

How does **Guaranteed On-Time Rent and No Skip-Outs** sound to you?

Mr. or Ms. Landlord --

Are you tired of losing money due to late rent, destruction of property, and tenants who disappear in the dead of night?

Then this is for you.

Maybe you're just *thinking* of becoming a landlord. If that's the case, then this is really for you, because your first tenants will be the most conforming, compliant, ***decent tenants*** you will ever have.

I'll tell you how to run the smoothest, most trouble free, and profitable apartment complex in town... in just a minute.

Don't waste any more time. Download this information now.

First, let's talk about what *isn't* working. Research all the options for making money in real estate and you'll spend days online, reading all the opinions of experts. I've done it too.

Dig just beneath the surface of people telling you how wonderful it is being a landlord and you start to discover all the crap you have to deal with, too.

Oh, nothing you can't deal with, *over and over and over again*. Believe me, I saw the opportunity to make money owning apartments, and I decided I could handle all the issues involved in land lording because I don't let stuff get to me. It's just business and I like people. So I started investing in my own properties and renting them out.

Then I bumped it up a notch.

Eight years ago I found a partner and invested in a 48-unit apartment building in a somewhat rough part of town. I still own it. And I've learned a thing or two about the east side of San Antonio, and keeping peace and sanity among my tenants, while staying occupied and safe. Would you believe we even have a waiting list?

What a learning curve! It's a full time job. Don't let any slick guru tell you it's easy. Especially one in a tie, who doesn't actually *manage* his properties!

I even started a website to help landlords get answers **before** they get in over their heads with maintenance, legal, and personal issues. (Trust me, things get personal, if you let them.)

But I'm not here to talk about that building. I want to tell you about the *alternative* to typical land lording. (Don't worry I didn't forget.) Just like me, you're going to want to jump in with both feet and find out all you can.

See, about eleven years ago, I met this guy, very nice guy at one of the monthly apartment association meetings, and he was always pretty calm, cool and collected. One of those guys who doesn't talk much – *until you start asking him questions.*

Little by little, the facts came out. He rents to parolees. That's it. That's the secret of his success...

The parolee market.

Now. I *know* what you're thinking because it's the same thing I was thinking... "YIKES." A bunch of unsavory, mostly male, ex-cons living under one roof? Sounds like a recipe for disaster!

But I was wrong.

As you research all the options you have to make money in real estate, for some reason this highly specialized niche never comes up. Why is that, I wonder?

Is it because people don't know, or is it because **most of the landlords/investors in this market are keeping the secret to themselves because it's very, very lucrative?** Or, (let's be honest here) maybe they keep it under their hat because telling people that you put roofs over the heads of people who were convicted of serious crimes, raises some eyebrows in polite company – OR, worse, makes people think you are preying on a disadvantaged market.

Yes, your rents come in like clockwork, even early, but did I mention this niche of land lording is surprisingly low on the stress scale. At first sight, would you even believe that?

Oh, sure, you've got the usual problems...leaky toilet, lost keys, etc. But your jaw would drop if you saw how "**drama-free**" this business is!

Why? These tenants, former prisoners trying to make it in the real world...they need you.

Don't believe me, do your research. Find out the dearth of living choices parolees have and you'll see why they're happy to find a clean, safe, secure place to live – just like anyone else! – because they have very limited options.

Show me the secrets to managing an apartment building in this desirable niche!

Parolees can't just rent an apartment anywhere. It has to be approved by their parole officer. I'll tell you how you can learn how to get linked up with this very valuable professional resource in a minute...

But the second reason you should really investigate this market before you deal with one more deadbeat tenant: Parolees are **motivated** to follow all the rules and be the **model citizen** while living in your apartment building!

Put yourself in their shoes. Fresh from jail, all bright-eyed and bushy-tailed to find a job and get back to normal life. You know, life without Bubba in the next cell over, mandatory cell checks, prison food, zero privacy, comfort... even daylight is rationed.

These guys have played by the rules because they wanted one thing - freedom. And they're not going to mess it up by causing YOU any trouble!

Finally - if you're running a business, this is the best part -- **they pay on time, every month.** They have to, or it's back to the big house.

Them's the facts.

How does that translate in to the ideal opportunity for you?

It's pretty easy to put two and two together. You learn from someone who's done it before.

I would never go into something like this without the advice of some who has experience in this area of land lording!

But opportunity has far-reaching after-effects. I was researching some of the statistics about parolees and recidivism rates. **The reality is that hundreds of thousands of prisoners are released each year.** But here's the bad news: about half of them go back to prison. Orlando will tell you about one guy, seemed nice enough, whom he thought was following all the rules (no problems at home, at least) and one day he was arrested and taken away. It broke his heart.

Things are rough for people released from prison. They are competing for jobs among people who don't have a record; they suddenly have to make dozens of small decisions each day that they are not used to (prison life is pretty cut and dry - you do what you're told to do), and they are trying to succeed in a world they failed at before.

So the reality is that yes, some people won't make it. And yet, *you can have a profound effect on the ones who are motivated to stay out of prison for good.* Imagine

the social good you are doing by providing someone with a decent place to live, with no violence, security, etc.

...**Just a good start for someone who has earned a second chance in society.**

I know there are aberrations to this rule, but for the most part, people want to stay out of prison, and a solid place to live provides a great start for people to make a strong go of it.

