

**If The Only Thing Stopping You
from Making up to 34.5% Profit
from Property Investment Within
the Next 12 Months is Not
Knowing How....**

Then Find Out How...and Where in This

Special Property Report

Dear Property Investor,

Did you know that since 1980, property price growth in Spain has turned a £2,000 investment into £84,400 in real terms today?

But if you missed out, don't worry because it's about to happen all over again! Read on to find out where.

If you bought into the UK property market a few years back you could now be enjoying the real cash benefits in terms of a regular income from rent receipts or from the proceeds of the sale of the property. Alternatively, you could now be sitting on a nice equity nest egg and looking forward to a secure future.

But if you're new to the UK property investment market, or you're looking to add to your existing property portfolio, let's face it, today a 2%-5% annual return on your investment isn't much to get excited about.

For anyone considering investing, or further investing in the UK property market, perhaps it's **time to take a look at the alternatives.**

Unless you're looking at the long term, and that means 10, 15 or even 20 years, then the UK property market is looking less likely to provide you with a profitable regular income

or sufficient equity to make any substantial gain in the short term.

This year, the major mortgage providers, Halifax and Nationwide, predict that property value in the UK will grow by an average of only 3%. You could realistically receive a better return on your capital investment by putting your cash straight into a bank or building society.

It's true that some regions of the UK, mainly from the midlands northwards, are seeing slightly better percentage rises, but the gap between the north south divide is gradually closing. And with very few bargains to be had almost anywhere in the UK, it is perhaps time to consider looking elsewhere.

After all, 3% growth is only 3% off stagnation. Whereas **20% to 35% in the short term and over 400% return** on investment in the long term, could amount to a very early financially secure retirement for some, and a substantial regular income for others.

It's Time to Take a Closer Look at the Overseas Property Markets for Maximum Returns on Minimum Investment

Spain has been a favourite holiday destination for hundreds of thousands of UK residents for more than 3 decades. And in the last 20 years many UK property investors have come to realise that Spain offers much more than sea, sand and sun.

It is estimated that more than 500,000 British residents now own property in Spain.

Since Spanish property became the focus of the savvy property investor, small fortunes have been made from renting, or buying and selling villas and apartments all over the country. Many Brits have even retired there, and many with the proceeds of their gains in real estate.

The Spanish property market, which saw growth of 170% from 1997 to 2005, still has potential for buy to let investments, but over the past 18 months, this has noticeably been in decline. Spanish property prices are expected to rise between just 5% and 7% during 2006.

The reason? Demand for holiday homes, retirement homes and buy to let properties in Spain appears to have reached a peak. In effect, the bubble has burst.

When you consider what has been happening to the UK property market over recent years, it's not too difficult to forecast the future for the Spanish market.

Many potential Spanish property investors have been quick to realise this and have begun to look at investment opportunities elsewhere in Europe. Property investment programmes, as recently broadcast on TV, have enlightened many people to the opportunities available in France.

The idea of buying a very cheap French country house, renovating it and selling it on as a retirement home, or letting it as a holiday home, is becoming a common reality for many adventurous and financially astute investors.

Whether you consider a French country home for renovation and sale, or to let long-term or short-term, France offers some of the best value for money properties in Western Europe.

And despite the decline in the Spanish property investment market, and the ever-growing popularity of investing in French property, both markets still offer better returns on investment compared to the UK. The property markets in both these countries are expected to grow by on average 5% to 8% during 2006 and 2007.

However, it's still far short of what you can expect, if you're prepared to look a little further afield.

Why the New Emerging Property Markets Look Set to Offer HUGE Returns on Your Investment

There certainly appears to be a trend, in which countries that have become popular holiday destinations for UK residents inevitably become the target for UK property investors.

According to the office for National Statistics, Spain was the most popular holiday destination abroad for UK residents in 1998, and still is today with more than 10 million visits expected. The number of visits to France and the United States were higher in 1998 than in previous years, and France remains the second most popular choice today.

European destinations are still more popular with British holidaymakers than any other parts of the world, while the United States is the most popular non-European holiday destination.

But trends are changing...

Rising fast up the popularity charts are the much less expensive, least visited, newly admitted European Union member countries. These include Cyprus, Czech Republic, Estonia, Hungary, Latvia, Lithuania, Malta, Poland, Slovakia and Slovenia.

As these countries gradually benefit from their membership to the European Union, through huge injections of financial aid and profitable trading agreements, they will become much more popular as tourist attractions. In turn more tourists will require more short-term accommodation.

