



A Proven Path To Property Profits!

How To Make An Extra \$700 pw to \$3000 pw
On Your Next Property Deal

Disclaimer

Please note that the information presented here is general in nature, and does not constitute financial or professional advice, or advice of any sort. Nor do the answers given to any questions you may have.

Please seek financial, legal or professional advice before implementing any of the strategies discussed.

Let me ask you a question:

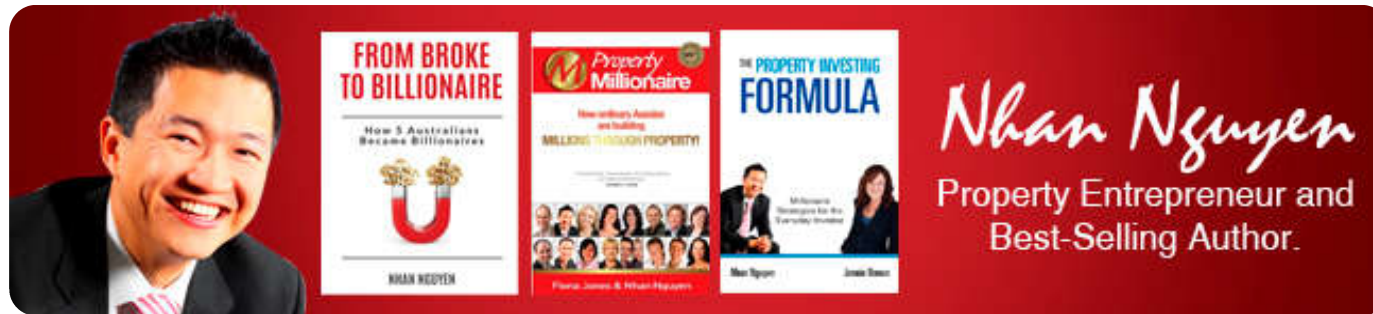
**How Many of You Would Like
to Replace Your Income
Through Property?**

Here's the Good News:
**That's Exactly What I'm Going to
Show You Today**

**There's Many Ways To Generate Income
From Property
Now Is a Very Lucrative Time**

1. You Make Your Money When You Buy
2. Invest In Talent
3. Free Blocks Of Land

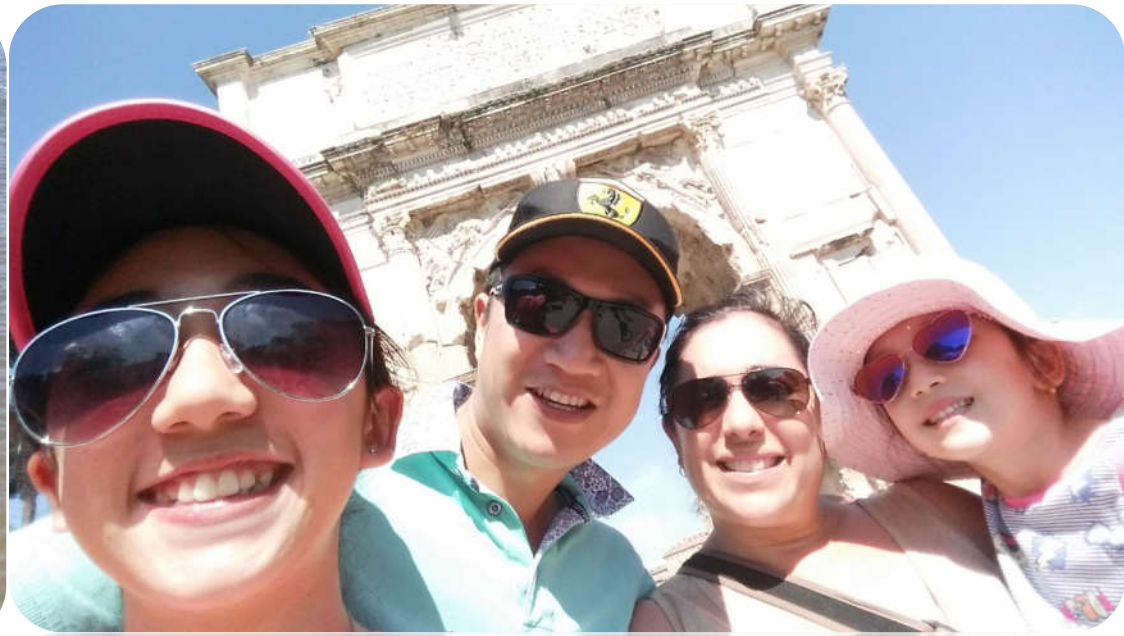
A Little Bit About Me



- ✓ Self-Made Property Millionaire, Started With Nothing
- ✓ Aka “No Money Down Man”, “Property Millionaire Maker”
- ✓ Best Selling Author, Written 4 Books in 8 Years
- ✓ Current Deals : 11 Lot Sub Deal End Valued @ ~\$5M
- ✓ Trained Many Everyday Mums & Dads Replace Their Income Through Property Using These Strategies I Have Learned The Hard Way !!

Stage 1 , 16 Lots Sold, Stage 2, 12 of 14 Sold . Yay!!!





My Favourite Piece of Real Estate Due To Covid



You Might Be Asking...

“How Do I Take Advantage Of the Boom?”

“What’s The Market Doing? Is It A Good Time To Buy?”

“What If I Don’t Have Enough Money?”

“How Can I Get A Piece OF The Action?”

“Where Do I find Discounted Properties?”

NAB Dec 2020 & July 2021 Forecasts

NAB HEDONIC DWELLING PRICE FORECASTS (%)*

| | 2019 | 2020f | 2021f | 2022f |
|---------------------|------------|------------|------------|------------|
| Sydney | 5.3 | 2.7 | 7.3 | 6.0 |
| Melbourne | 5.3 | -1.3 | 8.4 | 5.5 |
| Brisbane | 0.3 | 3.6 | 10.1 | 6.3 |
| Adelaide | -0.2 | 5.9 | 8.9 | 7.4 |
| Perth | -6.8 | 1.9 | 8.0 | 7.0 |
| Hobart | 3.9 | 6.1 | 9.7 | 7.4 |
| Cap City Avg | 3.0 | 2.0 | 7.9 | 6.0 |

*% change represent through the year growth to Q4 SOURCE: CoreLogic, NAB Economics

