

Attention all Serious Property Investors.
Is this what you have been waiting for?

'A Step-By-Step 12 Month Mentoring Programme To Achieve Financial Freedom!'

- 100% G U A R A N T E E D!

"I will take you by the hand, every step of the way, and I will show you how to make a **Minimum of £50,755 Profit In Your First Year**" (...Or your money back!)

!!! **WARNING** From Ranjan Bhattacharya !!!

To read this prospectus you **MUST** already be seriously committed to your own Property Investment Success

The following page offers an elite group of my most serious clients the opportunity to apply for membership for the next intake onto my **Step-By-Step 12 Month Property Investors Mentoring Programme**.

To qualify for application, **you must already be seriously committed to your own Property Investment Success**.

If this is NOT you or perhaps you are just a dabbler who finds every excuse not to walk-the-talk, then *please stop reading now*.

Membership will be "**by invitation only**" so even if you apply, your acceptance is **NOT guaranteed**.

To learn if YOU qualify to apply to join **the only UK Property Investors Mentorship Programme which guarantees results**, please keep reading...

12 Month Property Investors Mentorship Programme
Now taking applications for June 2007
CALL US NOW 0845-838-1947

From: **Ranjan Bhattacharya**,
Property Entrepreneur



Ranjan Bhattacharya

Dear Friend,

Learn How To Earn... **BIG**

Most of you will already know my story and why I am **offering my secrets of success** to a select group of people in the UK's best Proven Mentorship Programme.

Let me come straight to the point. Whether you are a newbie, a part-timer or a seasoned veteran in the property game - it is now more important than ever to maximise your returns by avoiding the pitfalls at all cost.

The bottom-line is, **the property market has become harder so you will have to work smarter!**
...And I can show you how if you meet me.

Does your dream of financial freedom slowly turn into a pipe dream?

Is that you? Tired of "testing the waters", chasing a few good leads only to have other investors snatch them up before you get a chance? Do you buy a house here and there, but it all feels like an uphill battle?

Don't let this happen to you!

I know that you are hard working, enthusiastic and determined. So what are you missing? Perhaps all you are missing is a business strategy, a tried & tested proven property investment system and an investment philosophy which **guarantees your success.**

One thing for sure you can't just rely on luck to achieve your success.

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How do the professionals make money in ANY market?

Let me show you over the course of a year, in 10 modules, how I made it **BIG** in property. I will teach you how to make money in any market, **just like the professionals**. You will fast track your success, avoid the pitfalls and rub shoulders with highly motivated like minded investors, and all for less than the price of some lousy weekend seminars!

...And it's a lot of fun, too!

You will get the "inside story" from an insider you can trust and that's what this Mentorship Programme is all about.

You may know that I run a one day seminar on property investment. The feedback from over 500 delegates from the last 2 years on my ground breaking Property Entrepreneurship Course one day seminar has consistently been the same. They understand and buy into my step-by-step Property Investment System but want me to take them by the hand and help them implement it.

Let me take you by the hand and help you achieve your dream!

I believe that this **dream of financial independence**, abundance, happiness and a carefree, relaxed life worth living **is everybody's right and can be achieved by anyone** - providing they get the right guidance!

We all see the logic of a Mentor in sport, but when it comes to business, especially a complex and varied business like property, do you think you can just work it out yourselves? **I believe that a mentor, a coach, a guide - whatever you want to call it - will make all the difference.**

This is why:

I've learned by mistakes, like most of us. And believe me, when people tell me that I have a great deal of experience and knowledge, I know it comes from having made many mistakes!

So **you don't have to make** these **mistakes** - I will help you avoid them and **I will show you how to cash in on the things I did right!**

But best of all, you'll **take action on your own** as your confidence grows with my full support. Now before you get too excited...

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Let me be honest...I won't do it for you, but I promise you that I will do it with you!

Here is what I provide in this course:

My Promise to You

"I spent 7 months 16 hours a day pulling together answers to hundreds of questions, extracting **tactics** and **tricks** from my own deals, **exploiting every contact** and source of information I carefully built over the last 16 years to bring you the **best Property Mentorship Programme** the UK has seen.

I promise that I will share my **successful** investment philosophy in all detail and will show you how to apply my **Proven System** for you to achieve the life you have dreamed of for so long.

