

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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Volume 1, Issue 4 – July 2009

Where to turn for safe investing

A couple of weeks ago I gave my Mercedes SLK 350 car away to a member of my Tycoon Mastermind Alliance mentoring program (here are some pictures of the finalists)...



I mention it because each finalist had something interesting to say. Before I come to that, let me quickly summarise the results that they have achieved over the last year or so...

- Charlotte from Manchester – made £421,213 investing in property in the last 12 months...
- Dr Saleem from Cheshire – made £123,000 investing in property in the last 12 months...
- Nabila from London – made £143,383 investing in property in the last 12 months...
- Maksoom from Redditch – made £245,000 investing in property in the last 12 months...
- Glenn from Bristol – made £216,834.50 investing in property in the last 12 months...

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Where to turn for safe investing (Continued from page 1)



- Peter from Stoke – made £67,310 investing in property in the last 12 months...
- Sue from Birmingham – made £247,000 investing in property in the last 12 months...

(By the way if you want to know how they made so much money so quickly you can watch their stories on video here): <http://www.property-system.com/mastermind/>

So what makes some people more successful than others?

I noted a few unique things about the Tycoon Mastermind Alliance members at this conference – I hope these observations spark an idea or two to help you achieve similar results in property this year...

1. They had all faced either some kind of poverty or failure at some point in their lives...
2. They were driven not just by money but what the money could do for them...
3. I noted that most of them had goals that involved helping other people by way of funding charity work or helping out disadvantaged people in the local community...
4. They were humble and didn't boast about how much money they are making...
5. And finally I noticed that they were positive, relaxed and happy individuals – the kind of people we all like to do business with.

After we gave my car away, one of the finalists said to me "you can't truly appreciate being at the top until you've been at the bottom". I've often wondered about this myself.

Having been dead flat broke, working nights for £5 an hour to pay for my property advertising so that I could buy my first house, etc., I have never forgotten this experience and if I ever feel like complaining about being overworked I often remind myself about the 'old' days and how my worst days today beat working for someone else hands down everyday.

So the question is: can someone bypass the heartache, humbling failure, poverty and get rich, famous and successful and appreciate it without turning into a spoiled brat and still remain a decent humble human being? I think so.

Let's turn to the wider economy and see if there is anything worth noting...

I recall earlier this year people were talking about complete financial Armageddon (the word 'meltdown' was used frequently) and how this recession would turn into another great depression etc.

To view the rest of this article registered subscribers of the Property Tycoons Community can download the full newsletter by [clicking here](#). Members also receive the full hard copy version through the post each month.

If you are not a Property Tycoons Community member and you would like to know more about the huge range of benefits or take advantage of a free one month trial [click this link](#) to join the world's largest property investor community featuring ready made deals, no money down finance, how to get started in property, workshops, mentoring and much more."

Latest Poll from the Property Tycoons Discussion Forum

Every month Parmdeep Vadesha polls the Tycoon community members on a subject of interest to them. Here's what our members think on the question – "Where do you source your leads from?"...



Property Tycoons Community Members Views and Feedback

The Property Tycoons Community editors welcome the views, feedback, thoughts and articles from our readers on all matters property related – property investment, property development, tips and tricks, creative purchase ideas, scams you have spotted etc. We offer a free weekend stay at our luxury Property Tycoons Community apartment in the South of Spain (www.motivational-retreat.com) for all letters or emails we publish. Please write to The Property Tycoons Community, 314 Uppingham Road, Leicester, LE5 2BE or email deep@property-system.com with 'newsletter views and feedback' as the subject line"

This month we have received some excellent articles from our members and have included two of them here:

The first is from Gerry Pridham – a winner of our Member of the Month twice.... which speaks for itself:

We look to the root cause of why people interested in property investment would spend so much time researching, then committing to property as one of many vehicles for investment.

Since the ripe old age of 9 I realized that to have choice in life, you need to have money. By the time I was 17 I realized that having money one week and spending it the next week is like a perpetual motion machine. You keep having to earn it to be able to spend it.

