very own mastermind alliance.

I'm doing this because I am celebrating the upcoming launch of my very own "Tycoon Mastermind Alliance" program (previously called my mentoring program) where I will be bringing together 100 success minded ambitious individuals to help each other build successful property business by working together and helping each other avoid expensive mistakes.

As part of my launch celebration I'm going to be grilling some of the most successful property investors from my Tycoon Mastermind Alliance to help other investors out there (new and experienced) figure out how to take best advantage of all the great cut price property deals that are out there at the moment. I will be asking questions on the following topics:

- **How to find the best finance products** and how to buy investment properties using as little of your own money as possible...
- **How to set your property investment strategy** to make sure you are putting your time and hard work into the things that count most...
- **How to find distressed sellers** of below market value properties...
- **How to find experienced property mentors who can guide you in property** – this is what a mastermind alliance is all about.

If you have a specific question that you would like answered please go to www.askparmdeep.com and simply submit your question there. I will endeavour to put it to one of the experts when I speak to them. The teleseminars will be recorded and the recordings will be uploaded to my website for you to enjoy later.

Oh and if you would like to listen to a free one hour speech from me about the benefits of a Mastermind Alliance and how you can set one up for yourself then

check out the mp3 audio I have posted on my blog - you will find the audio link underneath the pictures on my blog page:

>> www.property-system.com/DeepsBlog/

I will be holding at least six teleseminars over the next 4 weeks. Each one will consist of me putting your questions to the property experts from my Tycoon Mastermind Alliance program.

If you want to know when the teleseminars will be taking place (they are free for my newsletter readers to dial in and listen to) keep an eye on my blog - I will be putting updates on there of the times and dates of my teleseminars. .

Wishing you the very best with your property adventures!

Please feel free to contact me if I can help you in any way.

Kind regards

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Parmdeep's Bargain Property Marketing Tip Of The Month

It's official - I love estate agents again! It's been a few years since I tried courting estate agents in my local area. At the time I did not find them very helpful. Looking back this is perhaps due to my inexperience as a relative beginner and the fact that they had plenty of other investors on their books with major funds to throw around.

The tables have now turned. The professionals are still around of course (they'll always be on the lookout for cheap properties) however all the 'get rich quick' types have now evaporated from the market. The credit crunch means many people cannot raise the finance to buy properties and that has left estate agents all over the country absolutely begging for our business.

So this week we visited a few local ones that serve my areas of interest. We left them with precise details of the property types we want and in which areas. We

also made clear which property types and areas are not suitable. As the deals come in I will be making offers 25% below market value and mostly renting the properties to local professionals.

I've also put together a direct mailing to all the estate agents in my Town explaining my requirements. Why did I do this? Well, if I'm walking into someone's office I might be wasting my time talking to someone who either has no deals for me or does not want to work with me for whatever reason, e.g. he already has a few investors on board who take all his juiciest deals. If I went and visited everybody personally I would therefore be wasting a great deal of time.

Instead, I direct mail all the agents with precise details of what I'm looking for. I end by mentioning my phone number and email address to set up a meeting or telephone chat. Doing it this way means I only end up meeting five or six people

who are all eager to work with me. In effect they have qualified themselves out of the crowd for very little work on my part. I've made myself far more efficient for the sake of sending about a hundred letters out – try it. It works!

By the way if you are going to any auctions this year please let me know via www.tycoons-forum.com – I will be visiting quite a few this year and I'm sure other members of our community will be too.

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



Things have gone wild with below market value property deals. Yesterday I had 5 very good deals come through in one day and I know my team had over 100 come through last week! With the tightening up on mortgages the rental market has really strengthened which helps in making these investments more secure. That's the good news. Bad news?

1. Buy to let mortgage rates aren't great at the moment. Most deals are coming in at 7% or more + arrangement fees in some cases. A lot of them are fixed for 3 years+ with redemption penalties for early repayment. Not many variable rate mortgages out there. Kensington are doing a good fixed if I remember correctly. I'd give it another 4 months or so before everything returns to normal and we have more attractive packages available to investors. It's also worth looking at commercial loans in place of buy to let loans by the way.