...And it's not all just words. I know my property investment system works and that's why I will put my money where my mouth is and guarantee you will make £50,755 profit in your first year ... or I will personally return all your money back!

My Proven Mentorship Programme is what thousands have been looking!"

There is Support for Every Step You Take

I'll take you by the hand through every facet of property investment, showing you what has worked well for me, and what will generate not just a new revenue stream, but a **tidal wave of income!**

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So What's the **Build Your Property Empire 12 Month Mentorship Programme** all About?


Here's an overview of how you will benefit as a member of my exclusive mentorship programme:

Benefit #1:

Your very own "MasterMind Group"

Meeting 10 times a year

What is a MasterMind Group?



"A MasterMind group is a coordination of knowledge, experience, energy and effort, in a spirit of harmony, between two or more people for the attainment of a greater definite purpose."

Napoleon Hill
Author of "Think and Grow Rich"

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Your MasterMind Group

No sole individual has ever had great power without the creation of a MasterMind group. It's a focused, like-minded, creative, energetic, inspiring group of people, helping you and each other attain goals and overcome obstacles.

Your MasterMind Group is a team of champions, each deeply invested, both philosophically and practically, in the investment success of the others.

The Direct Benefits to You:

- We will meet 10 times a year for each module of the programme (ie monthly except for August and December)
- The focus is on supporting you to achieve your property goals; and if you require, there will be time available to meet privately at each meeting to discuss what your issues and problems are.
- This is not a networking event (although you will network and meet like-minded people.) At these meetings you will receive mentorship and support, guidance, tips, insider secrets and resources worth much more than the cost of the programme
- In a short time you will get to know, like and trust other members of your MasterMind Group. As this happens joint venture property deals will be done between MasterMind group members. This will be actively encouraged and you will be provided with the support you need to make your joint venture deals work.

Pictures from a recent Mentorship Programme Meeting



A problem shared...



A workshop session...



Receiving 'a prize' for doing a great property deal...



Working on it together...

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Benefit #2:

Mentorship, coaching, guidance & support

To guide you along your 12 month journey to financial freedom you will benefit from personal mentorship, coaching, guidance & support at our regular meetings. In between meetings you can reserve a time-slot for a telephone consultation at one of my regular 'Property Surgeries'

Benefit #3:

10 Property Investment Seminars through the year

At each meeting I will present a detailed seminar exclusively for Mentorship Programme members. I will use these seminars to present my 'never revealed before', most jealously guarded property investment insider secrets. With no padding or waffle, I will show you step-by-step detailed instructions on what you need to do to implement my proven property investment system. There is no stone left unturned as I reveal absolutely everything. All you need to do is follow what you have been told - and remember, **I guarantee that what you will learn will make you at least £50,755** in your first year!

From these seminars you will learn:

- How to set your goals and write a business plan to make you achieve results
- How to source a tidal wave of below market value property deals using multiple deal sourcing techniques
- How to crunch the numbers on a property deal to instantly analyse whether it's a goer
- How to negotiate property deals and make thousands more on each deal you do
- How to profit from property auctions using strategies only the professionals know about
- Property law and using creative techniques to structure innovative win-win property deals
- How to buy any property using No Money Down (ie 100% other peoples money) and all the backup and support you need to actually do it!
- Why you just have to diversify into commercial property and exactly how to go about it
- The secrets of profitable property refurbishment and property development
- How to double your rental cash-flow from renting out rooms (Houses In Multiple Occupation)
- The Pro's and con's of investing abroad
- Tax planning strategies professional property investors use to keep a bigger slice of the money they make

... And heaps, heaps more....

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Benefit #4:

A Course Book For Each Module

A course book for each module is provided which contains a full set of notes and presentation slides. This will be issued at each meeting (and will be available on the Mentorship Programme private website.)

There is no **NEED** whatsoever in you turning up to a meeting and frantically taking notes. By providing these for you, you can then focus on listening, understanding and interacting with the group.

Over the course of the year long programme, this will build into a comprehensive reference library which you will no doubt be referring back to throughout your property investment career

Benefit #5:

Your Own Comprehensive Lead Generating System

The key to your success in the property business will be your ability to source below market value property deals time after time.

