

YOUR REAL ESTATE

GPS GUIDE

FROM THE WHOLESALERE TRENCHES



by Marcel Umphery

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Who is Marcel Umphery?

- **Experienced Real Estate Investor**
- **REO Specialist**
- **Since 2005 has purchased controlled and sold over 20 million dollars of Commercial and Residential Real Estate**
- **Landlord**
- **Rehabber**
- **Mentors Doctors, Lawyers, Waitresses, Janitors, Realtors and many more...**
- **People from a walks of life**

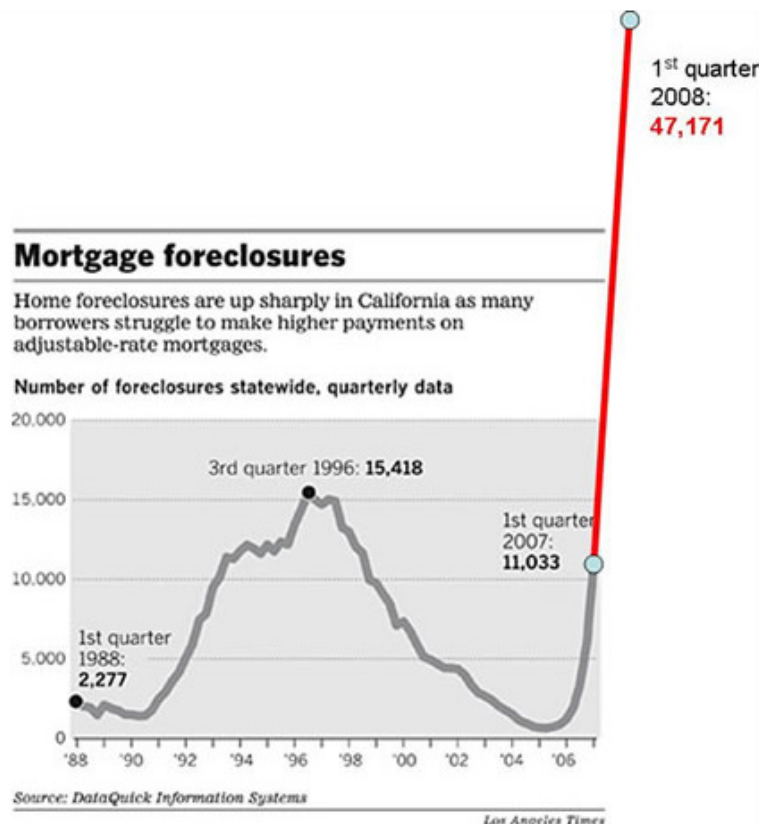
Living Your Dreams By Becoming A Real Estate Wholesaler...Without Using Your Own Cash Or Credit

The question often arises; can I really buy Real Estate with no-money-down and no credit?