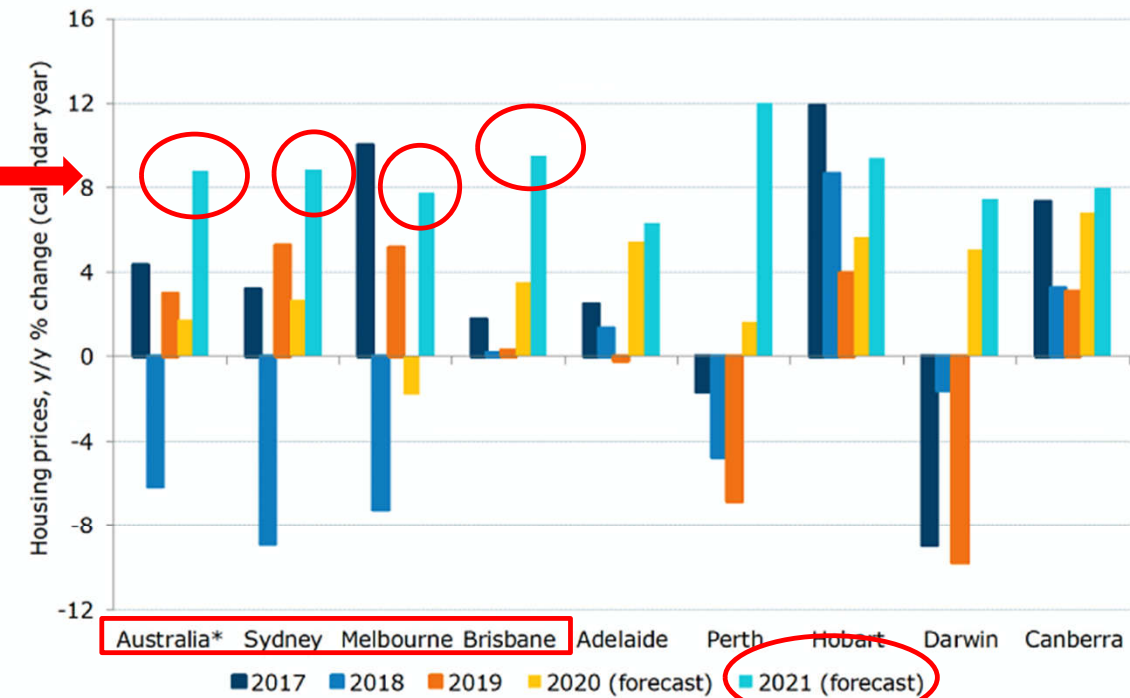
NAB HEDONIC DWELLING PRICE FORECASTS (%)*

| | 2019 | 2020 | 2021f | 2022f |
|---------------------|------------|------------|-------------|------------|
| Sydney | 5.3 | 2.7 | 21.6 | 3.1 |
| Melbourne | 5.3 | -1.3 | 17.6 | 3.5 |
| Brisbane | 0.3 | 3.6 | 19.5 | 4.4 |
| Adelaide | -0.2 | 5.9 | 17.4 | 3.9 |
| Perth | -6.8 | 1.9 | 11.6 | 3.9 |
| Hobart | 3.9 | 6.1 | 23.5 | 4.3 |
| Cap City Avg | 3.0 | 2.0 | 18.5 | 3.6 |

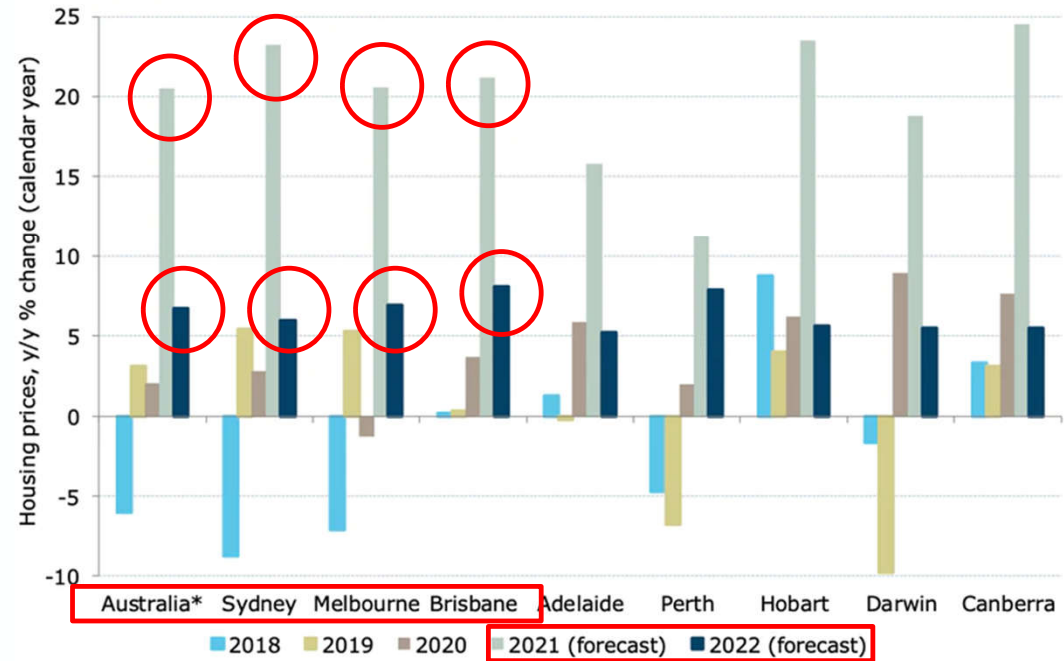
*% change represent through the year growth to Q4 SOURCE: CoreLogic, NAB Economics

ANZ Dec 2020 & Aug 2021 Forecasts

Housing price forecasts, by capital city



Housing price forecasts, by capital city#



Source: ANZ Bank

Why Are You Here?

Imagine for a moment that your life was like this:

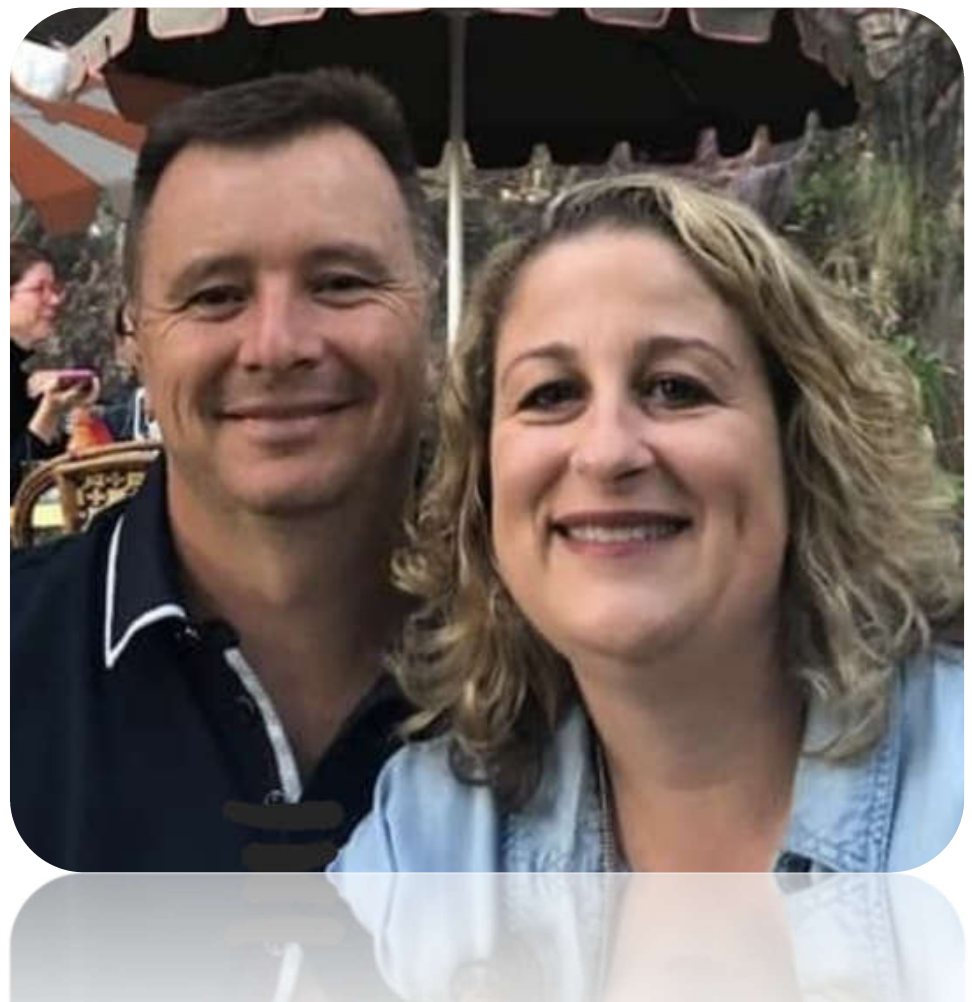
You've just come back from a month-long holiday in your favourite place where you've truly relaxed and enjoyed every moment.

You're on a high, and then it gets even better – you check your bank account and you've made an extra \$5,000-\$10,000 while you've been away.

Wouldn't this be great?

Meet the Real Investors
Making Real Profits

Renovate and Sell - \$102k Profit in 90 Days



Well Here's What Stands Between Where You Are and Where You Want to Be:

You Have Been Listening to the Wrong People

- People Who Are Broke
- People Who Are Negative

You've Been Lied To

- Your House Is An Asset
- Property Doubles Every 10 Years/Negative Gearing

Most Developers Don't Want You to Know How to Do This

- These Are the Insider Secrets

MY VISION FOR YOU

- ✓ To Be Able To Make \$100k to \$200k Part Time
- ✓ To Be Able To Earn \$1000 to \$2000 per hour if not more!!

Time Input: 4 Hours Per Week x 26 Weeks

Total 104 Hours

\$102,000 Profit

$\$102,000 / 104 \text{ Hours} = \$980 / \text{hour!!}$



Shall We Get Started?