You can of course setup systems to source bargain property deals on your own. However, when you market to distressed sellers of bargain property you will receive a far better response when you are part of a national network rather than on your own as a 'one-man-band'.

As part of the programme you will be a member of the 'A Faster Sale', national network which systemises sourcing distressed sellers of bargain properties 24 hours a day 365 days a year.

When you have an effective, proven deal sourcing system in place you will have a stream of deals you can proceed with or pass-by, as and when you need to increase your profits (or income) – **a bit like turning a tap on and off!**

As part of your Deal Sourcing system 'in-a-box' you will receive all the marketing tools you need including a personalised website that I've refined and polished over the years into a deadly efficient bargain property finding system.

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Home | FAQ | Sell My Home | How It Works | Meet Our Team

A-Faster-Sale
UK's Largest Homebuyer Network

We Buy Houses
In Any Condition, Location or Price Range

AS SEEN ON TV

Welcome to A-Faster-Sale

A-Faster-Sale is the UK's Number One network of property buyers with over 200 local associates covering England, Scotland, Wales & Northern Ireland.

Selling your house is as easy as 1, 2, 3!

1. Obtain a **FREE valuation report** for your property by calling us on 0800 123 456 or get an immediate online response by entering your postcode here.
2. One of our local associates will call you to discuss your situation and will work with you to tailor a solution to best suit your needs.
3. We will then make you an offer for your property and if you accept, you can consider your house **SOLD!**

Let's get going...

For a **FREE Valuation Report** on your property start by entering your Postcode here!

Postcode:

GO!

NOTE: There is no obligation whatsoever in obtaining a FREE valuation report for your property.

[Privacy policy](#) | [Terms of use](#)

Free Bonus eBook (€47)

Increase Your Home's Value By Thousands

Increase Your Home's Value By THOUSANDS
By A-Faster-Sale

FREE bonus eBook worth €47. Request your FREE Home Valuation eBook Today and we will send you a special Bonus Report titled *How To Increase Your Home's Value by Thousands*, absolutely FREE.

The 'A Faster Sale' Deal Sourcing System

As well as your own customised deal sourcing website you will have exclusive access to proven leaflet and advertisement templates guaranteed to deliver results. What's more, all your motivated seller leads will be professionally handled by our state-of-the art call centre.

In a nut-shell the A Faster Sale Deal Sourcing System automatically and effortlessly qualifies out the serious sellers worth talking to from the timewasters - 24 hours a day, 365 days a year. The system provides a secure database which safely stores all your leads and allows you to follow up on new leads from anywhere in the world!

...And we do not just give you the lead generation system and let you go figure it out! In the first 3 months you will have access to unrivalled support including a weekly telephone conference to ensure you implement your lead generating system effectively and profitably.

Benefit #6:

Access Recordings of Our Meetings at Times To Suit You

Every meeting is recorded so if you have to miss one you will have access to the audio recording through the Mentorship Programme private website within days of the session.

One of the best ways to learn new ideas and for them to sink in is to listen to them again. What better way, than to have all our sessions recorded and playable from anywhere via the web.

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Benefit #7:

Access To My Network Of Specialist Experts

Over the last 16 years I have built up my own network of contacts & also my own MasterMind group of Property Experts.

These Experts and contacts have been instrumental in my success.

You will benefit from my network and my personal MasterMind group because I bring to meetings **Specialist Experts** in everything from property development, tax, financial planning, legal, mortgage advice and so much more.

Here are just a few of the renowned property experts and leading industry professionals who have shared their most jealously guarded insider tips, tactics and strategies with delegates on my mentorship programme:



A Small Selection Of The Property Experts Who Support The Mentorship Programme

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Benefit #8:

Members Only "MasterMind Group" Discussion Board

"It's like having your very own board of advisors
...on steroids"

