

"PROOF: Completion Statements For Properties Found And Purchased Using The Property Marketing Millionaire System..."

How To Use This Special Report...

This special report will help you best when it is printed out and read in hard copy format. This allows you to easily and quickly flick through the report and highlight the most important sections. You can also make notes as you go along, directly onto the report itself.

Important:

The very best way for you to get the most out of this special report, is to print out the report and read it at least twice (making notes as you go along). File the report away as a handy reference guide.

I advise you to read through the whole special report in one sitting if you can. If you have any questions or queries you would like me to answer, please do feel free to contact me directly on:

Email: deep@property-system.com

I'm a BIG believer in proof. That's why I want you to see completion statements from my solicitor relating to all the properties that I found and purchased using the **Property Marketing Millionaire system** to prove that they are all genuine.

I'm going to take you through 10 actual deals I found and personally invested in. For each deal you can see proof from my solicitor that I actually did the deal.

If you need to see more proof, please do not hesitate to give me a call or drop me an email. Soon, I will take pictures of the properties and add them to this report.

Leicester (Beaumont Leys) 2 bed terrace

- **Purchase price = £52,000**
- **Total costs = £3,185.38**
- **True market value = £70,000**
- **Discount to market value = 21.16%**

The owners had their heart set on a new property, and this one had become a burden.

It was in desperate need of modernising (just cosmetic stuff) and ordinary first time buyers were getting turned off. The property was also very dark and poorly lit throughout.

The sellers of this property became very motivated after the owner of their new property became fed up with their delays and threatened to sell it to somebody else.

An advert I placed in my local paper, using my proven marketing techniques attracted the sellers to initially give me a call. I made them a cash offer of £52,000.

I partnered with a private investor from London and picked it up using none of my own money. I had it painted, re-carpeted and cleaned before getting a mortgage valuation from the bank at £70,000. It's now worth around £100,000.

P A Todd
SOLICITORS
142 Evington Road
Leicester LE2 1HL

9 January 2004

Mr P S Vadesha

Our ref: TT.EAB.23.5295

Tel:
0116 273 3091
Fax:
0116 249 0153
email:
p_a_todd@hotmail.com

DX 717065 LEICESTER 16

Dear Mr Singh

██████████ Grove, Leicester

I write to confirm that completion of your purchase of the above property took place today, and I now enclose my receipted invoice for your records.

I shall shortly be registering your title to the property at the Land Registry and, once this process has been completed, I will forward a copy of the Title Deed to you before sending the original to the Birmingham Midshires.

Yours sincerely


P A Todd

Birmingham (Marston Green) 2 bed flat

- **Purchase price = £72,000**
- **Total costs = £1,457.31**
- **True market value = £85,000**
- **Discount to market value = 13.58%**

The theme on this one is very similar to the last deal. This time the seller had found her dream home in Scotland and needed to sell this one to buy that one. She found my website through advertising that I place on the search engines. She

filled in the online form, which automatically came straight through to me.

I admired this seller because she knew the game I was playing. She knew I was getting a good deal and even made a point of telling me several times during our negotiations that she was practically giving it away!

We spent a lot of time negotiating over the price. She rejected me flat out when I initially offered £70,000 when she wanted £85,000. As with all rejected offers, I wished her luck and played the waiting game.

She came back to me a few weeks later when the agents failed to find her a fast buyer and that's when we did the deal.

I raised the money from private investors to purchase this one for cash. The mortgage surveyor who happened to be a local landlord himself, commented on the excellent price I'd managed to get which put a smile on my face.

Inevitably, when he asked me how I found it I mumbled something about 'contacts' and moved onto another subject. He had no idea how many of these deals I was getting through the Internet right under his nose :-)

10 December 2004

Mr P Vadesha
314 Uppingham Road
Leicester
LE5 2BE

Our ref: TT.IY.EAB.24.6589

P A Todd
& Company

SOLICITORS

142 Evington Road
Leicester LE2 1HL

Tel:
0116 273 3091

Fax:
0116 249 0153

email:
p_a_todd@hotmail.com

DX 717065 LEICESTER 16


Dear Mr Vadesha

[REDACTED] Tile Cross

I write to confirm completion of the purchase of the above property took place today and I now enclose my receipted invoice for your records.