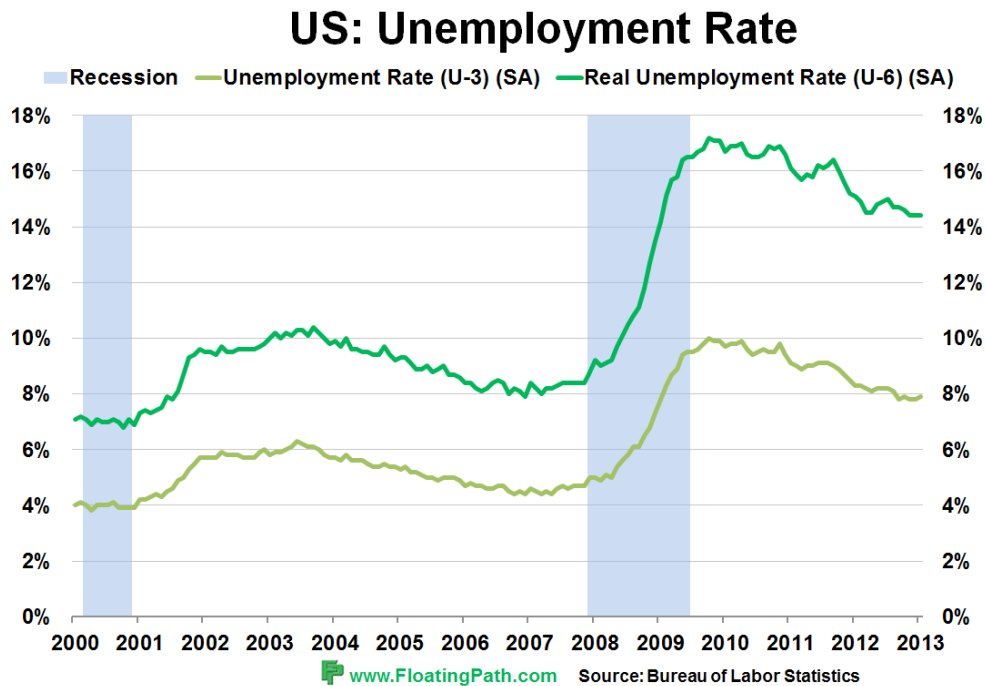
Do you believe this is possible?

Unfortunately for them, most people are locked into the old, “traditional” ways of doing things when it comes to buying and selling Real Estate. But I am here to tell you that you can buy Real Estate without using your own money and without using your own credit.

In 2008, the US housing market took one of the biggest down turns in recent US history. Tens of thousands of homes have been foreclosed on each quarter since 2008. Home values have seen a drastic decrease in value over the past several years as well. On the other side of the coin, there has been a serious rise in the unemployment rate. Americans are losing their jobs and can't afford to make their mortgage payments.



From the chart below we can see that the U.S. has the highest unemployment rate. Again when people start losing jobs it only makes sense that people will start losing their homes.



These are good people that are in bad situations. They end up getting vehicles repossessed, bad credit, cell phones cut off and essentially behind in all of their bills.

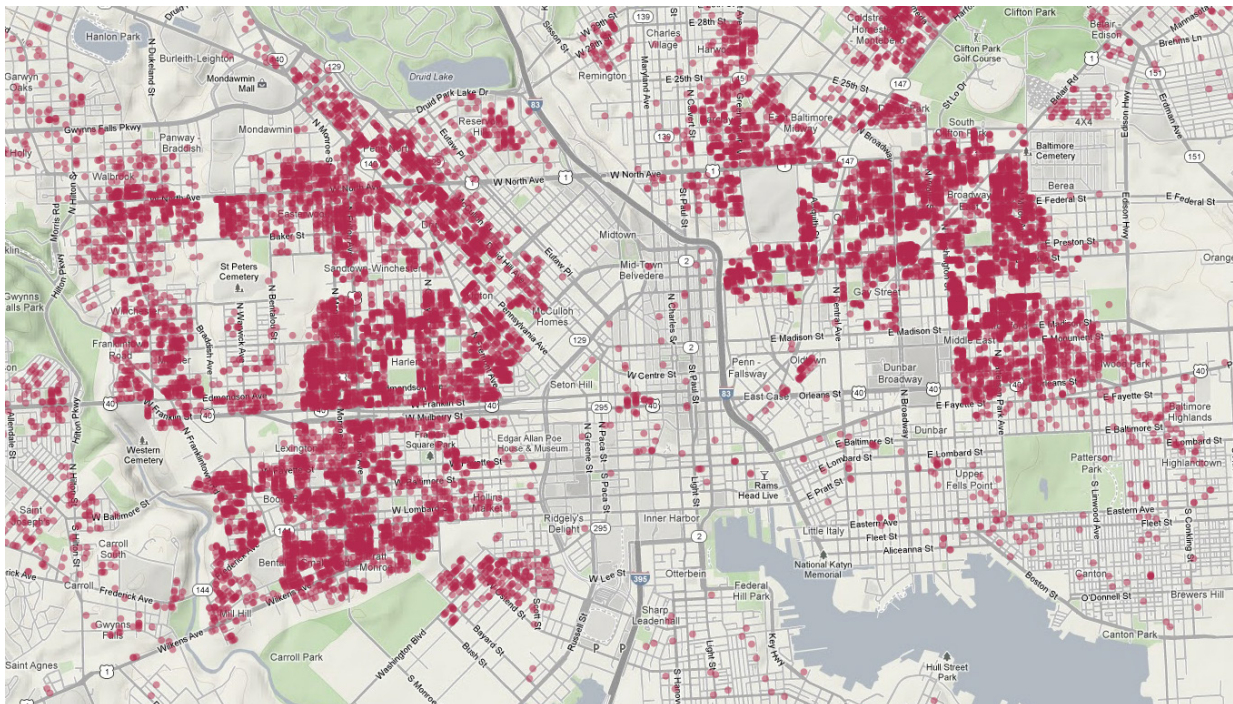
What makes it even worse on these good people is that the bill collectors call every day, getting them to the point where they don't even answer the phone.