You can be that person who supports that second chance.

If you want to learn more about this business, who wouldn't? Orlando and I got together, sat down at a table, and hashed it all out. [I'll warn you, we probably don't win any awards for being politically correct because we're really just talking about running a decent apartment building. That's it. No judgment, and no super sensitive angle. It's about the business, and the stories that go with it. It's not an NPR show.]

These conversations and transcripts with my colleague will open your eyes to the practical, day-to-day aspects of renting to parolees. I want you to listen closely and go into this with eyes wide open before you commit.

In fact, even if you are **just considering becoming a landlord**, you can benefit from hearing about this unique and lucrative market.

Want the inside scoop? I'm about to show you what **does** work.

I'm interested! Show me the videos.

Even if you end up NOT going into this surprisingly safe rental niche, as a landlord, that's what you want – **one uneventful day after another**...and the rent checks reliably coming on or before the first of the month, twelve months a year!

Listening in on these insightful conversations will open your eyes to the realities of being a landlord ... because we compare and contrast everything! I'm in the regular rental market, and Orlando's in the parolee market, so we dice it out and discuss everything you *never* hear from someone who just wants to sell you on their land lording course, or who wants to sell you an apartment building!

Sure, Orlando can tell you stories, but his financial story is reliably predictable. He collects rent like the New York subway collects train fare. Nary a blip on the radar this whole time.

It's just regular business as usual. And if the odd tenant doesn't make his rent, someone new moves in the very next month. A quick make-ready and it's a done deal. **You'll hear more about that when you get these videos.**

Now, just so you know... The parolee market is easy because these folks are motivated.

- Motivated to NOT get in trouble.
- Motivated to stay employed, motivated to pay on time.
- Motivated to keep their apartments quiet and clean.
- Motivated because if they don't follow rules, they go back to jail.

But, this environment is not for everyone.

Orlando's apartment manager is a woman who lives on site, ***and no, she never has any problems with the tenants***, but make no mistake – you have to go into this environment with some inside information.

The truth is, many of these people (they're mostly men) are model citizens who just got into a little trouble at some point. Now, as long as they are out on parole, they simply want to get back to a normal life the best they can. Unfortunately there are limits to where they can live. They can't just rent anywhere.

Still, you have to cross some T's and dot some I's in order to provide a place for parolees to live...you know, prove that you run a decent shop, so to speak.

We'll talk about some of those guidelines in the course. I even got the inside skinny on post-prison life from a parole officer who's seen everything!

And he's looking for you to make his job easier by providing a place for parolees to live. State rules and regulations rule his life as much as the parolees he's paid to monitor! The easier you make his job for compliance, the more steady tenants you will have.

Are you following me?

The state-employed parole officer needs you. (You're doing him a service and making his job easier.)

Society needs you, because the reality is, sadly, assimilation programs for ex-prisoners never top the list of things taxpayers want their money spent on.

Released parolees need you, Mr. Landlord. Parolees appreciate the opportunity to live in your buildings, simply put...and that equates to a very good tenant for you!

So how does this work?

1. You'll access over **FOUR hours of video and audios** of recorded conversations between Orlando Rodriguez and me, Sam Maropis.

2. You'll also get SIX hours of Q&A calls hosted by us and designed to **get all your questions answered**. We'll do two calls each month. We figure three months is a good start. If you haven't put this stuff to use enough to actually bump into a question, then you're probably not going to implement this information right away. And that's okay, because human nature being what it is, this particular niche in real estate investing is NOT going anywhere. In any case, **we'll record the calls so you can benefit from other people's questions**. Fair enough?

You'll invest just \$197 today for full access, including automatic enrollment in the complimentary coaching calls.

Access important information about this highly profitable landlord niche.

When you think about it, you'd pay more than that for the damage made by your tenant's brother in law of who needs anger management class. Or to remove bed bugs from a unit, or to compensate for a broken lease. \$197 is a bargain in the rental world.

Furthermore, since you are literally partnering with us as we create this complete course by participating in the Q&A calls, we're keeping the price real low for now.

Now you have to ask yourself, what would it cost you NOT to know this information? I look at it as an investment in yourself and your business. (I pay my accountant and book keeper more for their time!) And...we're conveniently dropping all this right into your lap. You don't have to chase down an apartment building owner who knows this stuff, or find a parole officer that will talk to you. We're handing this to you so you don't have to do the legwork.

This is for you if you're the type who values uncensored information about a rarely talked-about topic. We've lived and learned this knowledge over the years, and, while it hasn't made us millionaires, it's definitely put a lot of money in our bank account. Enough to keep things humming along without NEAR the fuss that conventional landlords have to deal with.

In fact, I'm looking for another building for this niche right now, as I write this.

It's time to pay it forward and share what we've learned. You benefit from all the mistakes we've already made. We'll spare you the pain.

And finally, the guarantee:

Listen, I want you to know that you have my word that if you don't feel this information is worth every penny of your investment, I'll give you all your money back. I'm 100% sure you're going to run with this after you hear everything Orlando and I have to tell you about the parolee market and land lording in general. It's a slam-dunk.

If you don't think so, simply let me know and I'll refund your total investment. No questions asked.

Are you ready to get started?

The instant download is waiting for you.