Forum	Topics	Posts	Last Post
Mentor Programme Announcements & Diary			
Programme Diary <i>Diary of key dates during the Mentorship Programme</i>	4	4	Mon Jan 09, 2006 4:47 pm admin
Programme Announcements <i>Programme News and Announcements</i> Moderator: Stanford	1	1	Sat Oct 21, 2006 1:06 am admin
Programme Modules			
1. Business Planning & Strategy (4th and 5th October) <i>Meeting notes and audio</i>	3	3	Sat Oct 21, 2006 12:03 am admin
2. Deal Sourcing (2nd and 3rd November 05) <i>Deal sourcing using the realfeeling system and direct advertising techniques. Meeting notes and audio</i>	3	3	Tue Nov 01, 2006 4:27 pm admin
3. Using the Deal (4th, 5th & 6th Jan) <i>Property inspection, number crunching & example deals</i>	4	4	Fri Jan 22, 2006 11:46 pm admin
Members discussion area			
Announcements <i>Mentor Programme members may post any announcements here.</i>	21	21	Fri Jan 20, 2006 12:35 am Stanford
Members Discussion <i>Members of the programme can use this area to discuss any aspects of property investment and for networking between group members. (Please note, this is not a forum for obtaining answers to personal questions from a 'property expert'. These will be addressed during the meetings, tele-conferences and personal consultations.)</i>	41	211	Fri Jan 20, 2006 3:22 pm Stanford

Our 'Private' Mentorship Programme Discussion Board

We have a member's **private website discussion board** where you may post questions and talk to each other at any time between meetings. And, of course, we'll be monitoring the boards and weighing in with our answers to questions so that everyone may benefit.

Do you want to ask the whole mastermind group something but just forgot to ask it at the last meeting? Or just thought of something in the middle of the night? Just post it on the private, mastermind-group only, discussion board.

Got a deal and need financing? Have money and are looking for a deal? Or just want someone else looking at the numbers of a deal you want to do? The possibilities are limitless! Just post it on the private, mastermind-group only, discussion board.

Think of how much more insight, advice and creative suggestions (maybe even future partnerships) you'll get from the ENTIRE group -- a room full of "MasterMinds" -- responding to your questions!

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Benefit #9:

Members Only "MasterMind Group" - Tele-conferences

We hold monthly tele-conferences in between scheduled meetings. This acts as a valuable 'extra meeting' where unresolved issues can be properly addressed. A great place to **ask burning questions** about your current deal, speak to me in person or learn from the range of experts I invite on the call to **answer YOUR questions**.

Benefit #10:

Exclusive Access To 100% Finance For Your Property Deals - You go find the deals and I will lend you the money!

One of the most common excuses I hear from people is,

'Well I can't do property because I don't have any money!'

What hog-wash! I always say, "Put your efforts into sourcing good bargain property deals, and the money will find you!"

... And now I have put my money where my mouth is. In other words, you go and find the deals and leave the finance up to me!

In fact through my company Mango Financial and partners Savills Private Finance and CBA-Law, I have created an exclusive 100% financing product to allow you to purchase investment property with No Money Down. That's right, you find the property deal (either using the 'A Faster Sale' Deal Sourcing System or through other means), and I will help you finance it. This way, you can purchase an unlimited number of properties even if you have no money of your own!

Last month alone we provided £2,134,211.56 of finance to delegates on the mentorship programme enabling them to buy property using none of their own money!

(It's probably worth also mentioning that for mentorship programme delegates there are no admin costs, setup costs, entry or exit fees normally associated with this sort of finance and a very low interest rate exclusively for mentorship programme delegates. I have done my research and for mentorship programme delegates, this is the cheapest 100% financing you will find anywhere and comes with an unrivalled level of support.)

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What existing delegates on the **12 Month Mentor Programme** are saying

Picture this. You joined the programme, came along to Session One and suddenly you are immersed into a real-world case study! You are sent off in a taxi to look at an obvious 'lemon of a property', overlooked by practically everyone at a recent property auction.

Then you are asked to evaluate the deal. What would you do with it? What's the angle? How can you **create value**?

After some group discussion and exploring many creative ideas and options, I reveal the numbers on the deal and we forensically examine them under a microscope. Then I demonstrate how from this apparent 'lemon' of a property costing just £124,000, you can **create £172,050 of instant equity** and **£1,250 of monthly positive cash flow!**

I managed to record a few delegates' opinion when we came back that afternoon...

Just flabbergasting!



"It was brilliant - very, very good! It was amazing, just flabbergasting to see how if you know what angle to look for, you can change the sums - **you can create money!**"

Peter Bertie , Mentor Programme Member

Eye-opening!



"I came thinking: 'Just buy residential property' - but what that case-study site visit did by itself was eye opening! The next session can't come soon enough."