Can you see the picture emerging?

As more tourists discover the previously hidden delights these countries reveal, the more chance visitors will want to buy property in them and financially benefit from each country's imminent growth and development.

This aspect of property acquisition is already evident in some European countries, which joined the EU in the early stages of development, notably Italy, the Republic of Ireland, Denmark, Belgium and the Netherlands. All have attracted UK property buyers over recent years and **all have experienced phenomenal growth in property market values.**

Although all our European neighbouring countries still look promising for the long-term investor, the Eastern European countries hold the **most potential for huge gains** in the short term, and could realise 400% or more for the long-term investor.

Did you know that Poland will receive 11.4 billion Euros during the first two years of EU membership?

As EU finance helps to pay for rebuilding and modernising these countries' infrastructures, the more appealing they will become to visitors, and ultimately the buy to let and buy to sell investors. But the best opportunities lie in renovating for profit, and in some cases renovating may simply be a case of upgrading and modernising.

From the evidence, there's no doubt that the next UK based property millionaires will be making their personal fortunes from the East European property markets, and from other untapped property markets in many other areas of the world.

Will you be one of them?

What Does Eastern Europe Have to Offer the UK Based Property Investor?

Most Eastern European countries were once thought to be cold, dark and desolate places, but nothing could be farther from the truth.

The fact is, Eastern Europe is home to stunning scenery, unspoiled countryside, beautiful coastlines, unexplored forests, a wealth of history and culture, and now offers a gateway to some of the most exciting emerging economies and real estate markets in the world.

Unlike the densely populated towns and cities of Western Europe, by comparison most European towns and cities are spacious and much less populated. Most still rely mainly on agriculture as a means for supporting their local economies and most have far less commercial enterprises.

But within the next 10 years, all that will change dramatically.

At the lower end of the scale some current property prices are as little as £6,000 for a mountainside chalet in Bulgaria or £30,000 for a castle in Poland. However, both would obviously be in need of major restoration.

Hungary has one of the wealthiest and most stable economies in Eastern Europe, but what's much more exciting for the property investor is being able to buy a brand new luxury apartment there for **less than £28,000**.

However, you can expect to pay in the region of £50,000 to £65,000 for a new 2 bedroom apartment in Cyprus.

With property prices like these it's no surprise that Eastern Europe is beginning to attract the attention of many investors here in the UK.

Just imagine what the euro can buy you in Spain then think up to five times that in Poland and Hungary!

With Eastern European economies set to boom over the coming years, property prices will inevitably rise at a steady pace. There has never been a better time to explore the opportunities and plan any overseas investment in any Eastern European country, especially those that have recently joined the European Union and those now waiting to join.

If you'd like to see your money grow at a phenomenal rate, you should seriously consider the prospects of investing in the Eastern European Property Market. Most promising returns are predicted from those of new EU member countries, and countries like Romania and Bulgaria who are currently being considered for membership.

The general advice is to get in early before the flood gates open.

What You Need to Know About Investing in Property Overseas

Property investment consistently out-performs stocks and shares and looks likely to continue producing large financial gains well into the future. This will be more apparent within the emerging markets of Eastern Europe, the Caribbean, South Africa and the USA.

But markets can change and the savvy investor should be alert to the many factors which could affect property price values in both the long and short terms.

Other considerations include the obvious language barriers, tax implications, legal requirements, laws and by-laws, bank accounts, local services, utilities, engaging agents and contractors plus many more important issues.

It's obviously very important to familiarise yourself with your chosen country's cultural and social affairs together with all the relevant procedures and legal issues before embarking on any overseas property purchase.

There are currently numerous courses, workshops and seminars being offered by investment training organisations up and down the country. Two to three hour long workshops are generally free, but they are usually cleverly disguised as a sales pitch leading to more intensive training courses, which come with a price tag.

Likewise, some one and two day seminars are offered free, but you may be expected to sign up to a property management agreement, whereby the company will handle all your property purchase affairs for a percentage of the purchase price, or annual profits if buying to rent, or a percentage of the sale profits.

The message here is to be careful in what you sign up for.

Courses can cost upwards of £300, and can be as high as £500. They generally cover areas such as how to get into the investment property market, how to find and buy investment property, how to build a portfolio, and how to buy property abroad, whether for buy-to-let, renovation and resale, permanent residence, or a holiday retreat.