By the time I was 22 and in professional work, I realized that an education gives one the opportunity to earn so much more money than without, maybe there is a light at the end of the tunnel. I thought back to my mother who always quoted Mr Micawber from Charles Dickens "Income one pound, expenditure nineteen shillings and sixpence, result happiness. Income one pound, expenditure one pound and sixpence,

result misery". Perhaps what we misunderstood about Mr Micawber's famous statement was that income does not have to be earned income.

If I add up all the earned income over all my working life, simple arithmetic doesn't seem to make sense. I know I have accumulated wealth in plain old Pound Sterling terms equivalent to almost all the earned income I have ever earned.

That doesn't seem fair does it? How can I have accumulated, albeit on paper, a sum of net wealth equal to all the money I have ever earned in my life?

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Latest Property News

Licence to let will hit all private landlords

All private landlords would have to be registered before letting residential property under government plans to curb abuses in the growing rental market, The Times has learnt.....

<http://tinyurl.com/njtx3s>

What your postcode reveals about you

They were originally intended simply to modernise the postal service, but the letters and numbers of your postcode have also become important to your financial life...

<http://tinyurl.com/nrwr2>

Warren Buffett fails to see 'green shoots'

In March, the world's most successful investor, Warren Buffett stated: 'The economy will be in shambles throughout 2009 — and, for that matter, probably well beyond — but that conclusion does not tell us whether the stock market will rise or fall.'....

<http://tinyurl.com/pmh4ua>

Lloyds cuts mortgage rates

Britain's biggest bank slashed mortgage costs for homebuyers in an attempt to help kickstart the floundering property market.....

<http://tinyurl.com/plpka7>

House prices to fall £50k but 'rise by 2010'

House prices could begin rising again by the end of this year, ending a slump that will have wiped more than £50,000 off the average property value.....

<http://tinyurl.com/ordx48>

Strictly star beats the buy-to-let tax trap

Landlords who rent out former homes can enjoy healthy tax relief on capital gains, as *Strictly Come Dancing* star Camilla Dallerup found out. Accidental landlords renting out their former home — that they could not sell — may find they have much to be

thankful for when the property market finally recovers.....

<http://tinyurl.com/ovvuxo>

Mortgage limits would halt boom and bust

Mortgages should be banned without a 5% deposit and limited to 3.5 times joint salaries, according to a new report arguing the property crisis was caused by reckless lending.....

<http://tinyurl.com/pxwfhj>

Debt epidemic hits middle-classes

The number of Britons in traditionally affluent areas who are being swamped by debt has more than doubled in the last six months.

Some owe more than £100,000 in credit card repayments and loans. The recession and resulting increase in unemployment has hit white collar workers in the service sector particularly hard, according to Transact, which co-ordinates debt advice centres across the country.....

<http://tinyurl.com/qh3xxu>

Rates to 'stay at 0.5% well into 2010'

The Bank of England dropped a heavy hint that interest rates will be staying at their record 0.5% low well into 2010, and will then be slow to rise. In its quarterly inflation report, the Bank forecast inflation to remain well below target for the foreseeable future, which appears to rule out any rate rise until well into next year.....

<http://tinyurl.com/o6ofof>

RICS: House prices to fall 30% at most

House prices should fall 25-30% from their peak by the end of the year, and then stage a modest recovery, The Royal Institution of Chartered Surveyors (RICS) has told building societies....