I will shortly be registering the title to the property at the Land Registry and once this has been completed I will write to you again.

Yours sincerely


P A Todd & Company

Leicester (Mowacre Hill) 3 bed semi (portfolio of 4)

- **Purchase price = £33,000**
- **Total costs = £800**
- **True market value = £45,000**
- **Discount to market value = 26.67%**

Leicester (Mowacre Hill) 3 bed semi (portfolio of 4)

- **Purchase price = £33,000**
- **Total costs = £800**

- True market value = £45,000
- **Discount to market value = 26.67%**

Leicester (Mowacre Hill) 3 bed semi (portfolio of 4)

- Purchase price = £33,000
- Total costs = £800
- True market value = £45,000
- **Discount to market value = 26.67%**

Leicester (Mowacre Hill) 3 bed semi (portfolio of 4)

- Purchase price = £33,000
- Total costs = £800
- True market value = £45,000
- **Discount to market value = 26.67%**

I bought these 4 as a portfolio through auction in partnership with an experienced local property investor.

The Property Marketing Millionaire system includes steps you can use to automatically and effortlessly keep in touch with auctioneers so that they contact you first when the juiciest deals are about to come up for auction - **this is the technique I used to find these 4 little gems.**

COMPLETION STATEMENT	
MR PARMDEEP VADESHA	
LOT [REDACTED]	LEICESTER

Purchase Price	£133,000.00	
Less deposit paid at auction	<u>£ 13,300.00</u>	£119,700.00
Add Rakkani Solicitors costs and disbursements (as per client care letter):		£ 2,210.25
Add Sellers Package fee (as per Contract)		£ 356.00
Add Sellers fee for transfer (as per Contract)		£ 35.25
Balance required to complete		<u>£122,301.50</u>

(as per 27.09.01)

Please note that we have included vat on our professional fees, however, if by completion we have not obtained our vat registration number we shall reimburse you for the vat figure)

Birmingham (Halesowen) 2 bed flat

- **Purchase price = £70,000**
- **Total costs = £758.74**
- **True market value = £85,000**
- **Discount to market value = 16.75%**

This deal came to me via my desperate seller finding website. She had spotted an online advertisement, clicked through to my site, filled in a form on the website and then that form immediately came through to me via email. I gave her a call right away.

The seller was expecting a baby and she'd outgrown this flat. It needed

modernising (she knew that it needed work) and she wanted a quick sale so she could move to a new place before the birth.

She'd already had offers from other "cash buying property companies" but interestingly she took mine over all the others - even though my offer turned out to be **lower**.

This is why it really pays to pay motivated sellers special attention when you meet with them. People generally prefer to work with people they like and trust to perform and not (as you'd expect) just those who promise them the most money.

7 January 2005

Mr P Vadesha
314 Uppingham Road
Leicester
LE5 2BE

Our ref: TT.NA.24.6483 Vadesha

P A Todd
& Company

SOLICITORS

142 Evington Road
Leicester LE2 1HL

Tel:
0116 273 3091

Fax:
0116 249 0153

email:
p_a_todd@hotmail.com

DX 717065 LEICESTER 16

Dear Mr Vadesha

██████████ Crescent

I write to confirm that completion of your purchase of the above property took place today, and I now enclose my amended completion statement and receipted invoice for your records.

I shall shortly be registering your title to the property at the Land Registry and, once this process has been completed, I will forward a copy of the Title Deed to you.

Yours sincerely


P A Todd & Company

Birmingham (Handsworth) 3 bed terrace

- **Purchase price = £57,500**
- **Total costs = £4,469.39**
- **True market value = £83,000**
- **Discount to market value = 25.34%**

This one is a bit of a long story...