If they are far enough behind in their mortgage payments the bank will start the foreclosure process and start sending them threatening letters in the mail. Many times their confidence and self esteem will suffer because they just can't see a way out.

Some of these home owners will try to cut their losses early on before their situation gets too bad. If their unsuccessful in cutting their loses and their properties are foreclosed on the property becomes vacant for sometimes years which has an immediate negative effect on the housing market. Foreclosures drive down property values and vacant properties become eyesores and havens for crime, squatters and everything else you can think of under the sun.

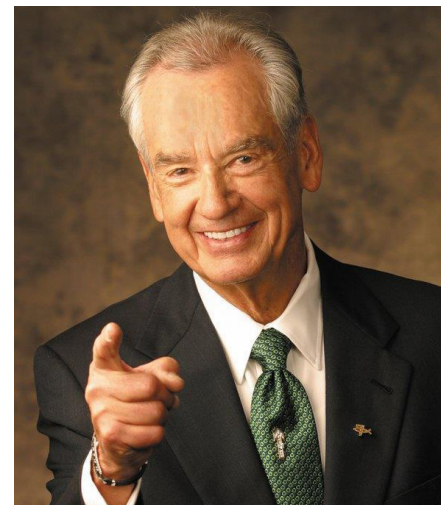
Have you ever heard the term birds of a feather fly together. Foreclosed properties are just one group of vacant properties that can be wholesaled. There are about 100 other types of vacant properties you can benefit from right now here are a few more:

- **Absentee Owners**
- **Fire Damaged**
- **Inherited Properties**
- **Tenant Vacancies**
- **Re-Locations**
- **Divorce**
- **Tax Sale & Deeds**
- **Expired Listings**
- **Stopped Construction**
- **Code Violations**
- **Code Enforcement**
- **Condemned**



What does all this stuff have to do with you and how can you help and get involved?

“You can have everything in life you want if you help enough people get what they want.”
~ Zig Ziglar



A Knight In Shining Amour...The Real Estate Wholesaler

What is a Real Estate Wholesaler?

A Real Estate Wholesaler is someone that agrees to purchase a house for a bargain price under specific terms, via a signed contract. The closing is normally pushed about 30 to 45 days into the future. Before the closing date the Real Estate Wholesaler assigns his or her equitable interest in the signed contract to another investor for a profit. Essentially, the “buyer” who originally signed the contract with the seller is only acting as the middle man or woman.

Now this is not a hard thing to get a seller to do. There are sellers everywhere that are looking for you to help them out of their situation. There are thousands of them right in your city hoping that you contact them. Once you have a signed agreement you can present your new deal to your list of buyers and eventually assign your original agreement to them for a fee.

Don't worry! Over the next 28 Days you will be receiving a content packed lesson to your inbox everyday and you will also have the chance to ease drop on two of my training calls every single month where I will show you exactly how to build a list of thousands of responsive buyers to present your deals too.