<http://tinyurl.com/rywx4c>

Welcome New Members

Steven Carter	Mohammad Akhtar	Vijay Patel	Safeena Hussain
Brett Dutoit	Beejal Pisavadia	Karen Mills	Preetkiran Rai
Russell Lavington	Ezekiel Mengech	Antony Lowe	Barry Sheppard
Hugh Wardle	Gurminder Thind	Fawzia Sherwani	Feng Chen
Harvinder Panesar	Anne Benson	Belal Jaigirdar	Andrew Peers
Suraj Gogoi	Harold Ward	Angela Fleming	Akhtar Khan
Mike Osborne	Alan Garnier	Mary Moore	Karl Duncan
Rupert Moorley	Peter Huntington	Richard Mangal	Adam Labno
Steve Wright	David O'Donnell	Timothy Emmanuel	Garry Henderson
Carl Tugwell	Kwesi Johnson	Reena Pal	
Christopher Langridge	David Bradley	David Wallace	

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Welcome New Members (Continued from page 4)

You've all made a great decision to join us. There is no better place on the web for property investors to come together and discuss money making topics in a safe and friendly environment.

To join our community and get a FREE 30 day trial, please visit:

www.tycoons-forum.com

By joining The Property Tycoons community you will have access to:

- Members only below market value property opportunities
- Our exclusive members only property financing packages allow you to buy investment properties using other people's money
- Participate in our property related forums and browse over 70,000 answers to 14,000 property investment related questions
- Communicate privately with other property investors from around the world
- Mentoring from property experts
- Download videos, audios, pictures, documents & software provided by our resident property experts.

Latest Mortgage Products and Rates

Each month, John Armstrong from our recommended team of mortgage brokers explains the current situation for property investors looking to finance property purchases as well as a commentary on the market as a whole.

Your specific situation will dictate the loan to values and rates that you will be offered so if you need any help please feel free to contact John for more information. We offer only general advice here on current products – you need to take appropriate financial advice from a qualified professional before applying for any mortgage or other financial product.

Market round up

This month the Bank of England released figures showing an increase in the amount of lending over April. The increase in net secured lending of £1bn was higher than the March increase of £0.6bn, but below the previous six month averages. However,

the Council of Mortgage Lenders has estimated that gross mortgage lending in the UK is on course for its lowest annual finish since 2000 and will likely fall significantly below official estimates.

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Workshops & Events

Here at the Property Tycoons Community we believe passionately in associating with smart, ambitious like minded people with a passion for property. It is one of the best ways we know for learning new strategies and techniques for generating passive income streams from property.

The famous saying goes something like this "you can't fly with the eagles if you continue to scratch with the turkeys" and it is the eagles we want you to meet at our workshops and events.

Some of these workshops have been put together by us and others are organised by people who are not connected to the Property Tycoons Community – either way you are sure to meet interesting people

who can help you move forward in property not to mention the specialised instruction on property related matters that you will receive throughout the day.

Every year we run six specialised workshops on many diverse topics ranging from setting your property investment strategy, finding bargain properties, raising finance to minimising your tax liabilities, finding/buying repossessed properties, advanced marketing strategies and MUCH more.

All workshops feature expert speakers with many years of advanced knowledge in their field.

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Workshops & Events (Continued from page 5)

Tycoon Mastermind Alliance members also receive another six intensive specialised coaching sessions per year bringing their total to twelve (six are compulsory the other six are not).

Please note non Property Tycoon Community members are also welcome to attend our specialised workshops.

Whichever member group you belong to, we will notify you of upcoming events in this newsletter and by email.

To view a comprehensive list of upcoming events and workshops where you can meet other Property Tycoons Community members you can also use the 'calendar' link at the top of <http://www.tycoons-forum.com>."

Discounts for Property Tycoons Community Members

The following discounts apply to most of our events and workshops:

Silver members = 15% discount off ticket price

Property Marketing Millionaire & Gold members = 30% discount off ticket price

Tycoon Mastermind Alliance members = free (our specialised events and workshops throughout the year are part of your curriculum).

Multiple Income Streams Super Conference – 5-7th June – London

We would like to share some of the highlights of this fantastic event we held in June, where the Winner of the Tycoon Mastermind Alliance 2008/2009, "Better your Best" contest was announced and got to drive away in Deep's Mercedes SLK Sports Car.