2. The high interest rates mean many deals do not stack up at high loan to values.

This means you'll have to put money in to make some deals work. If you can get them well below market value (25% or more knocked off) and the rental comfortably covers the mortgage payments then long term that's a very good position to be in. Many investors I know are currently snapping up dozens of properties in this way. Most of the investors I know have many more deals on their plate than they can handle. To me this is proof that we are now in a buyers market.

Judging by the massively rising rates of repossession, there are many more distressed sales yet to come. I can see some investors buying up hundreds of BMV properties in the next three or four years, holding for the long term and building a very valuable pension. The key is to make sure you have built in equity and a positive cash flow.

Over the weekend I spoke at the Property Investor Show in Manchester. I met with many of our clients and Tycoon Mastermind Alliance program members.



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

Members of my Tycoons community can also listen to the audio recordings of my talks here by visiting www.tycoons-forum.com, click on 'free downloads' from the top of the screen and then check out the "workshop and seminar audios" section.

The Manchester show was quiet overall, reflecting the change in the market. This meant that the people who were there are very serious about property and its potential to build long term wealth. This definitely came through in all of the conversations I had with several dozen attendees and exhibitors too. Soon we will see the market return to sensible activity levels and prices, allowing the professionals to quietly go about their business just like the good ol' days

My team are visible in several of the pics. They supply our Tycoons members with more ready made deals per month than anybody else (www.readymadedeals.co.uk) and they also work with me on our no money down finance business (www.property-finance.com). This business provides finance for investors who want to buy investment properties using little or none of their own money. We created and still work with many of the most innovative financing solutions for residential property investors. Feel free to give them a buzz to discuss any creative financing you require or even if it's a simple mortgage/remortgage.

Today I want over to my self build. Things aren't progressing as quickly as I'd like on that front to be perfectly frank. This is because I have diverted my attention to looking for deals here in Leicester. When it comes to choosing between business and pleasure I always tend to choose business because that's what pays for everything else!



What's Parmdeep been up to this month?



Here's a picture of the view from the back of the house over rolling countryside



As you can see I have boarded up the property. I will demolish it as soon as I get planning permission to do so



Here's the chain at the front. This stops people driving onto the land

I've included some pics below:

1. I've chained up the entrance to stop cars driving in. I've not put concrete blocks there because we still need access to work on the plot.
2. I've boarded the place up to stop people getting into the property. It looks dangerous inside in its current state so I want to keep everyone out. TIP: when boarding up a derelict property use threaded nails that can be knocked in but are almost impossible to take back out.
3. The plot is quite overgrown at the moment so I'll be getting that sorted out at some point this Summer. I'm also putting a post and three rail fence around the plot. We're having a hawthorn hedge at the front.
4. The outstanding view can be seen in another of the pics

In the background I'm working with my architect to come up with a design and layout. I'm also working hard to locate materials at the best prices - US/European timber, Chinese slate, structural glass from Dubai and so on... Will keep you updated.

All the best with your property ventures!

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-svsystem.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.

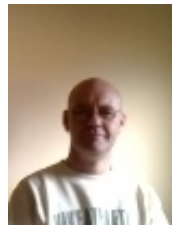
Further, I am keen to help look for properties on behalf of investors in West/SW London.

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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Phone: 0116 2460205
Fax: 0116 2764 569
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



My Recommended Book Of The Month (continued from page 1)

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.

Our April 2008 Member Of The Month And Charity Donation

This month our member of the month competition winner is Bobby Gill from Huddersfield!

Bobby is a long standing well respected member of our hugely popular discussion forum (www.TheTycoonMethod.com). He posts sometimes several times a day about pertinent topics of interest to other property investors. Recently, I have spotted him talking member through the intricacies of a large HMO deal that he put together.

To listen to me grill Bobby for an hour on how he finds and manages high yielding income producing investment properties 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 Bobby.

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 midway down the page :)