The new alternative to attending a workshop, seminar or course, in which only a limited amount of information may be available, and in any case may apply to only a small number of countries, is an intensive home study course, which covers **every conceivable aspect of the business.**

Learning from the comfort of your own home and in your spare time, is not only much more convenient, it's a whole lot cheaper too.

We at XXXXXXXXXXXXXXXXXXXXXXX have identified a need for **quality and accurate information** relating to overseas property investment, so after many months of intensive research, we have finally produced a comprehensive course, which **deals with every aspect of the subject.**

How to Get All the Overseas Property Investment Information You Need to Minimise Your Financial Risk

We strongly believe that a property investment course should cover absolutely **everything you'll ever need to know** about buying overseas property **safely**. And the only way this can be achieved is to be in possession of all the facts concerning the country of your choice, the purchase process, the buy to let process, the renovation process and buying for retirement.

This in-depth course has been specially designed for new and experienced overseas property investors looking for profitable opportunities in both the long and short term.

Included in each lesson are self study exercises and assignments to ensure that you take in everything you learn.

In lesson #1 you'll discover how to **Find Property Opportunities Overseas**, including how to find and choose the best overseas properties from the country of your choice.

You'll learn about living, working and doing business abroad.

You'll learn how to avoid the common pitfalls and mistakes that many other inexperienced investors have come across.

You'll discover a very simple way to test the market, which many investors tend to overlook.

You will simply have all the information you need to start and run profitable overseas property projects of your own.

With ***Profits from Overseas Property....***

- You'll learn how to find the best development opportunities.

- You'll learn all about the different types of property, and the various different opportunities that exist abroad.
- You'll learn how to finance and manage your projects successfully.
- You'll learn how to make an offer, and everything else about the procedures of purchasing and conveyancing.
- You'll learn about buy to sell, buy to let and many other ways of making money from your overseas property.
- You'll have access to information reports on what are currently some of the most exciting and profitable overseas property opportunities available.
- You'll get country background information, current market information, tax liability information, information about finance, health and welfare, information about utilities and services and various useful contact details.

Your Passport to Short-Term Wealth and Long-Term Prosperity

Profits from Overseas Property is not just an information publication, it's an educational lifeline for overseas property investors. It's a comprehensive training manual designed to help you get started in overseas property investing at minimal cost and with minimal financial risk.

Throughout the course you'll learn how to find the right property and how to go about buying, renovating if necessary, and how to let your property for maximum returns on your investment.

Nothing is left out as you can see here from the course modules:

Unit 1. Finding & Choosing the Best Overseas Properties

- Buying for Profit
- Choosing a Country
- The Practicalities

- Living, Working and Doing Business Abroad
- Self-Employment
- What You Must Know About Cheap Flights
- The Cost Of Living
- Beginning the Property Search
- Common Pitfalls and How to Avoid Them
- A Simple Way to Test the Market
- Home Exchange
- Maximising Your Investment
- How to Spot the Best Location
- Location Checklist

Unit 2. The Best Ways to Make Money

- Investing in Older Properties
- Investing in Resale Properties
- Investing in New Properties
- Opportunities in Buying Off Plan
- Building Your Own Property Abroad

Unit 3. Low Cost Ways of Investing

- Profit from Shared Ownership
- Profit from Leaseback
- Profit from Timeshare
- Holiday Property Bonds
- Profit from Retirement Property

Unit 4. Prices and Potential - A Crash Course

- How to Assess Prices, Values and Investment Potential
- Dual Pricing
- Location
- Hagglng and Discounts
- Buying Overseas and Property Surveys
- Community Property: What It Is and What It Means

Unit 5. Buying and Finance Guide

- Buying Using Overseas Estate Agents
- Raising the Money and Managing Your Finances
- Essential Considerations
- Exporting Money
- International Money Transfers
- Bank Accounts Abroad

- Offshore Banking
- Overseas Property Mortgage Finance
- Investing In Property Through An Offshore Company
- Remortgaging
- Foreign Currency Mortgages–Essential Considerations
- Claiming Mortgage Tax Relief
- Repayment Problems
- The Real Costs Of Buying Overseas
- Taxes and Taxation
- Property Taxes/Rates
- Wealth Tax
- Capital Gains Tax
- Inheritance and Gift Taxes
- Income Tax

Unit 6. The Legal Aspects

- Conveyancing and Contracts Explained
- Using a Lawyer
- Conveyancing
- Property Purchase Contracts
- Types Of Contracts
- Conditional Contracts
- Paying a Deposit
- Completion of Contracts
- Tax and Tax Saving
- Final Act of Sale
- Registration of Ownership