Nigel Guppy, Mentor Programme Member

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**'How a Sports Coach from Australia,
3 Months Into The Programme,
Starting With No Cash, is now
on his 7th Property Deal!'**



Rhett Lewis
Mentorship Programme Member
(In his own words)

I required more than just a weekend course!

Go to any bookstore, and you will find there are many books written on the subject of investing in real estate.

If you are like me, you may have read several of them. **I wanted to take the next step** and learn from the people who make this their profession.

I researched many courses that are currently offered, but nothing fulfilled my needs. **I required more than a course but an ongoing system** that offered the opportunity to learn over a longer phase than a day or weekend.

My other needs were how to prevent mistakes that other investors commonly make and **to build relationships** with like minded people.

Having met Ranjan in person, I could tell he was an impressive individual who is **very experienced with property** and more importantly, business.

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Focus on achieving wealth...

Ultimately, everything we do in our lives is driven by our fundamental need to avoid pain and our desire to gain pleasure.

As a novice to property, the pain of making a financial mistake was greater than the **pleasure of making money** out of a deal.

The Your Property Empire Mentorship Programme has **provided me with the focus to achieve financial wealth** and overcome the fear of investing.

Buying property with other peoples money

Since commencing, I've been provided with the **knowledge**, but more importantly the **confidence** to precede finding below market value properties. Let me share an example of a property I have purchased within the last three months.

Genuine motivated seller, listed price with estate agent £160K, bought for £95K achieving £12K rent per annum. I achieved this deal within a week of our monthly meetings. For that month, the theme of the meeting was 'the leafleting system' **By simply following a simple routine that Ranjan developed back in the 1990's** and achieved lots of success with, I've modelled his system and achieved **seven deals within three months** from this advertising method.

Why spend months developing your own systems, making the mistakes, when **experts like sharing** this information.

More importantly, being involved in such a programme has enabled me to fund all these deals.

My personal circumstances would not allow this so I've used '**Other People's Money**'. That's right, from the like minded investors within this group who also have shared their creative strategies so I could purchase these properties and **not leave any money in these deals**.

The assistance does not stop there. I have **access to a private web-forum** to share my thoughts, ask those questions that I think are stupid without embarrassment and build extraordinary relations, not merely good or excellent, but **truly legendary** ones where the participants continually grow and contribute to

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themselves and each other.

I'm currently involved in **three joint venture projects** with participants from the programme. Even if you are 'cash rich' but 'time poor', you still have the opportunities to be involved in property investing while learning all facets of the property business.

I've gained immensely...

On reflection, I've gained immensely since the induction day three months ago. Many investors fail to recognize the importance of setting goals, in fact, some investors reading this dismiss the whole exercise as being unimportant.

Learning how to set property goals was **my first step to achieve investment success**. The induction day was a powerful workshop challenging me to set specific goals, developing my business plan and learning about what we focus on becomes our idea of reality, the implementation phase.

On this Mentorship Programme, you will be committed to measurably improve the quality of your personal and professional life thorough property.

Rhett Lewis
Mentorship Programme Member



The Mentorship Programme Group Photograph

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"What Do I Need To Invest To Become A Property Investment Mentorship Programme Member?"

Reassuringly, you do not need to invest a single penny unless I accept your application. You have to go through an application process simply because I don't want any timewasters and quite frankly I do not find it motivating to work with unmotivated people! Especially since I guarantee you will make £50,755 profit in your first year, I need to ensure through the application process that you are as committed to your own success as I am.

So if you want to do the kind of property deals which myself and my Mentorship Programme Members are doing every day, then keep reading to learn how you can submit your application today, (and claim £359.40 of special Early Bird bonuses.) If last year is anything to go by, I am expecting hundreds of applications for only a limited number of places, so do not delay - opportunities like this don't come around very often.

Exceeded my expectations



"To be honest, it has exceeded my expectations - so much has come out of this! I am going away looking at property investing from so many different angles now!"

Ade Lamidi
Mentor Programme Member

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YES Ranjan! I want that kind of success. How much does it cost to join?