These are the 8 finalists with Deep and Hanif Khan – Dr Nabila Khan, Dr Saleem Khan, Glenn Perry, Maksoom Hussein, Sue Elkington, Peter Knapper, Charlotte Moore & Ross Moore.



And the winner is:

Workshops & Events (Continued from page 6)



Maksoom Hussein
A Mother of 3... Homeless Once....Taunted by Racists.... Now retired aged 38!”

Maksoom is a full time stay at home mother of 3 who left school at the age of 14 without any qualifications. She joined the Tycoon Mastermind Alliance mentoring program with the goal of achieving complete financial freedom for herself and her family.

We gave her specific strategies tailored to the current climate. We also explained how to build a property portfolio using other people’s money (i.e. NONE of your own money).

The results have been remarkable. Within just 10 months Maksoom DOUBLED her portfolio from 8 properties to 16 properties and her income also doubled which allows her the luxury of never having to work for anybody else ever again. She has also built partnerships with several multimillionaires who now back her property ventures - truly a rags to riches story!

You can read Maksoom's truly inspiring story here: <http://www.property-system.com/mastermind/>

The Runner- up was Glenn Perry:



Glenn Perry
From £150k in Debt to £606,954 Equity + £2,500 per Month Income in Less Than a Year

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Workshops & Events (Continued from page 7)

18 months before joining the Tycoon Mastermind Alliance mentoring program, Glenn went through a long and painful business break up that left him with a debt of £2k per month for EIGHT years.

He joined us with the initial goal of acquiring large properties let to a number of individuals to create a passive income of £2k per month to cover his debt payments.

We worked with Glenn to help him form a successful property investment strategy and bring back focus into his life. We then showed him WHAT to do on a daily basis and HOW to do it to get him to his goals - the results speak for themselves...

Within just 6 months, Glenn purchased 5 properties with £150,000 of equity + £2,000 per month cashflow. He then started his own letting agency which started generating £2k per month in revenue within just 3 months of start up.

In total that's £4,000 per month in cashflow in less than 10 months and he's only just started. The video reveals his achievements in more detail.

Glenn is an inspirational property investor who has shown that no matter where you are right now or how much debt you have YOU CAN make it in property!

You can read Glenn's full story here:

<http://www.property-system.com/mastermind/>

All of the finalists achieved incredible results with the Tycoon Mastermind Alliance.

Charlotte Moore & Ross Moore – “At 27 I quit my job and made £421,214 in Property in 10 Months...”

Charlotte and Ross joined the Tycoon Mastermind Alliance mentoring program with the goal of buying 100 properties in 7 years. We showed them how to implement two very potent strategies for finding distressed sellers of bargain properties - leafletting and estate agents.

We also helped with strategy and intense focus which partly came from spending time with other like minded ambitious professionals and entrepreneurs who are also part of the Tycoon Mastermind Alliance program.

In 10 months they went from just 2 properties to 15 properties and from losing £19 per month to making £2,944 positive cashflow per month! Charlotte then quit her job and now works full time doing something she loves and most importantly running her OWN property business.

Dr Nabila Khan – Busy mum makes £143,383 in 10 months by buying below market value properties from distressed sellers...

When she discovered the Tycoon Mastermind Alliance, Nabila set a goal to buy income producing investment properties using as little of her own money as possible. We sat down with her and listened to her goals and aspirations in property. We then formulated a plan after several face to face discussions, group consulting and teleconference calls to help us understand what her investment objectives were.

When she joined us she had just one property - within 10 months with the Tycoon Mastermind Alliance mentoring program she had purchased eight more below market value properties at the same time as working 10-11 hours PER DAY as a busy GP in London!

Nabila's story goes to show that anybody with the correct strategies and tools can make it in property no matter how busy you may be right now.

By watching Nabila's story you will see that she is a humble yet determined woman who ran with the strategies we shared with her on the Tycoon Mastermind Alliance program.

Sue Elkington – “Held hostage twice, grew up on a council estate, now I’m financially secure for life...”

