

Wealthychome Newsletter

JUN 2008

Volume 36



Wealthychome Newsletter is now three years old! It's very exciting to have over 1,500 friends all over the world who receive this newsletter each month. This is really bringing us closer together. I have enjoyed receiving feedback from so many people, and your supportive emails have driven me to keep writing!

For me, the benefit of writing the newsletter is to keep me on track, demonstrate commitment, and share the ups and downs with my friends. I have found the most effective way to write is from the heart, as I believe this comes across and helps earn respect and trust from my friends. I also encourage my friends to write newsletter.

ZERO DOWN PAYMENT – THAT'S RIGHT! *BUY AS MANY AS POSSIBLE*

I was in Edmonton earlier this month and, as you know, I'm a shopaholic. I love to buy real estate. This time I learned to buy property with ZERO down payment. Zero down is the program that banks currently offer if the property has a positive cashflow. The applicant has to meet the basic needs in order to qualify. This is one of the best ways to leverage your money, because your Return on Investment is almost infinite. (You still have to pay the legal fee in order to close the deal)

I found 2 properties with positive cashflow opportunity and made offers right away. In my case, I couldn't qualify for the program because I don't have a job. So I approached

one of my JV partners and got him to qualify for the mortgage. With his excellent job, he was approved right away. This shows how there is opportunity to leverage other people's credit.

After I mentioned this Zero Down way to purchase real estate, I had three friends request to be on my next deal. They all have great jobs and we trust each other. This means I'll be busy buying real estate for the next few months.

There are always ways to buy property. You can even buy using other people's money (the Zero Down) or other people's credit. It takes creativity to be successful. Just ask yourself HOW, and you'll find the solutions.

WEDDING PREPARATION UPDATE

The big day for Andy and I is fast approaching. After giving it some serious thought, I have decided to take a full month off before the wedding and to do something I always wanted to do. I have enrolled in a



4-week real estate course at Royal Mount College in Calgary. This will be fun for me to go back to school full time, stay on campus and learn more about something I am passionate about. It is a very special wedding gift for me to enjoy. See, I am so prepared for my coming wedding, that I can go back to school for a month!