The seller found me through my Internet website and filled in my online form. My website immediately emailed the form to me. Within an hour, we were on the phone discussing the property.

The seller needed the money to pay off her mounting debts and also purchase a new car. She had not put the property on with an agent. I realised why, when I visited the property personally and saw how much rubbish she'd packed into the place...

The highlight of my inspection turned out to be an 8 month old meat casserole shed cooked and then left in a cupboard to rot. I knew from the condition of the property, her desperation to sell and the price she was willing to accept that this was a fantastic deal.

In this business, it pays not to ask too many questions when you have a great deal staring you in the face. I had an investor from London make the trip down a few days after my viewing and we bought it soon after.

W

P A Todd
SOLICITORS
142 Evington Road
Leicester LE2 1HL

8 April 2004

Mr P Vadesha
314 Uppingham Road
Leicester
LE5 2BE

Our ref: TT.NA.24.5722

Tel:
0116 273 3091

Fax:
0116 249 0153

email:
p_a_todd@hotmail.com

DX 717065 LEICESTER 16

Dear Mr Vadesha

██████████ Road, Handsworth

I write to confirm that completion of your purchase of the above property took place today, and I now enclose my receipted invoice for your records.

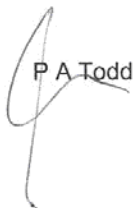
I shall shortly be registering your title to the property at the Land Registry and, once this process has been completed, I will forward a copy of the Title Deed to you before sending the original to the Birmingham Midshires.

I also enclose a Stamp Duty Land Transaction Return form which requires your signature where indicated by the pencil crosses on the penultimate page.

I will complete the form on your behalf and will arrange for it to be lodged at the Inland Revenue to complete the registration formality once it has been signed.

Please then return the signed form to me in the envelope provided together with details of your National Insurance number.

Yours sincerely


P A Todd

Kettering 3 bed terrace

- **Purchase price = £70,750**
- **Total costs = £841.76**
- **True market value = £85,000**
- **Discount to market value = 15.77%**

The seller contacted me through a friendly estate agent that I had been getting to know via letters and postcards as well as a few personal visits made to her office. My persistence eventually paid off with this cracking little deal.

The seller's mother needed to move back to Russia very quickly and she needed a fast hassle free sale. The property had recently been completely redecorated so it was simply a case of placing an advert in the local paper and getting a tenant in, which I did within a couple of weeks.

I remortgaged the property for 85% of its true market value (which happened to be a lot more than the price I paid for it) with a different bank to effectively own it without having put any of my own money in.

P A Todd
SOLICITORS
142 Evington Road
Leicester LE2 1HL

16 April 2003

Mr P S Vadesha
314 Uppingham Road
Leicester
LE5 2BE

Our ref: TT.NA.23.4754

Tel: 0116 273 3091
Fax: 0116 249 0153
email: p_a_todd@hotmail.com
DX 717065 LEICESTER 16

Dear Mr Vadesha

Purchase of [REDACTED] Kettering

I write to confirm that completion of your purchase of the above property took place today, and I now enclose my receipted invoice for your records together with a cheque for the balance due to you.

I shall shortly be registering your title to the property at the Land Registry and, once this process has been completed, I will forward a copy of the Title Deed to you before sending the original to the Birmingham Midshires.

Yours sincerely


P A Todd

Leicester, Coalville 4 bed detached

- **Purchase price = £180,000**
- **Total costs = £581.13**
- **True market value = £220,000**
- **Discount to market value = 18.19%**

This is a really interesting deal. The seller contacted me through my direct mail marketing to his property. He was going through a repossession at the time. He wanted me to help him out of his debt problems so he could stay in his home. I did a sale leaseback + option to buy back deal with him. Here's the facts...

By the time he contacted me, the repossession was due to go ahead within a matter of days so I did not have the time to get a mortgage. I instructed a valuation which came back at £220,000 giving me £40,000 of instant equity.

