

# FROM CASH-STRAPPED TO PROPERTY MILLIONAIRE

*"Here's How I did It!"*



***Discover The 7 Rules For Making  
Money In Any Market Environment***  
by Nhan Nguyen

# 7 Rules For Making Money In Any Market Environment

Dear friend,

**If you would like to achieve financial freedom as quickly (and safely) as possible, I believe there is no better way than what I'm about to show you.**

Using the seven rules you are about to discover, I went from being a cash-strapped employee to being ready to retire by the time I turned 26.

**But it wasn't a smooth ride – at least not at first.** I made some bad decisions in my early days and paid a hefty price. I lost all my properties *and* all my savings because of my mistakes. At one point I even swore to never invest in real estate again, and even got out of the game.

I did a lot of thinking during the “reflection period” that followed. And I began to realise the many things I did wrong. This report will show you how I fixed those mistakes, and how you can avoid them altogether.

**This is important because once I corrected those errors, it's been pretty smooth sailing from then on.** And today I enjoy the fruits of my labour.

I travel... I fish... I race cars... and most important of all, I spend all the quality time that I want with my beautiful wife and two daughters. And your life can be the same!

Now before we begin, I need you to understand something.

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**Look. I've been very successful in my career.**

I'm not saying this to be smug or coy. In fact, the only reason I'm mentioning this is because there are so many 'wannabes' and 'posers' out there.

**And I think you deserve to know what experience a person brings to the table before you make up your mind whether you can trust them or not.**

Wouldn't you agree? Ha, I thought you *would*!

Yet you may be wondering, can this report help you achieve new levels of wealth and happiness – just as it has helped hundreds of other investors? *Do I have what it takes?* Here are some of my recent projects. Take a look. Then judge for yourself:

<u>Project</u>	<u>Value</u>
--- Durack ---	
<b>9 Lot Subdivision</b>	<b>\$2.1M</b>
<b>13 Lot Subdivision</b>	<b>\$3.4M</b>
--- Darra ---	
<b>2 Lot Subdivision</b>	<b>\$480K</b>
<b>5 Lot Subdivision</b>	<b>\$1.1M</b>
--- Acacia Ridge ---	
<b>7 Townhouses</b>	<b>\$2.3M</b>
--- Alexandra Hills ---	
<b>20 Lot Land Subdivision</b>	<b>\$5.6M</b>
--- 22-24 Park St Hawthorne ---	
<b>4 Luxury Town Homes</b>	<b>\$2.6M</b>
--- 476 New Clev. Rd, Wakerley ---	
<b>20 Lot Subdivision</b>	<b>\$1.9M</b>
--- Yarra Rd, Wakerley ---	
<b>5 lots within Subdivision</b>	<b>\$3.8M</b>
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My Recent Property Projects (cont.)

<u>Project</u>	<u>Value</u>
--- Tilleydale Estate, Wakerley ---	
<b>3 Lots - Bought/Sold</b>	<b>\$880K</b>
--- Ure St Hendra ---	
<b>1 into 2 Subdivision</b>	<b>\$600K</b>
--- Riverbend Place, Bulimba ---	
<b>4 Luxury Homes</b>	<b>\$3.6M</b>
--- Tarm St, Wavell Heights ---	
<b>Splitter Block Site</b>	<b>\$550K</b>
--- Camira ---	
<b>Reno Flip</b>	<b>\$310K</b>
--- Goodna ---	
<b>Reno Sells x 2</b>	<b>\$130K</b>
--- Mackay ---	
<b>25 Townhouses</b>	<b>\$5.0M</b>
<b><u>TOTAL</u></b>	<b><u>\$34.3M</u></b>

As you can see from the total value of 34.3 million dollars – I’m very active in today’s market.

And I earn handsomely from it. For example, see the “13 Lot Subdivision” on line #2 of the table above? **It made me \$850K in just ten months!**

That’s a pretty sweet payday, isn’t it?

And get this. Thanks to the seven rules I’m about to share with you, you too can enjoy this kind of payday... multiple times a year!

## **So Why Am I Sharing These Secrets With You?**

The reason I have decided to write this report is simple.

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## **This Information Should Not Be Kept Secret!**

**As you now know, my first property investing attempt ended with a heartbreak.**

I lost my money, my savings, and my properties. I made some serious mistakes because I didn't know any better.

Now that I do know better, I want to take everything I learned and make it accessible to others.