Sue joined the Tycoon Mastermind Alliance with the goal of complete financial security for herself and her family. We gave her the strategies and tools to allow her to do just that in less than 12 months.

Sue then gave notice on her job of 34 years and went into property full time. Sue went on to do some super deals since she joined the Tycoon Mastermind Alliance program with the memorable ones being a £220k house purchased for £122k and an £85k house purchased for just £45k!

After just 12 months of following some simple strategies Sue made over £247,000 in equity - an incredible achievement! Her video reveals much more about how she made it in property - I highly recommend you watch it all the way through.

Dr Saleem Khan – “From Zero properties to £123,000 in Equity and £1500 per month cashflow in 10 months...”

Dr Saleem joined the Tycoon Mastermind Alliance program with the aim of improving maternity and neonatal services in the developing world to help

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Workshops & Events (Continued from page 8)

reduce maternal mortality worldwide. Property is his vehicle of choice for generating the funds to help him to help others.

We worked with Dr Saleem to develop an effective property investment strategy that would allow him to reach his goals. He ran with the 'joint venture' strategies very successfully and now partners almost exclusively with other doctors who rely on Dr Saleem to build them high yielding portfolios in the North of England.

Dr Saleem has created a fascinating property investment model that focuses on helping children with psychiatric problems find high quality housing in the North West of England. This is a unique system that few others are implementing in the areas within which Dr Saleem buys property. He can therefore generate excellent returns - £2,000 PER MONTH per property in some cases!

Peter Knapper – “I lost it all in the 80’s... I bounced back and made £67,310 in property last year...”

Peter joined the Tycoon Mastermind Alliance program with the goal of generating a new income stream from property. We worked closely with him and his son Stephen to help get a workable strategy in place. We then built on this foundation to help Peter make money out of almost any property deal.

A little background... In the late 1980's Peter built a very successful jewellery business which he lost because of the "Gerald Ratner blunder". He dusted himself off, started his jewellery business again and purchased his first below market value property soon after.

Fast forward to today... Peter is successfully purchasing below market value properties all over the world using primarily other people's money. He invests in property full time. His son has a new career path and they are both having a whale of a time.

At the moment Peter is particularly focused on the up and coming 'lease options' strategy which he will be using to generate himself an income from properties that he doesn't even own!

We hope that their stories will inspire you, and you can read them all here: <http://www.property-system.com/mastermind/>

Dates for your Diary

Interested in learning how the TMA Program can 10x your money in less than 12 months?

The Tycoon Mastermind Alliance is the UK's first

and only IMPLEMENTATION program for property investors. Members are taken by the hand and shown step by step how to take all the theory that's out there and put it into practise in the real world using simple step by step instructions.

If you want to learn in detail how the Tycoon Mastermind Alliance mentoring program works, then I recommend coming along to the open day on Saturday July the 18th 2009 in Central London where you will meet myself, my team of property experts and some of the inspirational Tycoon Mastermind Alliance members that you have been watching on video.

We will reveal to you how the program is set up, what we do at the sessions, how we get you to perform well beyond your peak levels, how long it typically takes to earn enough to give up the day job and much, much more.

Date: Saturday 18th July 2009

Price: £10 if you pre-book online or £20 on the door

Location: Central London (location will be sent to you once you register below)

Dress code: Whatever you feel comfortable in

Where you are in property right now isn't relevant - you could have zero properties or 200 and it won't matter to us. What matters is your determination and will to succeed. In other words, do you desire financial freedom badly enough?

If your answer is "YES!" then come along to the open day and we'll show you what the 'TMA' is all about.

Please note: we are experiencing a very high demand for places for this year's program (2009/2010). We limit the annual intake to only 50 new Tycoon Mastermind Alliance members to ensure every single member gets the 1-1 attention they need to be successful. At the time of writing, half the available places for this year have already been reserved. The first mentoring session takes place on the 1st of August 2009.

To find out more about the Tycoon Mastermind Alliance open day in Central London on Saturday July 18th 2009 please visit the following link, pop your name and email address into the box and we will send you more information.