I purchased cash for £180,000 while I waited for the mortgage offer to come through. When that came through we remortgaged the property based on its true value, released £187,000, kept around £6,500 in cash to use for further deals and then rented the property back to the seller.

The rent is £1,000 per month giving me £100 per month clear cashflow. He is happy to pay this figure because his debt repayments before we met were £1,800 PER MONTH so I pretty much halved his monthly outgoings.

The interesting twist to this deal that I mentioned earlier is that we did this deal using something called a 'lease option'. I leased/rented it back to the previous owner on a normal 6 month AST agreement AND I also gave him the option of buying it back from me at anytime in the next five years at a pre-agreed price.

This basically means I now have an excellent tenant paying me over market rent for my property, who treats the property like his home and will not trash the place because he wants to buy it back from me and he pays the rent dead on time each and every month because one of the conditions of the option to buy back from me is that he must not miss any rent payments.

If he does not buy back from me I continue to make an excellent income on an appreciating property and the seller happily stays on in his home and if he does buy the property back I'll make at least £30,000 in clear profit. Win/win for everyone involved ☺

p a todd company

21 July 2006

C/o Mr P Vadesha
314 Uppingham Road
Leicester
LE5 2BE

solicitors

142 Evington Road
Leicester LE2 1HL

Tel:
0116 273 3091
Fax:
0116 249 0153
email:
enquiries@patodd.co.uk
DX 17008 Leicester 2

Our ref: NA.HF.26.8398 Vadesha

Please contact: Miss Naz Alimahomed
nazira@patodd.co.uk


Dear Mr Vadesha

██████████ Road, Coalville

I write to confirm that completion of your purchase of the above property took place today, and I now enclose my receipted invoice for your records.

I shall shortly be registering your title to the property at the Land Registry and, once this process has been completed, I will forward a copy of the Title Deed to you.

Yours sincerely


p a todd & company

Spain, Marbella (10 mins from Puerto Banus) 2 bed apartment

- **Purchase price = 310,000 Euros**
- **Total costs = 200 Euros**
- **True market value = 450,000 Euros**
- **Discount to market value = 31.12%**

This is another interesting deal. I used the Property Marketing Millionaire System to find it.

A group from the UK had purchased a property over in Spain a few years back and were having great difficulty with the property. They were trying to rent it through the wrong channels (and not having any joy) and trying to sell it at the same time again through the wrong people.

They eventually reached the point where they just wanted to get rid of the property. They found a UK buyer who offered to buy it for 310,000 Euros but that would take a while. Someone noticed the bargain price and offered to find them a fast buyer. That's when he came to me.

I paid them about £60,000 to cover their equity in the property which left 225,000 Euros or so in debt. I promptly increased this via a remortgage to get my money out and own the property no money down. I now a beautiful Spanish apartment on one of the best golf courses in Spain. I sometimes visit to get away and relax. Other times I rent it to friends and family who want to go and set their goals, relax by the beach, go shopping or have fun at the nightclubs and bars down the road at the fabulous Puerto Banus area.

I also have all my favourite motivational products and books there for visitors to read and be inspired. If you would like to go enjoy yourself in Spain at the property let me know. Flights start from around £30 and take about 3 hours. I will sort out an excellent deal for you – <mailto:deep@property-course.com>

The point to note is I did not actually buy this property. I've just taken it over in all respects apart from the actual ownership. This is because there is a 140,000 Euro tax loss in the property. So if I sell it for 450,000 Euros down the line I will pay no tax – since it will be sold under the current owners name and not mine and he has not made any profit.

If ever you do anything like this, make sure you have an excellent English speaking Spanish lawyer cover all the legal angles with you and if you do not trust the sellers 110% then don't do it!