I *desperately* needed this information when I was getting started. And I'm sure many investors need it today.

It could have saved me from many sleepless nights, frustrations, and tears. And I hope that by writing this report, I can protect you from having to go through similar ordeals.

Frankly, I think it's my obligation as a fellow human being. That's how we all evolve – by learning something, and then passing it forward.

**And I hope that once you reach the top, you will do the same for the next person climbing up this mountain.**

If that sounds fair – then let's get to business... We've got *a lot* to cover!

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### **DISCLAIMER**

I prepared this report without taking into account your personal objectives, financial circumstances or needs.

They must be taken into account before you make any investment decision. Therefore you need to get qualified, independent, advice from appropriate solicitors, accountants, financial advisors, mortgage brokers, and other qualified advisors before acting on this information.

While everything I share in this report has worked for me – I am not in your shoes. All investments involve risk and, as a result, potential loss of money.

I disclaim any and all liability for any purchase decision you make as a result of reading this report. You must get professional advice before you put real money on the line!

## **How I Discovered These Rules**

OK, let's dive right in. And hey, see if you can spot any of the mistakes I've made as the story unravels. Then (as promised) I'll show you how I fixed those mistakes – and how you can avoid them altogether.

I bought my first property using the "First Home Buyer" grant (and some help from my father) when I was 21.

It was a \$55k house 20 km outside Brisbane CBD. It even came with tenants, which at the time I thought was a huge bonus (*this turned out to be my first mistake – you'll soon see why.*)

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## ***I Thought I Was Off To A Good Start...***

It wasn't a glorious property – far from it. But I could afford it. And it came with tenants who were already paying \$135 a week. *(I realise that doesn't seem like much. But as it covered all my holding costs and then some – I was HAPPY!)*

In fact, being only 21 years old and already earning passive income, I was on the top of the world!

I was proud...

I was confident...

I couldn't *believe* how EASY this property investing thing is!

So I added a couple more properties to my portfolio... Soon after that – **I maxed out** my borrowing capacity.

I was looking into financing my next property deal when my mortgage broker broke the news. “Nhan,” he said. “The bank won't lend you any more money. That's enough for now.”

My property career reached a screeching halt. But at least I had a few positively-geared properties to my name, and that's pretty great for a 21-year-old, right?

So I wasn't too worried back then. But shortly after that my property career went from a halt to a free-fall.

The tenants living in one of my apartments stopped paying rent. I went to talk to them and sort things out. I'll never forget that day. As I was pulling up the driveway, my heart sank. **I looked around in horror.**

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## **Am I At The Right House?!**

I couldn't *recognise* the place.

I double-checked the street sign. Yes. I'm at the right address.

But what has happened to my property?!

There were holes the size of a soccer ball in the doors. Someone threw garbage out of every window. And that's just the outside... the inside was even worse.

## **The Place Was In Shambles**

Complete and total ruin.

Are you wondering whether I kicked the tenants out? You bet I did!

And even *THAT* proved to be difficult. Because my papers didn't "stick". It actually took quite a while to sort it all out.

And by the time I finally got those renters evacuated...

## **I Ran Out Of Cash**

I couldn't afford to fix the damage they left behind. So the house stood vacant for weeks. No one would rent it.

Soon, holding costs were eating me alive. Having no borrowing capacity and no cash left me with only one option...

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## **I Had To Get Rid Of It**

By now you're probably thinking, "OK, so you sell that property and keep the others – how bad could that be?"

Sadly, this was not the case.

You see, while I was holding those properties, the market has changed. And it was not a "*oh wow, look how much my properties have appreciated*" kind of change...

Quite the opposite.

And in the aftermath of it all – **I ended up having to sell everything (my entire portfolio) just to break even!**

Can you believe it took just one vacant property to bring down my entire portfolio?!

## **I Was Devastated**

I still feel acid burning in my stomach when I think of those days.

**If only I had more money-making properties!**

Then a vacancy in one of them wouldn't matter. I'd be able to fix the "leak". Get new renters. All without missing a beat.

But that was not the case.

**Which leads us to my first rule for property success...**

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## Rule #1: Create At Least Five Streams Of Income

Why five? Is that some magic number? No...

Five is just the where I start to feel safe.

I have found that having one... two... or even *three* streams of income might not be enough when shit truly hits the fan.