<http://www.property-system.com/mastermind/>

It's a Funny Old Game...

The poor guy walks up to the rich guy's house. He's down on his luck and needs some money. He rings the doorbell. "Hi there, I'm down on my luck, need some money, and I was wondering if you have any work I could do for you?"

The rich Guy decides to give him a break, and says: "Sure, my porch needs painting. I'll pay you £50 to do it for me." "Sure thing, Mister, I'll get started right away!"

Time passes, until... "Hey Mister, I'm all done painting!" "Well, here's your £50" "Thanks, and by the way, it's a Ferrari, not a Porsche."

Inspiration and Motivation

Here at the Property Tycoons Community we believe passionately in personal self development, growth and education and would like to bring you a few little snippets and words of wisdom that we hope will inspire or motivate you...

Somehow I can't believe that there are any heights that can't be scaled by a man who knows the secrets of making dreams come true. This special secret, it seems to me, can be summarized in four Cs. They are curiosity, confidence, courage, and constancy, and the greatest of all is confidence. When you believe in a thing, believe in it all the way, implicitly and unquestionably.

- Walt Disney

My Recommended Book of the Month

This month I have decided to send the Property Tycoons Community Gold and Tycoon Mastermind Alliance members the autobiography of Henry Ford. It is not property-related I know but it is still a success classic.

As you may know Henry Ford was the founder of the Ford Motor Company. His autobiography documents how Henry started his business and what he did to sustain it and beat the competition.

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Marketing Tip of the Month

When offering tips on marketing I would suggest that the key thing any budding entrepreneur should brush up on is their copy-writing skills. You simply cannot sell a good product or service if you do not have the right advertising copy!

If you have the money you could easily hire a professional copy-writer or someone from websites like Elance.com to write it for you. However this can be costly especially if you hire someone reputable.

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Popular Discussions from the Property Tycoons Discussion Forum

The Property Tycoons Discussion Forum is the central hub of activity on the Property Tycoons Community website - www.property-system.com. Here you will find over 3,000 of the smartest, most knowledgeable and most helpful property investors in the UK working together to help each other reach financial freedom through property.

The Property Tycoons Discussion Forum is a 24 hours a day 7 days a week resource for members to get their questions answered, network with other property investors or simply sit back and read the hundreds of lively discussions taking place between other members on a daily basis.

The Property Tycoons Discussion Forum is the largest and most successful forum in the world for property investors who buy below market value properties – visit www.tycoons-forum.com to see what all the fuss is about!...

“Protecting yourself from frauds and scams”

“With financial frauds and scams on the up, I thought Property Tycoon Community members might find these websites useful. I look at them every now and again if I have some spare time...” <http://tinyurl.com/nw6qg3>

“How to avoid tax, just like an MP!”

“The current controversy over MPs' expenses has highlighted the substantial tax advantages available from the "flipping" of second homes. This is the tactic of telling HM Revenue & Customs (HMRC) that a second home is, in fact, your main

residence, to avoid capital gains tax (CGT)...” <http://tinyurl.com/mhygku>

“Govt Now Wants Registration Scheme For ALL Landlords”

“I see that in addition to regulation and registration for SARB the Government is now proposing compulsory registration - £50 fee - for all BTL landlords including 'accidental' landlords who rent their own home because they cannot sell it”. Apparently the regulations will be 'light touch' and aimed at weeding out the unscrupulous”...

<http://tinyurl.com/ldscwx>

“Venturing into HMO....”

“After years of investing in single family residence an opportunity has arisen for me to convert one of my houses which is right next to a main line train station into a small hmo to test the water and see what it's all about.”

<http://tinyurl.com/lta7y6>

“The firms making money from repossession...”

“Just spotted this article on Yahoo finance. Another one sided piece of "journalism". The consumer organisation Which? welcomed the FSA's new role, and said people should avoid going into sale-and-rent-back schemes until formal regulation begins...”