Let Me Now Reveal Subdivision Secret #1:

1) You Make Your Money When You Buy!!!

Secret #1: You Make Your Money When You Buy



- ✓ Need To Either Buy At A Discount Or Have A Big Upside
- ✓ Buy From A Motivated Seller, Need To Get Out
- ✓ Buying Right Is a Lifelong Skill, As Markets Change You Need To Adjust
- ✓ I'm Gearing Up To Buy Again!

Secret #1: You Make Your Money When You Buy



- ✓ Most Punters Pay Retail With No Upside
- ✓ Impatient – Stop After 4 Weeks Of Open Homes
- ✓ Gullible – Believe What Agents Say
- ✓ Buy, Hold & Pray. Negative Gearing = Negative Equity
- ✓ Don't Know What To Look For, Underestimate The Costs

Secret #1: You Make Your Money When You Buy

- ✓ Motivation >>> Negotiation
 - ✓ Divorce
 - ✓ Deceased Estate
 - ✓ Debt
 - ✓ Distance



Renovate and Sell - \$102k Profit in 90 Days



Before
Photos



After
Photos



The Numbers

CASH OUT

| | |
|-------------------------------|-----------|
| + Purchase Price | \$430,000 |
| + Purchase, Hold & Sale Costs | \$49,000 |
| + Reno | \$67,000 |

Expenses \$546,000

CASH IN

| | |
|--------------|-----------|
| + Sale price | \$648,000 |
|--------------|-----------|



Profit

\$102,000

ROI = 18.7% ▲

**You Make Your Money
When You Buy
Not When You Sell**

Secret #2: Invest In Talent

- ✓ People think Investing is Just in Property & Deals
- ✓ Invest in great people
- ✓ Great Consultants & Advisors
- ✓ There is So Much I Don't Know That I Don't Know
- ✓ Eg. Town Planner / Surveyor
- ✓ Eg. Accountant / Solicitor
- ✓ Eg. Mentor

If You Pay Peanuts, You Get Monkeys



Secret #2: Invest In Talent

- ✓ Good Advisors Make You Money & Save You Money!!
- ✓ Happy To Pay Extra For
 - ✓ Better Customer Service
 - ✓ Quick Response Time – In Deals Time Is Of The Essence
 - ✓ Seeing Things I Don't See – Changes happening all The Time
 - ✓ Problem Solving Abilities – save you Money, Time, Headaches!!

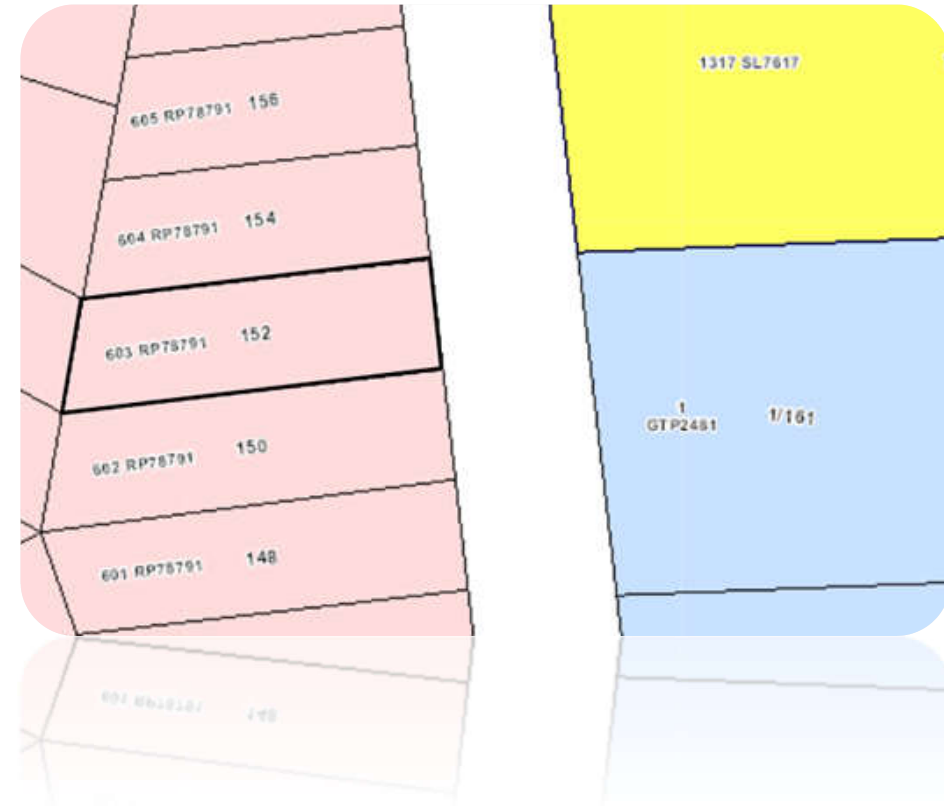
I Thought You Could Develop...& Went To Buy It

- ✓ 736sqm, Close To Train & Shops, Looked Like Home Run
- ✓ 2 x 368sqm Lots
- ✓ Last Contract Crashed Due To Finance
- ✓ Ticked All the Boxes
- ✓ Let's Buy It Now!!



I Thought You Could Develop...& Went To Buy It

- ✓ Town Planner Reviewed The Deal
- ✓ Ticked All Boxes Bar 1
- ✓ Went From Low Risk To High Risk
- ✓ Lucky I hadn't gone unconditional!
- ✓ Good Day, I didn't Buy A Dud!!!



Town Planner's 2nd Heroic Effort From Impossible To Possible

- ✓ 812 Sqm, Potential 2 Lots But...
- ✓ Sloped Towards The Rear, Legal Point Of Discharge??
- ✓ Narrow Frontage, only 18m Wide, Usually need 20m Frontage!
- ✓ Town Planner Found Potential Solutions To Both
- ✓ Council Agreed, Now Approved!!



Town Planner's 2nd Heroic Effort From Impossible To Possible



Subdivision
Council Approved!!!

Secret #2: Invest In Talent

- ✓ Neighbour Put His Land On the Market
- ✓ Land Worth \$400,000/ lot, Lucky I only paid \$440k!