Your deals won't last long when you have a responsive buyers list.

Now that you're armed with that little piece of information you're ready to head down the yellow brick road of riches, right?

Well...not so fast!!! There are a lot of things to consider.

You still have to learn how to find the sellers of these vacant properties, present & market these deals, find buyers (which I will show you how to), work with title companies and several other processes and methods. But never fear...

How And Where Should You Start?

There are a lot of courses that are sold for thousands of dollars that can have you twisted and turned around from the very riches you seek. There are also many different Real Estate strategies to choose from. Some of them will work for you and some won't. Some will be too advanced for a beginner and some of them just won't work in this economy.

Other strategies will have you spending months trying to make money even though you don't have full knowledge, contacts or the resources to implement them.

What winds up happening when you get frustrated and don't fully understand the process? You usually give up and quit. You start to think that this doesn't work and it's all a scam. You begin to think this isn't the business for you. Maybe you think you're not cut out to be an entrepreneur at all. Why even go through this process of frustration when help is readily available to you?

The Successful Mentor, Coach and Consultant... Is Your Guide To Success

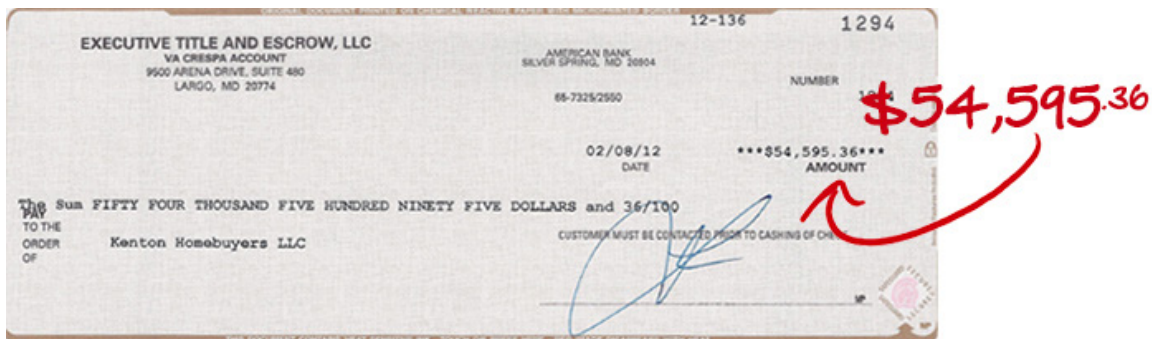
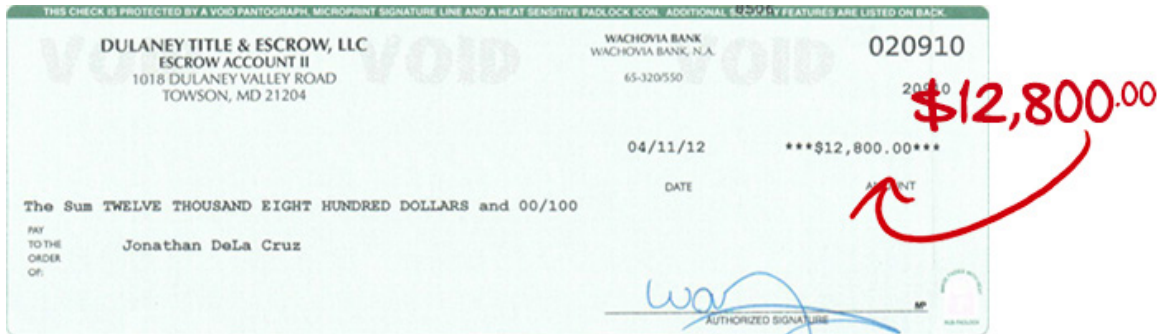
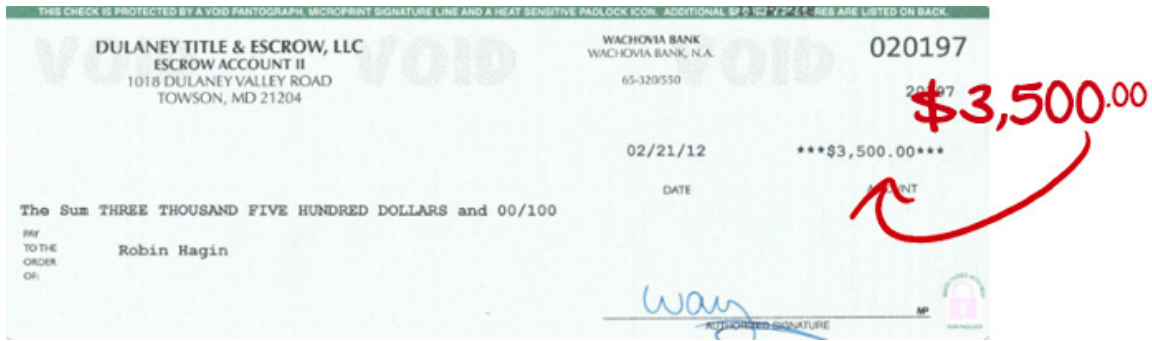
To be successful you need a map and a guide to help you through the difficult times. You will need someone with practical experience not just book smarts to get you to your desired results and goals. You will need someone who can align you with the right people, resources, knowledge and steer you clear from the wrong.