Knowing what I now know, anything less than five streams of income makes me feel like I'm standing on *shaky ground*.

### So Why Didn't I Create More Income Streams Before Everything Fell Apart?

Well, I *wanted* to! I even had my eyes set on a couple of promising properties... But I couldn't afford them.

I used up my savings, my cash, and maxed out my credit. The tap was drier than the Tanami Desert.

Listen, my story isn't unique. Hordes of investors have failed only because they run out of money before they reached the finish line.

You can't expand your portfolio fast enough... then some rent payment bounces... or interest-rates increase... or something else happens...

**...AND BOOM! Just like that, it's game over.**

There's an easy solution though....

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## Rule # 2: Stop Using Your Own Money!

When I was stuck in my conundrum, I couldn't see any way out but to sell everything. I had no financial means to keep going. The river has run dry.

Since then, I learned the most important lesson any investor can learn. Which is that you can buy all the property that you want... no money down... even if you're unemployed... even if you have no servicing capacity... and even if your credit score is plain atrocious.

It's a special system called...

### Other People's Money!

I'm sure you've heard that qualifying for a bank loan today is harder than ever. (Seems to be the only thing most investors are capable of talking about, isn't it?)

Well, not me! And very soon, not you, either!

**Let other people obsess about the banks and their policies. It doesn't have to be your problem – just like it isn't mine!**

These days, most people know me as "The No Money Down Man". I earned that title by completing over one hundred property deals (total worth over \$34M) – funded almost entirely using other people's money.

And you can do the same, too. You just need to learn how to get other people to *gleefully* finance your deals. And it is very possible. Here, let me show you.

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## What Do Money Partners Want?

Getting other people to fund your property deals isn't hard once you get the hang of it.

Like learning how to ride a bike, play tennis, or bake cakes – finding money partners is a learnable skill. All you have to do is follow a simple step-by-step process (which I will give you).

In fact, as you'll soon see, finding money partners is straightforward and easy. They are literally everywhere (if you know what to look for). The hard part is finding the deals that money partners are interested in.

And once you understand what money partners want... and know where to get it... then you're really off to the races.

### **So what do all money partners want?**

It's elementary, my dear Watson.

People with money typically want to have more money. But they face a big, ugly problem: The bank are giving them pathetic interest rates. And investing in the ASX 200 or S&P 500 isn't much better.

What people with money want is simple.

### **They want big returns... fast... and with as little risk possible!**

In other words... what they want is a no brainer deal. So I made it my mission to learn how to go about finding one. Here's what you do.

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## **Rule # 3: Find Fail-Safe Deals (Eliminate 99% Of The Risk)**

Money partners are not gamblers. Therefore, the first thing they'll want to know about a deal is: "How safe is it?"

Too risky – and they won't bite.

On the other hand, show them a deal where...

- ◆ The worst case scenario is that they get all their money back, and

The best case scenario is that they get triple the interest rates the bank is willing to give them

**... and you'll command their full, uninterrupted attention.**

What's that? You say you such deals don't exist, are super rare, or that you don't know where to find them?

Please, did you really think I'd leave you hanging to figure it out on your own? Come on. The whole point of this report is that I'm sharing you everything I already figured out. And date I say... finding deals money partners beg to get on board with is my #1 expertise.

Let's break it down together, shall we?

First of all, we need to find deals where the worst case scenario is a break-even scenario. Meaning, no money is lost.

And there's a piece of cake way to do that:

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## **Always Buy Property 20%-30% Below Market Value!**

Think about it.

Say you buy 30% below market value and the deal goes south. All you have to do is...

**Put it back on the market!**

And since you purchased at 30% below market value (*I'll explain how you do that in a moment*), that safety buffer should be more than enough to cover most (if not all) of your expenses.

**Voilà!**

Now for the “art” of getting purchase prices that are so drastically lower than the market that it feels like cheating.

Note that I put the word “art” in double-quotes in the previous sentence. I did so because paying 20%-30% less than everyone else on property doesn't require negotiation skills that only 1% of people are born with. Nothing like that!

What I'm trying to say is... this is NOT an art form. This is something everyone can do – with very little training – once you understand the simple concept behind it.

And here's more good news. Not only that finding such deals is as easy as ABC, but most people are also so sceptic about being able to get better prices that they don't even try these methods!

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## Leaving So Many Deals On The Table For You And Me To Grab!

I guess we should be sending thank you notes to these investors.