Secret #2: Invest In Talent

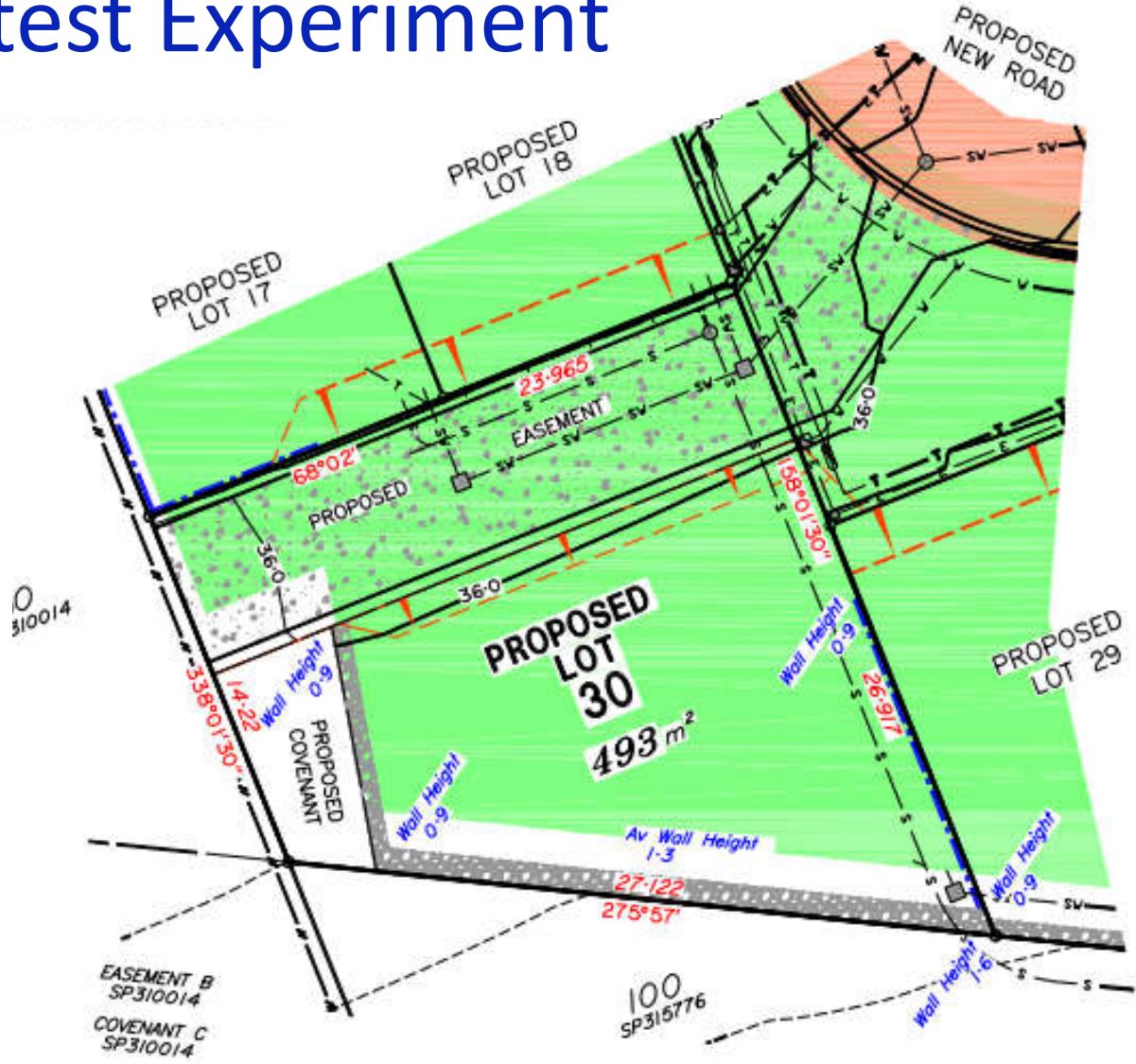
- ✓ This 1 into 2 Project Has Now Made Me \$\$\$ Equity!
- ✓ Plus ~\$3000 pw Gross Rental Income



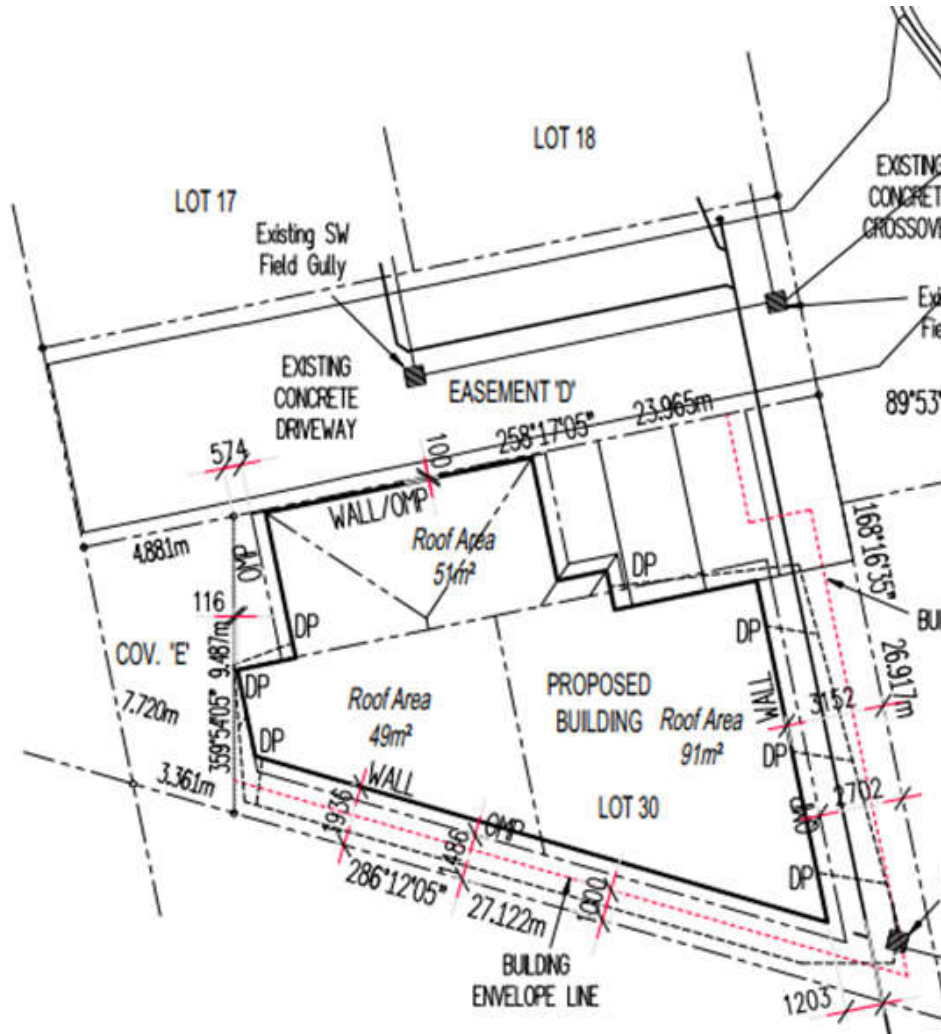
| | | | | | |
|---|----------------|--------------------------------|------------|--------------|---------------|
| Unit 1 / 268 | Rd, | QLD - \$275.00 / Weekly | GST | Debit | Credit |
| - RENT - 07/07/2021 to 03/08/2021 | | | | | \$1,100.00 |
| 15/07/21 - Rent Commission Fee to Agent (1/268 QLD) | - Unit 1 / 268 | Rd, | \$4.68 | \$51.43 | |
| 01/08/21 - Rent Commission Fee to Agent (1/268 QLD) | - Unit 1 / 268 | Rd, | \$4.68 | \$51.43 | |
| Unit 2 / 268 | Rd, | QLD - \$285.00 / Weekly | GST | Debit | Credit |
| Wilson - RENT - 01/07/2021 to 11/08/2021 (part payment \$50.71) | | | | | \$1,720.00 |
| 15/07/21 - Rent Commission Fee to Agent (2/268 QLD) | - Unit 2 / 268 | Rd, | \$4.85 | \$53.30 | |
| Unit 3 / 268 | Rd, | QLD - \$305.00 / Weekly | GST | Debit | Credit |
| Fred - RENT - 02/07/2021 to 29/07/2021 | | | | | \$1,220.00 |
| 15/07/21 - Rent Commission Fee to Agent (3/268 QLD) | - Unit 3 / 268 | Rd, | \$5.19 | \$57.04 | |
| 01/08/21 - Rent Commission Fee to Agent (3/268 QLD) | - Unit 3 / 268 | Rd, | \$5.19 | \$57.04 | |
| Unit 5 / 268 | Rd | QLD - \$300.00 / Weekly | GST | Debit | Credit |
| Yang - RENT - 02/07/2021 to 05/08/2021 | | | | | \$1,500.00 |

| Unit 1 / 270 | Rd, | QLD - \$285.00 / Weekly | | GST | Debit | Credit |
|---|-------|-------------------------|-------|---------|----------|------------|
| Elliott - RENT - 16/07/2021 to 19/08/2021 | | | | | | \$1,425.00 |
| 10/07/21 - Letting Fee to Agent (1/270 QLD) | | - Unit 1 / 270 | Rd, ! | \$28.50 | \$313.50 | |
| 15/07/21 - Rent Commission Fee to Agent (1/270 QLD) | | - Unit 1 / 270 | Rd, | \$4.85 | \$53.30 | |
| 01/08/21 - Rent Commission Fee to Agent (1/270 QLD) | | - Unit 1 / 270 | Rd, | \$7.27 | \$79.94 | |
| Unit 2 / 270 | Rd, | QLD - \$310.00 / Weekly | | GST | Debit | Credit |
| - RENT - 16/07/2021 to 12/08/2021 (part payment \$177.14) | | | | | | \$1,240.00 |
| 01/08/21 - Rent Commission Fee to Agent (2/270 QLD) | | - Unit 2 / 270 | Rd, | \$10.54 | \$115.94 | |
| Unit 3 / 270 | Rd, ! | QLD - \$330.00 / Weekly | | GST | Debit | Credit |
| Unit 4 / 270 | Rd, | QLD - \$330.00 / Weekly | | GST | Debit | Credit |
| - RENT - 06/07/2021 to 16/08/2021 | | | | | | \$1,980.00 |
| 15/07/21 - Rent Commission Fee to Agent (4/270 QLD) | | - Unit 4 / 270 | Rd, | \$5.61 | \$61.71 | |
| 01/08/21 - Rent Commission Fee to Agent (4/270 QLD) | | - Unit 4 / 270 | Rd, | \$11.22 | \$123.42 | |
| Unit 5 / 270 | Rd, ! | QLD - \$330.00 / Weekly | | GST | Debit | Credit |