Every business follows a model. **The ones that succeed follow a successful model.** The ones that fail follow an unsuccessful model. You have to make sure you have a mentor that has been in the trenches and has a successful model and system. Your mentor should have the proof to show his success. He or she should be actively Flipping Houses and have a pulse on the marketplace.

Your mentor should be able to show you checks of deals he or his students have closed, not just testimonials written on Social media but video and documented proof. It's great to hear the experience of others with a program and mentor but what you need to see is the documentation to prove it. Always remember documentation beats conversation every time.



You need to see the check but just don't focus on the amount of the check but also who wrote the check. **Checks don't lie!**



The people with real guidance from a good mentor are making thousands of dollars each and every month. And they can prove it.

Would an extra \$1000 a month change your life?

What about an extra \$3000 a month?

Maybe an extra \$15,000 a month could change your life??

Well let's take a look and see if this is possible.

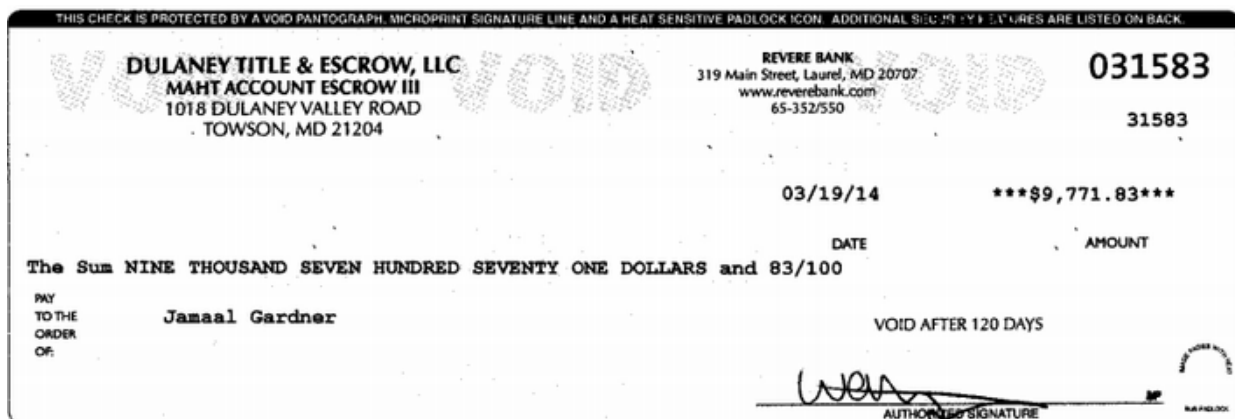
People Don't Really Make Money Doing This – Do They?