<http://tinyurl.com/mzpw8y>

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 -> 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...

- 100% Finance Service For UK Investment Properties – Special Rates For Tycoons Newsletter Readers -> <http://www.property-finance.com/>

Recommended Resources (Continued from page 11)

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 Inspiration? 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

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

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.

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.

How to Find Bargain Properties – Free Training

A few years ago, 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 3,000 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.

Continued on page 13...

How to Find Bargain Properties – Free Training (Continued from page 12)

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 your burning questions about finding bargain properties to us at 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? Is there a particular topic that you would like to ‘get out in the open’?

Do you feel Property Tycoons Newsletter readers should be made aware of a new law or change in the property industry?

Have you discovered a new loop hole or strategy that isn’t yet being widely exploited?

Whatever the reason behind writing your article, we welcome quality submissions from Property Tycoons Newsletter readers.

To submit your article for consideration, please email it to us at deep@property-system.com with the headline “Tycoons Newsletter Article”.

The article length must not exceed 1,000 words and must offer quality property investment related content for readers.

Please note, we work to tight deadlines and space restrictions each month - we therefore cannot guarantee the inclusion of any articles however we will try our best to include the best submissions each month.

Ready Made Deals of the Month

In our Ready Made Deals section you will find deals that are being passed by on by our members with NO upfront fee charged.

You only pay a finder's fee if you go ahead and buy the property. A refundable deposit may need to be paid up front for some of these deals (all conditions of sale are clearly stated).

These 'Ready Made Deals' are generally fully negotiated deals on which we have already exchanged contracts. They are very popular with members so you'll need to be quick if you want one!

Simply click the blue "Ready Made Deals" link above to open up the section. Then click on any of our property deals to learn more.

READY MADE DEAL – 28% BMV, 35k Equity, £145 positive Cashflow, Abbeville

<http://tinyurl.com/lxpfnm>

READY MADE DEAL – 26% BMV, 26k Equity, £125 positive Cashflow, Cardiff

<http://tinyurl.com/mawjzy>

READY MADE DEAL – 25% BMV, 35k Equity, £145 positive Cashflow, Plymouth

<http://tinyurl.com/ltc6sa>

To see all our current Ready Made Deals please visit:

<http://tinyurl.com/dhruhph>

Latest Podcast Audios

On our hugely popular podcast you will find dozens of property investment related audios for you to download and listen to for free.

Enjoy from your home or office PC or even download to your ipod or other mp3 player for listening on the move.

- **How to create extra streams of income in this climate?**
May 14th, 2009
- **Multiple Income Streams System - Video 1 of 11**
May 23rd, 2009
- **Multiple Income Streams System Video 2 of 11**
May 25th, 2009
- **Multiple Income Streams System Video 3 of 11**
May 28th, 2009
- **Multiple Income Streams System Video 4 of 11**
May 28th, 2009

To listen to these audios and many more visit our Property Tycoons Community Podcast here:

<http://www.property-system.com/pod/>

Special Discounted Offers for Property Tycoons Newsletter Readers

- **10% off our recommended solicitor:**



Most property transactions (especially creative deals) fall over because the solicitors simply do not understand what you are trying to achieve as an investor.

We had the same frustration with our property deals so we decided to find a firm we could educate on ALL the different creative ways of doing deals including options, lease options, delayed or conditional exchange of contracts, no money down finance and much more.

I now use this firm for all my creative and 'normal' bread and butter purchases of both residential and commercial properties.

We also use this firm for our ready made deals business which sells between 30-50 properties per month to our investors from all over the UK. For this firm, 4 week (or less) completions are the norm not the exception.

Her name is Najma and you can reach her on 0845 094 4912 or info@aspencourtsolicitors.com. Let her know that you are a Property Tycoons Community Newsletter reader for 10% off her fees when you use her next.

- **10% off our recommended mortgage broker:**

If you have any finance related queries for John our mortgage broker, you can reach him on 0121777 6329 or via email info@nomoneydownltd.com.