My Latest Experiment



My Latest Experiment : Indicative Plans



Secret #2: Invest In Talent

- ✓ You Can't Do This By Yourself!!
- ✓ How Do I Know? I Tried!!
- ✓ My First Deal Was Disastrous!!
- ✓ It Took Education/Mentoring To Get Me Real Results
- ✓ Often People Come To Me Too Late
 - ✓ Then I can't Help Eg. Errors In Feasibility, Unknown Costs, Wrong Zoning, Stuck
 - ✓ Ignorance Is Very Expensive

\$45k Profit

\$69k Profit

\$75k Profit



Secret #3: Free Blocks Of Land



- ✓ This Strategy Can Put An Extra \$70,000 In Your Pocket
- ✓ This Strategy Has Made My Clients A lot Of Money

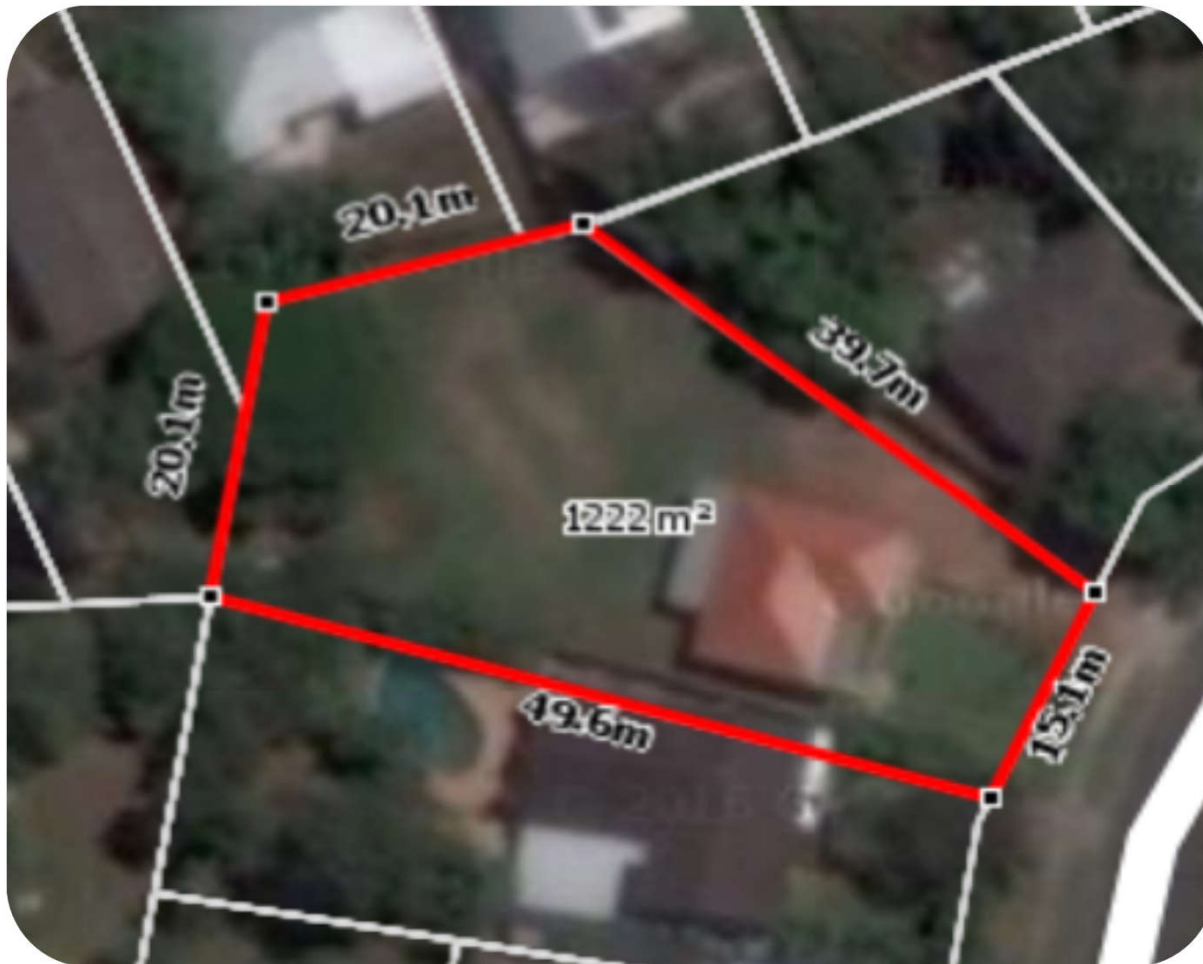


Secret #3: Free Blocks Of Land



- ✓ Keep The House Where Possible & Practical
- ✓ Save ~\$20k On Demolition, Spend On Reno's & Add Value
- ✓ No Lift / Slide / Build In Under
- ✓ House Easier To Sell, Can Rent Out Or Live In During Devt
- ✓ Difference In Vacant Land Vs Keeping House Can Be \$50k to \$150k if not more!!!

BIG BACKYARD = BIG BUCKS!!!



Subdividing your property in Brisbane
subdividing your property in Brisbane



Over \$100k Profit on 1st Project!!!



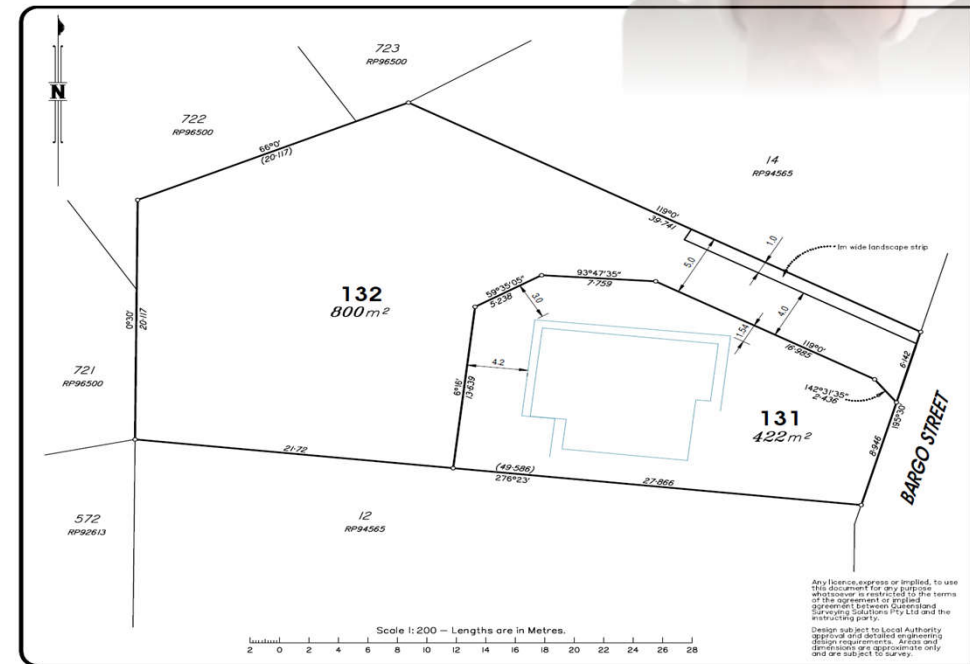
Purchased \$470k

Reno Costs \$40k

Subdivision Costs ~\$110k

Total Development Costs ~\$620k

House and Land Sale Total \$760k



>>>>>>>>> Profits ~\$140k

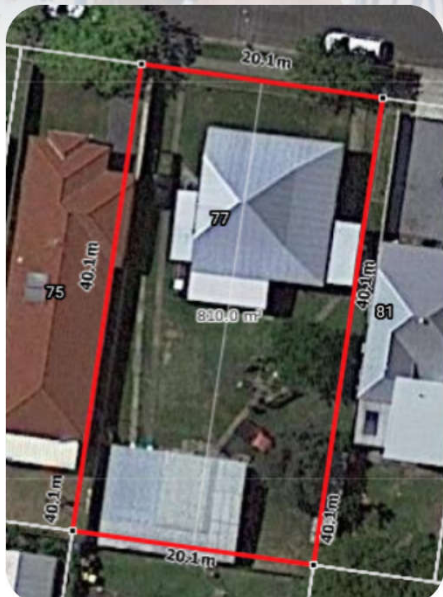
From Free Blocks Of Land To Freedom!!!