Sometimes the checks aren't mind blowing but how would you like to make modest \$3,000.00 for putting in only an hour or two of actual work? You don't have to be a doctor, lawyer or some high ranking political figure to make this kind of money for an hour or two of work! Anybody can do this...that includes YOU!

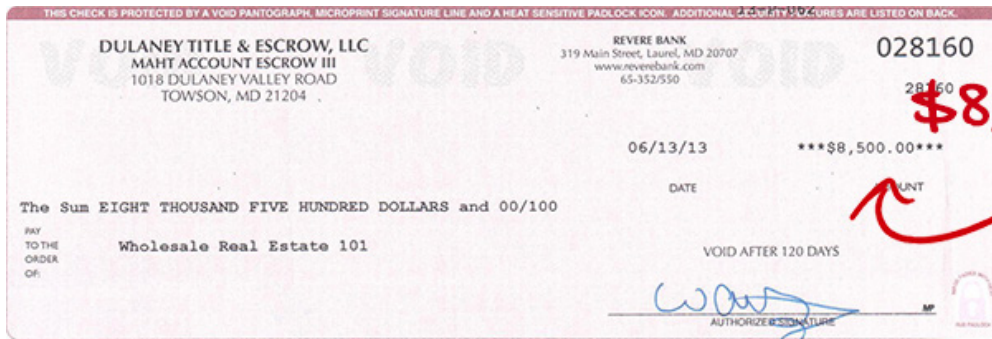
Guess what! There are every day people just like YOU that make this kind of money Wholesaling Real Estate deals every day!

You could be closing multiple deals each and every month. The better you get at searching out the motivated sellers and structuring win-win offers, the more profits you will pull in.

*“Formal education will make you a living.
Self education will make you a fortune.” ~ Jim Rohn*



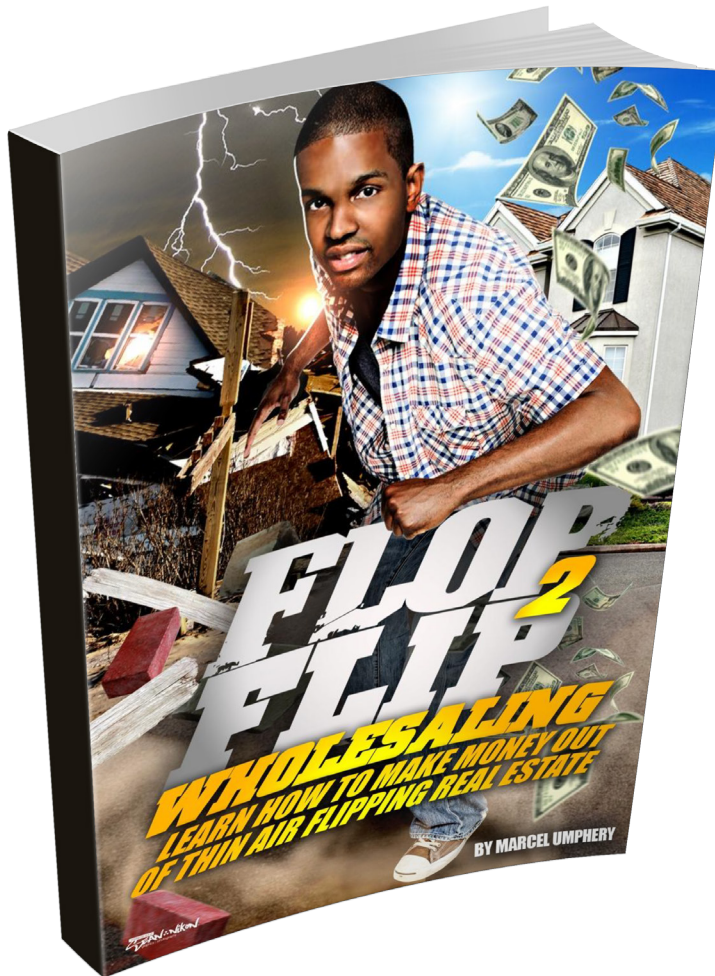
Let's look at another check...