You see, they think the market is so expensive and cooperative that there are no cheap deals left. To that I say:

### Hogwash!!!

Listen. The market can never truly run out of bargains, for one simple reason which I'll reveal in about two minutes.

But first you must understand why other investors can't find any property bargains – while I'm making millions by finding fail-safe properties every single day.

The real reason why most investors can't find a bargain is...

### Because They Have No Clue Where To Look!

Everyone is now looking for property using databases like PriceFinder, RealEstate.com.au and the lot. Or by browsing the web, answering newspaper ads, and going to open homes.

### What A Waste Of Time!

Those places are where investors like me go to SELL our properties...  
**To the highest bidder!**

And if you take just one thing from this report, make it this:

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## Stay Away From Those Places!

The properties you will find on online databases, newspaper ads, and open homes are all sold in SELLER MARKETS!

Where you as the buyer have zero leverage. You know where you do have leverage? **When you talking to people who want to sell... and want to sell fast!**

For example, someone who's getting divorced and is downsizing. Someone who needs to sell to afford taking care of a sick parent, or needs to relocate for one. Someone who's leaving town for a job elsewhere.

And a thousand other possible reasons.

Those people are what I call motivated sellers. Speed is more important to them than price. And this is where I swoop in – and where I suggest you swoop in, too.

**Because when you're negotiating with a motivated seller, instead of them asking "what's the most you can pay?", I ask them: "What is the least you will take?"!**

Makes sense? Great. So your next question is probably how to find these people, if not on all the resources I mentioned like databases and newspapers. Am I right?

Good.

So what you do is...

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## You Make Them Come To You

How?

I'll get into that when we reach the "*How To Put All This Information Into Action*" section.

Meanwhile, let's not get bogged down with such details. At least not yet. Because right now there is a **much more important question** I still haven't answered.

As you'll recall, we were talking about how the answer to running out of cash is to use other people's money. Then I began to explain how to find property deals that are so enticing, that other people will beg you to let them in on.

Then we identified two qualities required for such deals.

The first quality required was being a fail-safe deal. Meaning that even if the deal goes pear-shaped, nothing is lost and you can break even.

You now understand how I achieve that. I always buy at 20%-30% below market value, and I suggest you do the same. I do this by finding motivated sellers – using the processes I will soon explain.

But we still haven't addressed the second required quality. Which is being able to beat (and crush) the interest rates the banks are willing to give your money partners.

And there's only one way to do that.

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## **Rule #4: Don't Wait For Profits – Manufacture Them!**

Never wait for the market to do your work. It's too slow and too risky. You need to create profits by yourself.

But how? My go-to way, that I believe to be the best way, is to use free blocks of land. For example...

- Subdivide one lot into two or more, rent the original one, and sell the rest.
- Or do the same, but sell all lots. Or...
- Don't subdivide, and put a granny flat in the back-yard instead. Or maybe you build a duplex... Or... Or... Or... Or...

### **Hey, Is Your Head Spinning Yet?**

Listen, the truth is – it's hard to learn how to subdivide, develop or renovate just by *reading* about it. **There is a better way.**

What you need is to experience it. To *see* how real deals are structured. *Feel* the adrenaline gushing when problems arise. Learn how pro-investors sniff those problems out, and what their decision-making process for handling them is like.

Sounds risky? Don't worry. **You can learn all those things *without* risking a cent of your money (or anyone else's.)**

But before we do that, we still have three more rules to cover. And these rules are **critical**. Two of them can literally **save your life**. One can make you rich beyond your *wildest* dreams.

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## Let's Recap What We Have Learnt So Far

In an ever-changing world, you need to have multiple streams of income. I believe five income streams is the bare minimum. The first goal to shoot for. That's *Rule #1* in my book.

Which begs the question – how can anyone afford it? And on their own, most people can't. (I couldn't either when I got started.) That's why *Rule #2* in my book is: Don't use your own cash, use Other People's Money!

O.P.M (Other People's Money) is the **only way** to make sure you don't get *stuck* midway. Which is, by the way, where most investors in this country end up. Stuck or moving backwards. And at a grave risk should things get dicey (as the did for me.)

According to the Australian Tax Office, 9 out of 12 investors own just one investment property. Two more of the twelve own *two*. Only one in twelve investors (8.3%) manage to acquire three investment properties or more.