"Hey! My name is Peter. Since doing Nhan's Program I've done 2 deals and with those two deals I made over \$400k in Profit. I've been working a full time job at the same time. I've now resigned to go into Property full-time.

I already have another \$400k worth of profits in the pipeline. It's been fantastic if you're thinking about it I definitely recommend it. It's obvious it has made a significant difference to my life and my family's life."



\$120k Profit



\$140k Profit



>\$500k Profit



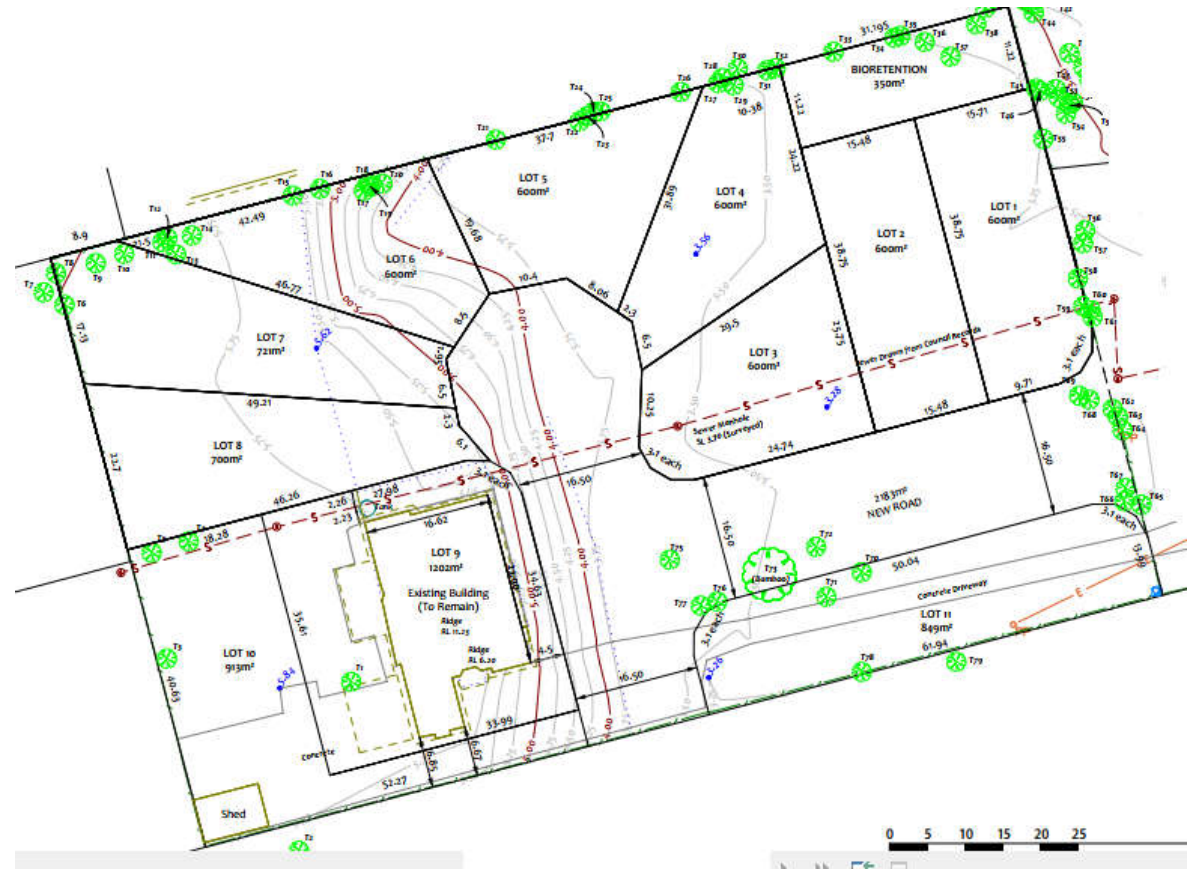
NSW Duplex Real Deal

| | |
|--------------------|--------------------|
| Land | \$395,000 |
| Stamp duty | \$13,553 |
| Conveyancing | \$2,000 |
| Construction | \$630,187 |
| Finance @ 80% @5% | \$41,007 |
| Selling costs 2.2% | \$31,900 |
| GST (estimated) | \$32,174 |
| Total | \$1,173,606 |
| | |
| End Values | \$1,530,000 |
| | |
| Profit | \$356,394 |





My First Purchase 2021 (1 into 11 Lots)



My First Purchase 2021 (1 into 11 Lots)



| | |
|--|---------------------------|
| Purchase Price | \$1,200,000 |
| Renovations | \$150,000 |
| Development Costs / Comms Etc | \$1,650,000 |
| Total Costs | ~\$3,000,000 |
| Land Sales (10 Lots @ \$310k Avg) | \$3,100,000 |
| House Sale | \$650,000 |
| <u>Total Sales</u> | <u>\$3,750,000</u> |
| Projected Profit (18 Months) | ~\$750k (~25%) |

My First Purchase 2021 (1 into 11 Lots)



- ✓ **Now Testing The Market**
- ✓ **\$400k+ Per Lot Vs \$310k Per Lot Being Well Received**
- ✓ **5 EOI's So Far**
- ✓ **Right Place, Right Time? Lucky???**
- ✓ **Bought Under Market From Deceased Estate**
- ✓ **You Make Your Money When You Buy!**





The Breeze

Expression Of Interest

Lot: 1, Purchase Price: \$425,000, Date: 11/1/2021

I / we understand that the purpose of this Expression Of Interest is to formalise our intention to purchase the above mentioned property and to sign a formal contract within 3 days of contracts being made available.

The Deposit Monies of \$10,000.00 need to be deposited into:

Account Name: Pham Solicitors Trust Account

BSB: 064 148, **Acc:** 1059 0348, **Ref:** (The Breeze & Lot number)

Buyer Details (Please fill in full names including middle names)

Name's: Marina

Name's: _____

Address: Street, North , , Qld 4509



The



Expression Of Interest

Lot: 10, Purchase Price: \$455,00, Date: 28/08/21

I / we understand that the purpose of this Expression Of Interest is to formalise our intention to purchase the above mentioned property and to sign a formal contract within 3 days of contracts being made available.

The Deposit Monies of \$10,000.00 need to be deposited into:

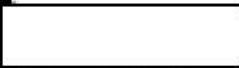
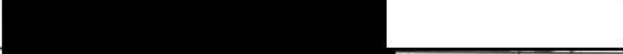


Buyer Details (Please fill in full names including middle names)

Name's: Jeremy



Name's: Emily



My First Purchase 2021 (1 into 11 Lots)



But Wait There's More...

Remember We Paid \$1.2M and Settled June 2021?

Recently We Received An Offer From A Big Builder For....

\$2.2M!!! Remember we paid only \$1.2M just 5 Months Ago!!!

>>Subject to 11 Lots Being Approved Of Course<<

Whether this goes ahead or not it doesn't matter...

Remember: You Make Your Money When You Buy!!