People can say whatever they want but the CHECKS DON'T LIE!!!

So as you can see, it's possible for everyday people to make life changing money on a regular basis in this economy. How would you like your name on a four, five even six-figure check soon?

It's possible for you. You just have to follow a proven and tested system that I have created.



Let's take a look and more of my Success Stories...



Mark Whitten of the Equity Depot holds a \$12,000 check that he made while in my one-on-one coaching and consulting program.

The same could be true for you. **Your name could be on the check below.** It could be a check that you get each and every month. I am here to help you achieve your goals. Your first step is acquiring my specialized knowledge and implementing (taking action with it!) Grab my Comprehensive, step-by-step **eManual** today and get started [Click Here](#)

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To Be Successful You Need A Seasoned Guide Who's In The Trenches

What do all of these “Wholesaling Check Holders” have in common? A Mentor!

A mentor is the person who guides you through a successful process. He or she also keeps you motivated and helps you get over hurdles and speed bumps along the way.

Having a mentor to guide you through a new venture is literally the difference between success and failure. What's even more important than just having a mentor is having one that has worked in their field for a period of time and still works in the business.



Having a mentor is like having a tour guide who can show you all the possibilities, yet direct you and help you reach your desired results safely and successfully. Without proper guidance it's easy to get lost in information overload.

With the number of courses and Real Estate strategies, you can spend time doing repetitive tasks, and searching through online forums, groups, youtube videos, and all of the free convoluted, confusing information out there. This could burn up one of your most valuable resources...**YOUR TIME!!!**

Are You Next?



Are you interested in making money or surfing the web hoping to find Free information that will change your life? Do you want to cash checks and change your life? The choice is yours!

You need a guide to Real Estate riches.

Trying times maybe waiting for you in the future if you opt not to get the right information. Those tough times can change since you've signed up for my 28 day eCourse that will be hitting your email inbox very soon.

This is your rare opportunity to get a hand held step by step, GPS guided walk through to your first deal as a Real Estate Wholesaler. I am not only going to hold your hand but I am also going to allow you access to my personal resources to get your deals closed.

Living The Life Of Your Dreams

Do you want to be one of my clients cashing checks or one of the ones sitting on the sidelines? Look at James Brown holding up a \$9k check, D.J. Frazier holding up a check for \$10k, Laila Wardak holding up a \$9k check and Robin Hagin holding up a check for \$8k.

Would you like your name on check like that?



You can be living the life of your dreams or living the life of your nightmares: driving what you don't want to drive, living where you don't want to live, and doing what you don't want to do.

It's up to you!

If you are ready to Learn How to Wholesale Houses right now and shorten your learning curve drastically grab a hold of my [eManual](#) and start taking massive action with it.

What do you have to lose?

This offer is only valid for a limited time so take advantage of it while it lasts. No Tricks...No Games!!!

You don't have to be any particular kind of person. But you do have to have a burning desire to move forward and change your life.

You have to be willing to take the 1st step.

It was possible for me so it's surely possible for you.

Do you want it?

Here is your chance to change your life!

It's in your hands!! Flip your personal Recession and Join the MOVEMENT to start your journey toward real estate success. I will stay by your side every step of the way to make sure you get there. Just like a GPS system.

To your success,

Marcel Umphery the "R.E.I. Success Maker"



P.S. Once a quarter I hold a 2-Day Info-Packed "Live" Event in Baltimore, MD for a small group of students reserve a seat to my next one by [Clicking Here](#).

P.P.S. I am so sure of my [eManual](#) that if you apply yourself and don't close a deal within 12 months I will refund you the entire amount you paid for the course...

GUARANTEED!!!