BANCO POPULAR		ADEUDO POR PRESTAMOS HIPOTECARIOS POPULAR-NO RESIDENTES		002/002 107200	081106 0310
				CODIGO CUENTA CLIENTE (C.C.C.)	
				Unidad	Origen
				06-11-2006	0075
				Num. de Cuenta	
				15	
DATOS DE LA OPERACION (TITULAR D./D.S.)			Núm. de Cuenta	Capital / Límite	Saldo Pendiente /
			Prestamo/Credito	Concedido	Límite Disponible (*)
				233.980,20 EUR	222.926,13-EUR
					Vencimiento de la Operación
					04-02-2026
LIQUIDACION DEL 04-10-2006 AL 04-11-2006					
FECHA APUNTE	CONCEPTO	MOVIMIENTOS		VALOR	SALDO
		DEBE	HABER		
04-10-2006	SALDO ANTERIOR			04-10	224221,75-
04-10-2006	AMORTIZACION PRESTAMO		646,77	04-10	223574,98-
	4/12/06				222294,00
DETALLE DE LA LIQUIDACION	POR AMORTIZACION	POR INTERESES DEL PERIODO	TOTAL CUOTA	COMISION APERTURA / GESTION	GASTOS DE ESTUDIO
	%	%	Importe	%	Importe
	646,85	3,875	721,96		
			1.370,81 EUR		
	INTERESES DE DEMORA	L.V.A.	CORREO		
	%	Importe	Importe		
		0,29			
				TOTAL LIQUIDACION	
				1.371,10 EUR	
NOTA: A los efectos del artículo 1.110 del Código Civil, queda establecida la reserva de que el presente documento es estanco las obligaciones que correspondan al deudor por razón de débitos anteriores.			TALONER	IMPORTE ADEUDADO	VALORACION
			3,900	1.371,10 EUR	04-11-2006

Northampton (City Centre) new build development of 24 apartments

- Purchase price = £835,000
- Total costs (excluding land cost) = £3,240,900
- **Gross potential profit (flats are presently in construction) = £880,000**

This is my biggest deal to come out of the Property Marketing Millionaire System. The deal came to me through an estate agent in Northampton who I had been leafleting using standard Property Marketing Millionaire System letters.



There are 3 major private investors in this deal. The project is still under construction. I will upload more pictures of the completed development as soon as I have them.

Scrutinise my deals carefully. They are all genuine.

I have put all this proof here for 2 reasons. Firstly, to prove that I am genuine. Secondly, to show you that...

Making Money In Property Is Easy When You Only Deal With Desperate Sellers Of Bargain Properties

Heck, if a 24 year old kid like me can do it starting with nothing whilst working nights for £5 an hour, why can't you?

That's What Happens When You Have A Proven System Do All The Hard Work For You!

A system that works hard to find, and filter out desperate sellers from the sea of timewasters that are out there ready and willing to say 'no' no matter how many weeks of hard work and effort you have put into the deal...

If you want to find genuinely undervalued "off the market" bargain properties and make the kind of money you deserve to be making in property, then you'll want to seriously consider learning more about my...

Property Marketing Millionaire System



I am extremely proud of the **Property Marketing Millionaire** system - essentially my life's work. I've spent over 8 MONTHS putting this huge system together to bring you the techniques and strategies I use to find masses of desperate sellers of bargain properties through the Internet and dozens of other means.

Please Note: The system **CANNOT** be purchased without my approval – **that's why I make everyone apply first.**

If your application is accepted, then you get a 50,000 word manual, your own bargain property website, direct mail software, **ALL** my proven advertisements, a one-on-one consultation with me and much, **much** more...

In fact, if I accept you as a member and you haven't made £50,000 after 12 months, then I'll write you a cheque for at least £1,994 – That's how much confidence I have in my proven system!

Simply, click the link below if you want to know more:

<http://www.property-system.com/system.htm>

That's the end of this special report I'm afraid – I hope you enjoyed reading it!

Wishing you all the best with your property business,

Kind regards

A handwritten signature in blue ink, appearing to read 'Parmdeep Vadesha', with a long horizontal line extending to the right.

Parmdeep Vadesha
Managing Director, Vadesha Properties Ltd