My First Purchase 2021 (1 into 11 Lots)



Dear Nhan,

RE: Property situated at

I refer to the above property and submit an offer to purchase, the details of which are as follows:

Buyer: Pty Ltd ACN and/or its nominees

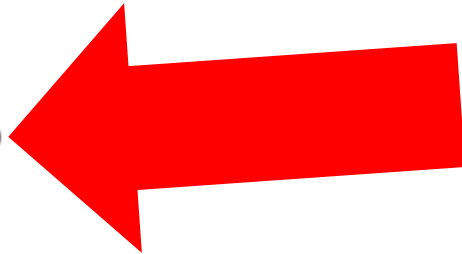
Property Description: Lot 5 on SP

Purchase Price: \$2,200,000.00 (incl. GST)

Initial Deposit: \$5,000.00

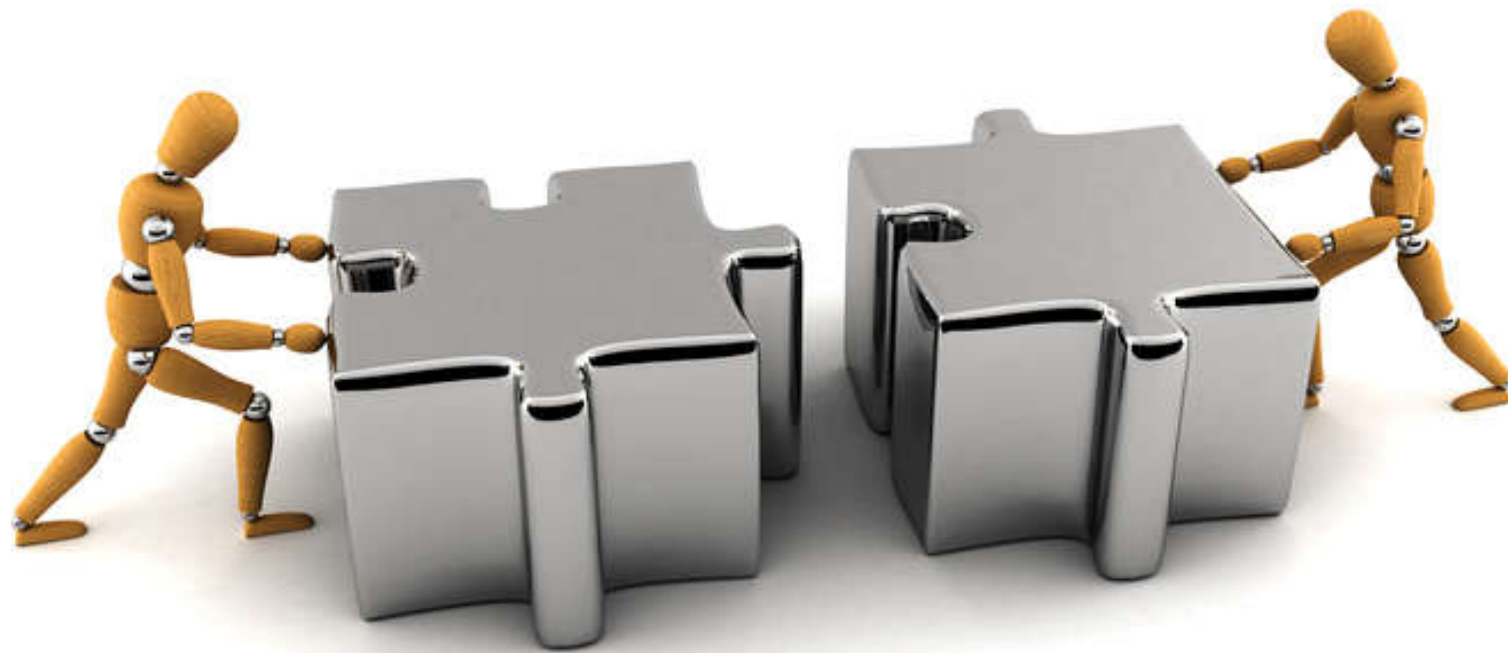
Balance Deposit: \$17,000.00 payable within 3 business days from the satisfaction of the due diligence condition. Both the initial and the balance deposits are refundable if the contract is terminated.

Settlement Date: 45 days from the date the Seller notifies the Buyer that a Decision Notice or Negotiated Decision Notice has issued from and that there are no existing rights of appeal.



My Latest Purchase...20,000 Sqm Next Door
Potentially 25 Lots >>> Let's See What Happens!!





Today I'm Going to Show You 3 Fast Track Subdivision Secrets

- 1. You Make Your Money When You Buy**
- 2. Invest In Talent**
- 3. Free Blocks Of Land**

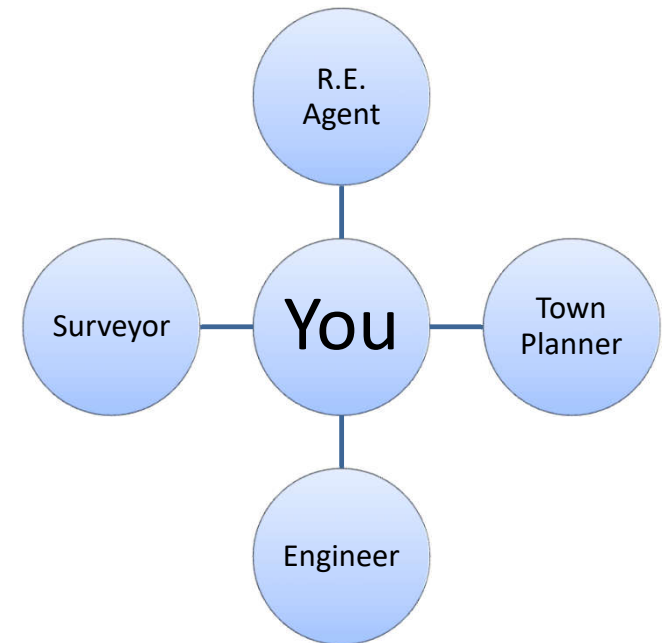
MY VISION FOR YOU

- ✓ Making \$100k to \$200k Part Time
- ✓ Earning \$1000 to \$2000 + p/hour
- ✓ Doing 1 to 2 deals every year part time

The good news is:

You Don't Have To Do It By Yourself

And...



The good news is:

It's not about whether you know
EVERYthing right now about how to
do this...

It's about whether you can follow a
simple step-by-step system.

What you need to WIN

You need the Right Strategy

You need the Right Mindset

And You need the Right HELP

Would It Be Okay if I Showed You
How I can Help You Even More
Than I Have Today?

Here's the problem that I see is in your way:

- You'll go back to work and get too busy...
How's that going to get you to your Goals?
- If you Find a Good Deal You're Not Going to be Able to Fund it (so you're no better off than today)
- You'll Find what looks like a Good Deal but you won't be able to work out the numbers on it.
Is it a Good Deal or Not?
- How's that going to get you to your goals?

I Have a Results-Guaranteed Solution called:

**Fast Track Real Estate
Mentoring Program**

Fast Track Real Estate Mentoring Program

It's designed for you to make an extra \$100,000 or more
per year doing 'Cracker Deals'

No matter if you're starting out or you've already done a few
deals – it's perfect for you.

Many of you will have your first deal under your belt in 6 months.

Who is the Fast Track System for?

If you want a **Proven System** for **Financial Freedom**

If you want to 'Develop' **Without** Making Mistakes

If you want to Build Up Assets for Retirement
in a **Low Risk** way

If you want to build your Confidence, Trust & Abilities

Everyday Australians Achieving Big Financial Results

A PROFITABLE PROBLEM

We meet a pair of property enthusiasts who maintained a five-month reno timeline and made a huge \$163K profit, despite mortgage documents following them across South America.

DINAH LEWIS BOUCHER (@DinahBoucher)



Paul and Lucy Simpson

"It'd be very hard to go back and work for somebody or even working a nine to five. I don't intend on ever doing that, I don't think I could do it."

THE RENOVATION PROJECT

So, how did Paul and Lucy find this quick moneymaking deal? Firstly, Lucy says they'd been keeping a watchful eye on a particular area so they knew how to spot a good deal.

"We'd been monitoring all the sales of the Cranbrook area for the prior six to 12 months," she says.

"The main thing with the region is, we'd lived there for 40 years and we also had a few 'buy and hold' properties in the area. After looking for projects there for an extended period of time, we'd become quite the experts on the local area."