To give you an idea of how much you will be saving if you are accepted as a Property Investment Mentorship Programme Member, here's how much you'd need to spend if you wanted to buy all the elements which make up the Mentorship Programme:

ITEM	VALUE
12 Month membership to your own MasterMind Group	£ 12997
10 x Mentorship , Coaching, Guidance and support sessions throughout the year to provide you with the support you need every step of the way - Value £1497 each	£ 14970
10 x Property Investment Seminars each focusing on a different theme of property investment and each going into enough detail for you to easily replicate all that is taught - Value £1497 each	£ 14970
10 x Comprehensive Programme Module Books with all supporting materials, examples and templates for each of the programme modules - Value £297 each	£ 2970
On-line access to the audio recordings of the 10 Property Investment Seminars for you to replay in the comfort of your own home - Value £179 each	£ 1790
12 months access to the Mentorship Programme private members website . An invaluable resource which is like having me by your side 24/7. - Value £149 per month	£ 1788
Access to 10 Teleconferences allowing you access to my inner circle of some of the UK's best experts in their field - Value £127 each	£ 1270
TOTAL VALUE of the Build Your Property Empire 12 Month Property Investors Mentorship Programme	£50,755

As you can see, you're going to have to cough up at least £50,000 for a Mentorship Programme as detailed and as comprehensive as this one.

However, you can join this Mentorship Programme today for just a fraction of its true market value. In fact I am offering you up to **94% discount!**

But **why am I practically giving this Mentorship Programme away?**

No, I am not some kind of charity!

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Let me take a moment to explain my vision and why I am doing this. I know my Property Investment System works and allows me to do the kind of jaw dropping deals which many only dream about. However, there are only so many deals I can do in a 24 hour day. (The number of hours in a day is a constraint none of us can do anything about!)

So, that's why I am sharing with a select group of highly motivated investors exactly how they can replicate the same success. I know that once you get going implementing my Property Investment System, you will sooner or later, be looking for some investment finance. After all, if you have been mentored by me in implementing my property investment system and are finding and evaluating deals based on my methodology, I naturally want to be first in the queue to make you an offer of finance or even a joint venture partnership. It's in these relationships where I know we will both be making the big bucks.

(Of course you may have the financial resources to fund your own property deals or you may find other joint venture partners on the programme. If this is the case then that's perfectly ok with me. All I want is for each member of the Mentorship Programme to be successful, and I know from this, there will be more than enough deals which will come my way!)

That's why I am practically giving away places on this Mentorship Programme

The cost of the 12 Month Property Investors Mentorship Programme is just £2,997+vat for the full year.

A reservation fee of just £500+vat is all you need to secure your place on the programme followed by a lump sum payment of £2497.00+vat

If you are an investor couple, then you can simple upgrade your membership and bring your spouse for only an extra £997+vat for the year.

So that is why I am prepared to offer places on my 12 month Mentorship Programme for as little as **£2,997+vat**. But some people ask me, 'If you make your money from joint ventures and deal financing with your Mentorship Programme members then why don't you just give the Programme away for free?'

Well:

1. This price (£2,997+vat) is very affordable and represents excellent value for a 12 month Mentorship Programme, especially compared with the prices some charge just for weekend seminars!
2. The price is high enough to make sure that all the members of the programme are committed to their own success. I cannot afford to deal with wishy-washy time wasters and at this price, only serious property investors will apply. I don't want to invest my time in people who are not serious about their success because I profit only by having a Mentorship Programme full of highly active deal makers
3. The Mentorship Programme is professionally run and we meet up in North West London venues so that people can easily attend meetings. All this of course does cost money.

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100% Cast-Iron Guarantee

I would also like to remove any doubts that you may have, as well as removing any risk by providing you with my best ever 100% Money Back Guarantee

> £50,755 Profit In Your First Year <
GUARANTEED OR YOUR MONEY BACK

Delegates of the Build Your Property Empire Home Study Course or my ground-breaking one day Property Entrepreneurship Seminar, will already be familiar with my legendary no-quibble 100% money back guarantee.

On the Mentorship Programme I will be by your side guiding your success over the next 12 months, which is why I am able to offer **my best ever 100% money back guarantee**. In fact I am so confident that my System works, I promise to guarantee that you will make £50,755 profit in your first year - **or your money back!**

Why do I guarantee you will make such an odd sum (£50,755)? Well, if I am telling you that this Mentorship Programme is worth £50,755 it is only fair that I guarantee you make at least what the Programme is worth, in your first year. Right?