Elsewhere in this newsletter you can hear what John has to say in the "latest mortgage products and rates' section".

- **Save money on your insurance or £50 in cash**



We have exciting news on a new property insurance product created specifically for residential landlords

Not only will this save you typically up to 30% on your insurance costs but also offers a vast array of features making a "best of breed" product.

Underwritten by Liverpool Victoria, an "A" rated insurer, the product gives you peace of mind whilst keeping costs to the minimum. Some of key benefits include:

- "All risks" for the building – including accidental damage
- Cover for the cost of re-housing tenants – up to 25% of building sum insured
- Cover for loss of rent – up to 20% of the buildings sum insured
- Unauthorised use of electricity and gas – up to £10,000
- A 24 hr legal helpline
- Legal expenses cover of £100,000

Another key benefit of the product is that it can help you save time by combining your policies into one renewal date thus making it much easier for you to manage.

Of course, if you prefer to manage your portfolio as and when the renewal dates fall due, then this fine too!

Cost savings

Let's face it – the property insurance market is already saturated and you may be happy with your existing policies, so why bring out this new product and why should you switch?

Because our insurance brokers genuinely believe that this is the best product on the market. On a typical portfolio of 5 to 10 properties they are saving clients up to 30% - amounting to hundreds per year. If you have more properties they can save you even more money.

They are so confident that they can save you money they guarantee it!

If they can't then they will give you £50 cash – no questions asked*

Why not save? Visit www.property-insure.com to find out more.

**Offer subject to terms and conditions see website for details*

Latest Market Statistics & Trends

The RICS UK Housing Market Survey is one of the most respected and influential measures of the housing market in the United Kingdom.

Increasingly used by City forecasters and the Bank of England, the monthly survey is often the first to identify sea changes in the market across England, Wales and Scotland and Northern Ireland.

RICS Housing Market Survey – June 2009

Increased buyer interest and lower new instructions provide support for house prices

Other key points:

- New buyer enquiries increase at a faster rate in May
- Instructions to agents fall again leaving stocks down more than one third on a year ago

- Fifth consecutive rise in sales to stock ratio suggests pricing environment is improving

The seasonally adjusted net balance of surveyors reporting falling rather than rising prices narrowed again in May.

To view the rest of this article registered subscribers of the Property Tycoons Community can download the full newsletter by [clicking here](#). Members also receive the full hard copy version through the post each month.

If you are not a Property Tycoons Community member and you would like to know more about the huge range of benefits or take advantage of a free one month trial [click this link](#) to join the world's largest property investor community featuring ready made deals, no money down finance, how to get started in property, workshops, mentoring and much more."

Download the Property Tycoons Community Toolbar

The free Property Tycoons Community Toolbar allows you to stay connected with the Property Tycoons Community even when you are not logged in. The toolbar displays latest posts, ready made deals, news, podcasts, blog entries and much more at the top of your internet browser.

[Click here](#) to install the free Property Tycoons Community toolbar.

Property Tycoons Community July 2009 Member of the Month

This month our member of the month competition winner is **Robert Clark from East Sussex**.

Robert is a long standing member of our Tycoons Discussion Forum and is a second time winner so Congratulations to Robert again and thank you to all Property Tycoons community members for your votes this month.

To listen to my interviews with the member of the month, please visit the FREE downloads section of our discussion forum:

<http://tinyurl.com/ypt5n3>

Who would you like to nominate as our next member of the month? Please post the name of any Tycoon Community member in this section who you would like to nominate as our next member of the month.

On the first day of each month we will award the prize to the Property Tycoon community member with the most votes. The member of the month will then be interviewed by Parmdeep Vadesha on the phone for 1 hour if he or she is happy to record an interview. Parmdeep Vadesha will be offering the winner a free weekend break at his Motivational Retreat in Spain.

To nominate our next member of the month go to:-

<http://tinyurl.com/d2w4jr>

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.