Paul was so confident in his deal-finding abilities that when he spotted the property online he purchased it

"I would've liked to get it lower, but for \$210,000 we were confident that we could make it work," Paul says.

The property with renovation potential was a three-bedroom, one-bathroom house on a 672-square-metre block that was ripe for the picking.

A \$7,900 BUDGET

To ensure you reach your project's deadline, particularly when you're on a tight timeframe, Lucy says a timeline must be developed at the beginning of your project.

"Certainly, we had to sit down and plan that timeline to complete this project in eight days," she says.

Early access to the property meant the couple had finished their renovation only two days after the property settled.

"When we first started renovating, it wasn't easy to estimate how long something would take, but it's a lot easier now because we've got more experience doing it."



It's a jungle out there - the house before



The new subdivided lots with construction underway

BIG RETURN WITH NO MONEY DOWN

Graeme Jarry's latest joint-venture subdivision netted a \$106,000 profit without costing him a cent.

DINAH LEWIS BOUCHER (@DinahBoucher)



Graeme Jarry

RENOVATING ALL THE WAY TO THE BANK

This renovator made \$40,000 from his seven-week project. He reveals how he used an investor for \$100,000 of the costs.

DINAH LEWIS BOUCHER

You'd be forgiven for thinking Queanbeyan, New South Wales, located four hours' drive from Sydney, was nothing more than a sleepy country town that's not on the radar of many investors. But Canberra resident and full-time property investor Lindsay Fredericks spotted renovation potential in Queanbeyan for his

he saw a solid but dated property with good bones, listed under the Queanbeyan median house price at \$380,000. It was a double-brick house built in the 1950s with nine-foot ceilings, three bedrooms that could easily be converted into four and all in need of a little TLC.

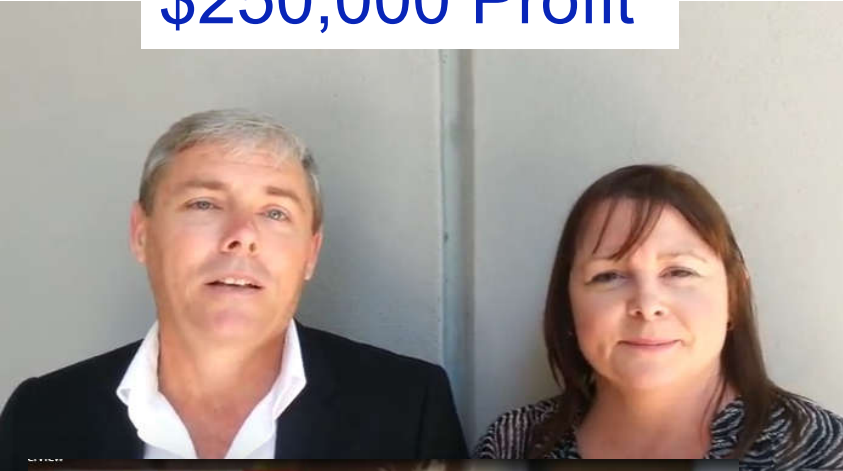
"When I was looking for a project,



Lindsay Fredericks

Now Full Time Property Investors

\$250,000 Profit



>\$500k Profit



\$300,000 Profit



FIRST ON 9



>\$100,000 Profit,
10+ Deals

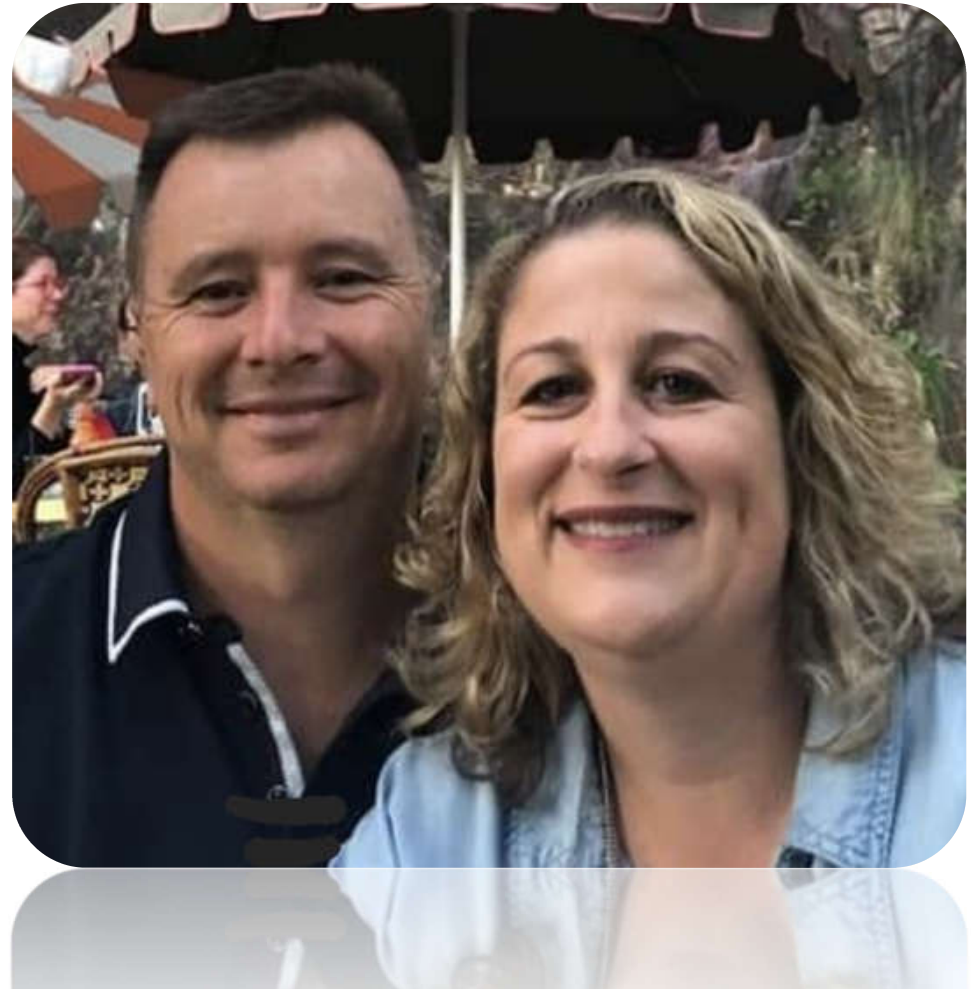


Current Deal
>\$900k Profit



\$400,000 Profit &
Quit Job 2 Yrs

Renovate and Sell - \$102k Profit in 90 Days



Will You Be My Next Success Story?

What if you had another

\$50,000, \$100,000, \$200,000

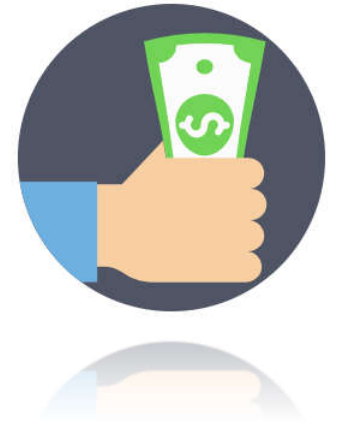
in your bank account in your bank account in the
next 9 months???

It's possible, when you follow my simple system.

Fast Track Real Estate Mentoring Program

By Application Only

- ✓ Upcoming Bootcamps Filling Fast
- ✓ We Are Only Taking a Small Intake This Round
- ✓ Leave Your Day Job ASAP
- ✓ I have Hundreds more testimonials I could show You Of
People Make \$\$\$
- ✓ Next Steps...



www.apsmentoring.com

- ✓ **My Team & I will work with you, mentor you, coach you as you call on agents and home owners to teach you how to find and negotiate Cracker Property Deals at Bargain Prices any time you want.**
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✓ **Access To Cashed-Up Investors** *(Build a portfolio from scratch using Other People's Money!)*

✓ **My Entire Fast Track Property System** *(including How To Find “Off Market” Cracker Deals... How To Get FREE Blocks Of Land... How To Create Passive Income Now... How To Buy Property Using No Money Down... and more)*

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