**In other words – about 92% of investors have run out of cash too soon (at least by my standards for financial safety.)**

Again, *Rule #2* (use other people's money) solves this problem in the most straightforward way – you *don't* get stuck because you *don't* rely on your own cash, savings, or borrowing ability!

*Rule #3* (buy 20%-30% below market value) and *Rule #4* (use free land to manufacture immediate profits) gave you the guidelines for finding the deals that money partners would be happy to fund. **And now... It's time to talk about how to protect yourself from financial calamity!**

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## Rule #5: Never Speculate!

Here's a shocking fact. **Last year, 70% of investors reported net losses on their properties.** That's 1.27 million people whose rental income doesn't even cover their holding costs – not to mention earn them any money!

If you ask them why they are doing it, they'll give you plenty of reasons (tax benefits is a common one.) At the end of the day though, they're in because they hope it will "all be worthwhile".

They are praying for capital growth to fix their overpriced... speculative... money-sucking property portfolio!

### It's A Bad Idea

**Losing money on your properties doesn't get you closer to financial freedom – it pulls you further away from it!**

It makes you even *more* dependant on your day job. Because if you lose your salary, you could end up losing your properties too!

**Buying property that loses money *today* in hope for a big payday *tomorrow* is the opposite of creating multiple income streams.** It's creating multiple streams of expenditure.

**It is *dangerous*. And *entirely unnecessary* by the time you're done reading this report!** Because when you only buy fail-safe properties and focus on manufacturing profits immediately – capital growth becomes a fun bonus. The cherry on the cake.

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## The Surprisingly Easy Way To Bulletproof Yourself Against Economic Catastrophes

Speaking of minimising risk, let me ask you a question. If you wake up in the middle of the night and your house is on fire, what do you do?

You grab your spouse, your kids, your dog, your laptop (I'm not judging!)... And YOU GET THE HELL OUT!

Am I right?

You don't waltz to the exit... YOU RUN!

And you'd do well to apply the same attitude towards your property deals. Here's what I mean.

Back in the early days of 2007, I signed my a massive 4.7 million dollars deal. At the time it was the biggest deal I've ever made. (Of course, I used almost none of my own money to fund it!)

The deal consisted of twenty blocks of land which I bought off the plan (meaning all twenty blocks were vacant – no construction of any kind.)

I got Development Approvals (DA) for all twenty blocks. Then I had a few construction companies draw up House & Land plans. And then...

... I sold those plans to for a total profit of **one million dollars!**

A million dollar in profits! 2007 was starting to look like my best year ever... But do you remember what else happened the *very same year*?

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## Then The Global Financial Crisis Hit Us

The impact of the 2007-2008 global financial crisis (GFC) was *lethal*. It affected virtually everyone. Including my “\$1 Million Project.”

Buyers pulled out of contracts in droves. The whole deal fell apart. **A million dollars profits... erased.** Just like that.

But guess what?

### We Still Made Money!!!

Remember Rule #3 (*buying fail-safe deals at 20%-30% below market value*)? That bad boy totally saved us!

In fact... Not only we didn't lose a cent... but we ended up making a little over 200 thousand dollars. Which, let's be honest, ain't bad for one of the worst financial crisis in history!

But still, making “only” \$200k instead of \$1M hurt. And it taught me a crucial lesson:

### Rule # 6: Always Assume There's A Fire

Earlier, we agreed that when your house is on fire – you *run*. And I said you should apply the same to your property deals. Here's what I mean by that.

Understand this principle, and you'll never again lose sleep worrying about what the market is doing, where economy is headed, and what APRA is up to.

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## When It Comes To Dealmaking, Remember This:

The house is always about to “catch fire”.

So once you commit to a property deal, the biggest mistake you can make is to *take your time*.

Too many investors hold off selling because they're waiting for a buyer who would bid \$10k more. Or they allow sloppy contractors take their time because “3 more days won't matter much.”

But what ends up happening is that instead of running through the deal and exiting as quickly as possible... they *waltz* through it leisurely.

### When You Exit *Slowly*, You're A Sitting Duck!

Want to make sure market conditions don't change for the worse and fudge your numbers? Don't give them time to change!

In fact...

### You Can Quadruple Your Profits By Being Less Greedy!

It's true! It's smarter to be a little less greedy and take an offer that's 5%-10% lower than your asking price – but let's you close the deal today, than hoping for a better buyer to show themselves tomorrow.