How can I make such an outrageous guarantee? Quite simply because I know that my system works.

It has worked for me, and it has worked for hundreds of past delegates... **And I know that it can work for you.**

Are there any conditions applying to this guarantee? Well nothing too onerous. Success won't just happen automatically and I am sure you realise that you have to work at your own success!

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In each Programme Module we will cover a different aspect of the Property Investment System. All you have to do is follow the step-by-step instructions I will provide you with to implement that module of the System. Basically, if you implement the steps I provide you with in each module, (without too much deviation), you cannot fail to make £50,755 profit in your first year!

So in a nutshell, for a minimum investment of just £2997+vat you will make a guaranteed profit of £50,755 or your money back. . . . **You get to be the judge, jury and executioner if I'm wrong.**

Fair Enough?

You Might Be Thinking That I'm Offering This Outrageous Guarantee... ... And Then I Won't Pay Up. Right?

That's a very valid concern - especially given the number of dishonest people out there offering property investment education...

To put your mind at rest, I've been in the property business for over 16 years. I have 2,478 satisfied customers who have purchased property investment products and have attended my property investment seminars. I have 293 existing and graduate Mentorship Programme Members who have already achieved considerable success, many of whom have now left their jobs and invest in property full-time. (Of course if you want to speak to any of them for a reference, just give me a call.)

I am a key speaker at major industry events such as the Home Buyer Show and the Property Investors Show at London's Excel Centre, Docklands at which I present 9 seminars which is more than any other speaker. I also regularly appear as a Property Expert on RealEstate TV, Overseas Property Channel and have acted as an adviser to Channel 4's 'Property Ladder' programme. My work in helping other investors achieve success has also been profiled in the Financial Mail On Sunday and The Independent Money Section.

Of course my 'bread and butter' comes from my own property investment activities across both residential and commercial property in London. (It goes without saying that I am happy to put you in touch with my solicitor, accountant or bank manager if you would like to speak to them or obtain a reference about any aspect of my business.)

**12 month property investors membership programme
Now taking applications for June 2007
CALL US NOW 0845-838-1947**

What Existing Members Of The Programme Saying About It?

I want you to have some objective views from people currently enrolled on our Mentorship Programme. To ensure objectivity, I asked Daniel Wagner of GrillingTheExperts.com to pick some of our members at random, and to telephone them to ask their views. Here is what they had to say:

Hilary Goldstone



**A seasoned full-time property investor
who has been in the property
business for 20 years**

"I haven't got time for airy fairy ideas... I've got to get out there and make money!"

"I am not running around chasing my tail like before. **I can now assess deals much faster** where as before it was a bit hit and miss."

"The best investment ... **You would be crazy not to invest the time and money in this programme**"

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Gordon Hogg



A mortgage broker who has seen others make money in property now wants his own piece of the action

"Each session is like a shot in the arm"

Trevor Dunlop



An engineer in the space industry looking to take his property business to the next level

"Should I join this programme? My heart would say one big yes!"

"The last teleconference saved me from a cowboy builder!"

"Joint ventures are actually happening"

"Absolutely brilliant. I have been on other courses before and in terms of genuine value for money this is by far the best. I wish I had found this one first!"

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Christina Murias



New to the country, new to property and eager to get going

"Outstanding, practical & straightforward. Simple to implement"

Annu Chidakashi



An established business man diversifying into property

"Encouragement to push myself to the limit"

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Our next programme intake is for:

June 2007

Claim your FREE special bonus worth £359.40 by Applying NOW!

When you successfully apply to join the mentorship programme you will also receive this additional special FREE bonus gift worth £359.40:

Bonus Gift:

Full one years membership of the 'Succeed In Property' comprehensive online audio learning system **Total value £359.40+vat** but FREE to you today.