Unit 7. Selling, Renting & Renovating

- Buying to Sell Opportunities
- Finding Profit-Taking Opportunities
- Selling Your Property Yourself
- Getting the Best from an Agent
- Tips to Ensure a Successful Sale
- Selling to Retirement Buyers
- Renovating Overseas Property for Profit
- Profits From Renting and Holiday Letting
- Bed & Breakfast and Gîtes
- Rental and Expenses
- More Essential and Useful Information For Overseas Property Investors
- Property Security
- Utilities

- Local Travel and Transport
- Driving Abroad
- Garages and Parking
- Customs Considerations
- Health Considerations
- Home and Contents Insurance

Plus self study and exercise assignments to ensure you remember all that you learn.

Plus Full Country Reports on all the following, which includes:

Country Fact Files, The Property Market, Property Finance, Property Taxes, Conveyancing, Buy to Let, Controls on Foreign Ownership, Build Quality, Customs Notes, Crime Rate, Health, Residence Permits and Work Visas plus Embassy Details and Tourist Office Details.

We've included all the facts and figures attendance course and seminar speakers tend to leave out.

Countries and Investment Opportunities Detailed Include...

- Investing In Austria
- Investing In The Baltics
- Investing In Bulgaria
- Investing In The Caribbean
- Investing In Croatia
- Investing In Cyprus
- Investing In The Czech Republic
- Investing In Dubai
- Investing In France
- Investing In Germany
- Investing In Greece
- Investing In Hungary
- Investing In Italy
- Investing In Malta

- **Investing In Montenegro**
- **Investing In Morocco**
- **Investing In Portugal**
- **Investing In Romania**
- **Investing In South Africa**
- **Investing In Spain**
- **Investing In Turkey**
- **Investing In The USA**

Learning about the vast real-estate investment opportunities available in Europe and other areas of the world is not something you can easily pick up during a 2-day course or seminar. It takes time to digest and fully understand the complexities and how to deal with them as they arise.

Investing wisely and above all safely is all about having the facts and figures in front of you, and having access to correct and up to date information, **before** you make any decision to buy.

Profits from Overseas Property provides you with all the vital information you need, saving you months and months of painstaking research and fact-finding.

You can order your copy of the full course today for just £147, and be well on your way to buying your first property abroad or increasing your current portfolio within a few short weeks.

Remember! Those that get in early are more likely to gain the most.

Complete the enclosed order form and we'll rush your course to you within the next few days.

Our 30-Day, 100% 'No-Quibble' Money Back Guarantee

This could possibly be the best investment you'll ever make. But just so you can be absolutely sure the ***Profits from Overseas Property*** course is everything we say it is, and that it includes all the facts and information you need, order a copy today...

...and if for any reason you're not 100% satisfied, just return the course to us within 30 days for a full 100%, no questions asked refund.

Plus...

Order today and we'll give you a very special bonus absolutely **FREE!**

*** Special Bonus ***

Insider's Property Tips

This is an invaluable 2-part handbook, which every prospective property investor can't afford to be without. You'll get an insider's account of what to do, when to do it and what to avoid at all costs.

In the first section of this handbook you'll have access to no less than **27 Insider Property Tips**, any one of which could make a big difference to your investment plans and ultimately your financial success.

In the second part of this important publication, you'll discover some nasty tricks often used by UK estate agents.

Estate Agents Dirty Tricks and How to Turn the Tables on Them

If you're considering buying any type of property in the UK, you **must** read this report first!

Revealed are the top 5 dirty tricks most often used by estate agents, and how you can turn them around to your advantage. Some estate agents think they can get away with almost anything. Don't let them!

This special **Insider's Property Tips** handbook is yours free when you order a copy of our **Profits from Overseas Property** course.

Investing in overseas property is very likely to be one of the most important financial decisions you'll ever make. Do it right and it will almost certainly be the most financially rewarding decision of your life.

Our ***Profits from Overseas Property*** course is designed to ensure you have all the facts, know all the pitfalls, choose the best properties from any number of prime locations, minimise all financial risks and get the maximum return on your investment.

With the prospect of more than 400% return on long-term investment, and up to 35% in the short-term, there has never been a more exciting time for overseas property investors.

Order a copy of our comprehensive ***Profits from Overseas Property*** course now, and you can confidently begin planning your financially secure future within the next few days.

To your wealth and prosperity,

The Publishers