**Secure! Your! Profits!!!**

Don't fall for this death trap...

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## Waiting For The Perfect Buyer Is A Trap

It's better to give up *some* potential profit (and guarantee the rest of it) – then to lose everything because you've waited too long and the market has shifted.

Take the money now... Put it into the next deal... Make more profits... Reinvest.

Make more profits... Reinvest... Make more profits... Reinvest... Make more profits...

**Rinse and repeat.**

## Which Is What I Should've Done In 2007!

If I had moved those blocks faster, the GFC wouldn't have had such an impact on me.

I probably wouldn't have earned the whole million dollars I was planning on. **But I reckon I could have doubled, even tripled, my \$200k profit.**

## \$400,000 Is A Lot Of Money To Leave On The Table!

**The takeaway? You never know what the market will do next.**

So as soon as you can – get that deal done... get paid... and get out!

And the more deals you do, the more income streams you can create. Which brings us to our last (and most profitable) property rule...

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## Rule #7: Don't Just *Add Value* – *Multiply It!*

By applying the property rule I am about to share with you, you can put everything you've learned so far on steroids.

I first discovered it in 2012.

The market was becoming more and more competitive. Despite all my deal-finding expertise, even I was struggling to find new deals.

### Then It Hit Me

Everyone was looking for *the same* kind of deal. Which meant...

That thousands (if not tens of thousands) of properties were being ignored, just because they didn't fit the mould investors were after.

### Eureka!

An interesting idea formed in my mind: *All these lots that no one is paying attention to... If I could find a way to profit from them... I'd never have to worry about competition again!* And guess what?

### I Found The Way!

And let me tell you. Once I cracked the code... the amount of low-hanging fruit I uncovered was staggering!

For example. Did you know there's now a way to turn small, asymmetrical lots that nobody else wants into *goldmines*? Indeed!

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**I made \$65,000 of sweet rental income last year from one of them which I bought from a motivated seller while facing zero competition.**

Think about it for a moment.

Just one of these lots can replace the average Australian's salary! And... almost no one is bidding on them!

## **And That's Just The Tip Of The Iceberg!**

How about getting a 1223% ROI without lifting a hammer? No subdivision. No renovation. No development.

I showed a couple from Melbourne this "value-multiplying pattern" not long ago... **They turned a \$30,000 investment into \$400,000 profits!**

Want more? Sure you do! Another value-multiplying pattern I love is the "Capital-Growth Sprouts." This happens when you can predict with almost absolute certainty a capital growth event.

This happens, for example, if you find out some council is about to change their zoning codes. In most cases, home owners in the suburb will have no clue about this change (or what it could mean to them.)

## **Opening The Door For People Like Us To Profit**

In fact... I made \$61,000 smackers in three weeks riding this kind of growth sprout last year – and I did absolutely nothing!

Nada!

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I just knew that a certain lot (with plenty of free land and a motivated seller) would soon qualify for a development approval. The owner didn't know. So I locked it in...

Flipped it back when the new zoning kicked in... And...

## **Ka-Ching! \$61,000 With Zero Work!**

And get this – once you know how to spot these profit-multiplying patterns (there are hundreds of them to pick from) – you'll see these deals just waiting for you to grab them everywhere.

Give me a few hours and I'll find you a dozen properties ripe for huge profits – in any suburb in the country!

It's not hard once you become proficient at spotting properties that follow these patterns (and put those pattern to use!)

So now, I think, would be a good time to discuss the fastest way to do just that...

## **How To Put All This Into Action**

I was 24 years old and cash-strapped when I decided to give property investing a second chance.

By my thirtieth birthday, I was a self-made *property millionaire*.

## **How Did It Happen Quickly?**

Did I have some unfair advantage? You bet I did. And now, you can give yourself the same unfair advantage that I had.

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## Life On The Property Fast Track

The greatest gift the Fast Track gave me was not the properties or the money – the greatest gift was freedom.

It gave me back full control over my time. It opened the door for my family to travel the world, to experience new things, and yes... to indulge every now and again!

I love taking my family on vacations. We try to go away at least four times a year. Where to? Ski resorts... Disney World... On a cruise... Or just camping here in the Gold Coast – whatever tickles our fancy.

**And when we come home – there's \$10,000 more in my bank account.**



Now I don't know about you. But to me, that's freedom.