The screenshot shows the 'Succeed In Property' website. The header includes 'YourPropertyEmpire Presents' and 'Succeed In Property.com' with the tagline '...because knowledge makes the difference!'. A navigation menu includes 'Home', 'Property Channels', 'Expert Panel', 'How to Benefit', and 'Affiliates'. A 'Members Login' and 'Join Now' button is visible. The main content area features a promotional banner for 'FREE Instant Access to Hours Of Audio Seminars From The UK's Leading Property Experts'. Below this, there is a video player showing Ranjan Bhattacharya, Founder, with a 'Click here to watch...' link. To the right, there is a sign-up form with the text: 'Yes, I would like FREE access to the Preview Channel on the Succeed In Property online learning system'. The form includes fields for 'First Name:' and 'E-mail:', and a 'PREVIEW' button. Below the form, it says 'To benefit from FREE instant access enter your name and email address below and click the "Yes" button.' and 'Yes! I want FREE Instant Access'. At the bottom of the form, it states 'After clicking "Yes" you will be asked to choose your own username and password to gain access to the site.' A small note below the video player says 'Can't see video, then click here for audio'. A logo for 'As featured in THE INDEPENDENT' is also present.

As featured in **THE INDEPENDENT**

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Places on the Mentorship Programme are limited so Apply Now!

Places on this intake into the Mentorship Programme are strictly limited. When it's full, it's full! There will not be another opportunity to join the mentorship programme for some time and this special price will no doubt jump.

The first 17 places have been filled just by the people on the waiting list who were too slow last time and were left out.

Read this before applying...

Before you apply, please **read this warning**.

WARNING!

"This is not a talking shop!"

My famous phrase on the programme has made sure we are doing real deals. This is why I can't accept just anyone on to the mentorship programme. I need to make sure that the people I accept are not 'talkers', but 'doers', because **I am committed to make this the most successful mentoring programme in the UK**. And I don't measure success in how many people subscribe - places are strictly limited - **I measure success in how many great deals my delegates do!**

So this is why we spend our valuable time giving you a **FREE** consultation to evaluate your situation and to see if this programme will make you successful and get you to achieve your goals, however high they may be!

There are more people interested than there are places available. So if you want to be part of this unique group, if you're tired of waiting for the first chapter of your "success story" to be written, you really can't afford to wait.

I am waiting to hear from you...but I can't wait for long!

Good luck with your application!



Ranjan Bhattacharya
Your Property Empire Ltd

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Notes:

The 100% Deal Financing facility can only be provided to those with 'clean' credit history and who would be deemed suitable for a normal mortgage. In other words it is subject to the usual criteria for obtaining a regular mortgage. The facility is provided with the support of 3 major mortgage lenders. Our ability to continue to offer the 100% finance facility is dependant on our mortgage lending partners not changing their lending criteria.

An A Faster Sale Deal Sourcing franchise is exclusively offered to members of the Mentorship Programme. An AFS Franchise is subject to an initial connection fee of £97+vat followed by £35+vat per month for as long as you are a member. (Your membership of the A Faster Sale Network can continue even after the programme ends).

The £500+vat reservation fee secures your place on the programme and is non-refundable should you change your mind. Once your place on the programme is reserved you will receive your Welcome pack together with an invoice for the balance payment which is payable within 28 days. If there are less than 28 days to go till the start of the programme then the final payment needs to be with us at least 7 days before the start of the programme.

P.S. If you don't apply for a place on the 12 Month Property Investors Mentorship Programme today, what is your plan for making it big in property? When will you start making the kind of money you deserve to be making?

If you continue as you do right now, will the kind of deals which I as well as my existing mentorship programme delegates have done ever be within your reach? Or will you still be complaining about how little extra income you've made 1 year from now?

I can't promise you will become a millionaire by joining the mentorship programme - I don't know how determined you are...

But as you have seen from my 6 real life deal case studies it is possible for people to make it big in property by seeking a mentor and making your peer group comprises of high achievers

That's why, if you want to become financially free and successful you need to prove it to me by calling today.

P.P.P.S. If you want to be considered for the 12 Month Property Investors Mentorship Programme, call us on 0845-838-1947 to make an application. Alternatively visit our website www.Property-Mentor/mentor-apply.htm. Do this promptly before available places fill up. Once they're gone, they're gone. **NO EXCEPTIONS.**

In the last intake I had people call me with reasons and stories why they couldn't apply before a certain time and they missed their place. I am sorry to say - and this counts for my friends as well - this programme will be filled only on a **first come first served** basis.

Apply Now!

Your Property Empire Ltd, 32 Reginald Rd,
Northwood, Middlesex, HA6 1EE.
Tel: 0845 838 1947, Fax: 0207 990 7998



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