However, it didn't happen by chance or luck. It didn't come just from *reading* about property, either.

It was thanks to a much more *powerful* learning opportunity that got me to where I am today.

*(next page, please)*

## Giving You My Unfair Advantage

Do you remember that I mentioned I had an *unfair advantage* when I got started? And that you can give yourself the same? Listen.

**My unfair advantage was having property mentors showing me EVERYTHING I needed to know -- all the number crunching, deal making, behind-the-scenes stuff.**

And now I'd like to give you the same opportunity now... for free:

## Simple Subdivisions Anyone Can Do To Replace Their Income And Retire In 3-5 Years

Want to see the exact strategies I'm using right now to bring home the bacon? Check out my free [Subdivision Secrets online training](#) now.

- ✓ **Realistic Plan For Starting From Scratch And Replacing Your Income In 3-5 Years**
- ✓ How To Guarantee Profits On Every Property You Buy (I Share All The Details Of My Loss-Prevention System)
- ✓ **Where To Get FREE Blocks of Land You Can Turn Into Big-Time Profits!**
- ✓ How To Create Multiple Streams Of Passive Income Doing Just 1-2 Projects A Year
- ✓ **The 5 Subdivision Secrets My Mentoring Clients Follow To Generate \$100K (Or More) Every 12 Months**

And more! Click [here](#) and watch it now.

This training won't be available for free forever though. So don't wait. Watch it now or you will miss out.

## What Others Say About My Methods

“I was tired of waking up at the crack of dawn to drive my truck, and thanks to the Fast Track formula – I no longer have to! I made \$106,000 in my first year – and \$350,000 since!” –Graeme Jarry, Gordon Park, Qld.

“I just secured my first property deal – a ‘two into six’ subdivision using none of my own money. My money-partner and I are projecting a \$369,000 profit which we will split 50/50!” –Diane, Full-Time Carer

“Just before Christmas my joint-venture partner and I signed a ‘one into three’ subdivision deal. We already put in the DA and our projected profit is \$120,000 in about six months!” –Sydney investor

“Nhan helped me get plans and permits done for a townhouse development. I sold it for \$3.4 million and turned a 1.3 million dollars profit! Our lives have changed with a single property deal and we have never looked back!” –Jason, Electrician

## Closing Thoughts

I remember sitting in my old Subaru Heritage on my way one Monday morning. The morning traffic was slow as always. As I flipped through the radio stations, I wondered what the rich folks were up to.

Sometimes I feel like that Monday morning was just yesterday. But my Monday mornings are different now. Take a look:



That's the beautiful beach down the Gold Coast where I love to park my little motor boat. Crystal-clear water as far as the eye can see. Warm, soft sand. And not a sound in the air but the birds and the wind... My little piece of paradise.

And what about you? Where would you like to spend your Monday mornings a year from today? It's time to dust-off your bucket list, my friend. Go to [advancedpropertystrategies.com/fast-track](https://advancedpropertystrategies.com/fast-track) now, select the nearest Fast-Track Training you can attend, and let's start turning those dreams into reality.

**Please don't let another year pass.**

Yours,

Nhan Nguyen

[Info@advancedpropertystrategies.com](mailto:Info@advancedpropertystrategies.com) | Tel: 1300 225 630

## Everyday Australians Making Big Bucks!

“Thanks to Nhan we made \$250,000 doing 10 renovations and have four more on the go. We’ve already left our day jobs behind and are now doing property together full-time!” –Paul & Lucy, Ex-Mechanic and Ex-Admin

“I locked in \$110,000 worth of profit in six weeks using almost none of my own money.” –Kate, Ex-Nurse

“Using Nhan’s tools I made \$80,000 profit in six months – the same as I make in a whole year as an engineer!” –Rowan, Engineer from Geelong, VIC

“After working with Nhan – my confidence has gone through the roof! I can’t really say enough good things about working with him. I got so much more than I could ever imagine, and now I’m ready to get out in the real world and start buying properties!” –Angela, Psychologist

“Nhan helped me push beyond my fear blocks and given me the momentum I needed to get out of my comfort zone! Thanks to Nhan I was able to sell a property that I previously had great struggles with, and I’m finding everything I’m learning very, very valuable for my portfolio.” – Fiona, Sydney, NSW

**Click Here For More Details About My Events:**

[advancedpropertystrategies.com/fast-track](https://advancedpropertystrategies.com/fast-track)