



GOVERNMENT TAX LIEN CERTIFICATES & TAX DEED SALES

Are You Looking for Tax Sale Lists?

**You Can Buy Tax Lien Certificates for as Little as
\$82.28 and Safely Earn 16% by State Law.**

Hi, my name is Michael Williams.

I've been investing in tax lien certificates for over 10 years now and have seen many certificates earning from 16 to 24 percent.

In fact, here's a copy of a tax lien certificate I purchased on the Internet for only \$82.28 that earned 16%.

This is a fixed interest rate. It doesn't change from day to day depending upon market uncertainty.



Ross Jacobs
Yavapai County Treasurer

Bidder ID	Cert Num	Seq Num	Parcel ID:	Face Value	Winning Bid
11598	19195	00256	103-12-054A	\$82.28	16.00%
Totals:			1	\$82.28	\$0.00
Total Deposits/Payments Amount					\$100.00
Already Refunded					(\$17.72)
Total Won Amount					\$82.28
Refund Due					\$17.72

This economy may be bad for some, but **YOU** can take advantage of this market.

This is the perfect economy for you to be a tax lien investor.

☑ There are more liens at higher interest rates and

☑ More liens are available for purchase online and by mail.

What's exciting is that many counties in states across the U.S., like Maricopa County in Arizona, are holding their sales on the Internet rather than at the courthouse, **making travel expenses and time away from home a thing of the past.**

Florida is a state where many of the counties are conducting their tax lien certificate sales online. And certificates that remain unsold are later available for purchase through the mail from the county, with the buyer receiving the full state-mandated annual interest rate of **18 PERCENT.**

*****FLORIDA Tax Lien Sales are held once a year in May and June. Get involved so you don't miss out!*****

Just off the top of my head, I know of 13 counties that are holding their tax lien certificate sales through Internet Auctions, so you don't even have to travel. These include Broward County, Citrus County and Pinellas County.

Even if you are not comfortable with the Internet, you can simply use the mail to purchase over-the-counter liens. You only need an envelope, a stamp and a little knowledge.

Now, you may wonder whether this investment strategy is out of your reach. It's NOT!

You do not need to be a U.S. citizen to invest. If you live outside the country, you can either apply for a tax identification number from the Internal Revenue Service, or set up a U.S. company to invest for you. The Rogue Investor program comes with a business kit that you can use to help get you started, whether you are from Canada, U.K., New Zealand, Australia or anywhere in the world.

Bad Credit Score?

Don't worry about it. Tax liens do not require you to have a job or perfect credit!

NO CREDIT SCORE OR JOB REQUIRED

County governments do not check your credit score or make sure you have income from a job. They only check your name and SSN or EIN to make sure you don't currently have delinquent taxes in their county. That's it!

Your credit score can be a 500, 600 or 795. It's easier to buy a tax lien than rent an apartment!

Remember, if you have retirement money tied up in an old 401k or IRA plan, the chances are you could do better with your money. All you have to do is set up a self-directed IRA account.

Now read on and I'll explain even more.

Tax Liens

Welcome to the tax lien and tax deed process and how you can earn huge investment returns from this little known investing strategy that is controlled by the local government and backed by real estate.

The collection of property taxes is a huge priority in every county in the United States. Literally, if a county cannot collect property taxes, it will go broke.

To make sure this doesn't happen, in tax lien states the county places a lien on any property with delinquent property taxes and sells the debt to investors. This creates a win-win situation for everyone: the county gets its money, delinquent property tax owners get a little extra time to pay their overdue property taxes, and investors get a low risk, high return investment.

How high is the rate of return on tax lien certificates?

- **Arizona:** tax liens pay an annual return of **16%**.
- **Illinois:** tax liens yield 18% for only 6 months... that's 36% per year.
- **Indiana:** tax liens pay out a flat fee of 10% for the first 6 months or 15% for the second 6 months. On an annual basis, your return could be an amazing **120%**.
- **Florida:** tax liens pay 18% per year; on an annualized basis **your return can be an impressive 60%**.
- **Iowa:** tax lien certificates pay an annual return of **24%**.

But what about investment safety? Are tax lien certificates a safe investment?

Investing in tax lien certificates is ultra-safe!

What makes tax lien certificate investing SAFE is that the sales are governed by state law and conducted by the tax collecting jurisdiction (typically the county), and your investment is backed by real estate.

What do I mean by this?

Well, if the property owner pays his/her taxes plus interest due to the county within the time allowed following the sale (the "redemption" period), then the county receives its property taxes and you receive your money back plus interest. If the property owner does not pay his/her taxes plus interest back within the redemption period, then the county keeps your invested money and you can foreclose on the property. In all but two states, the MORTGAGE IS WIPED OUT through the tax foreclosure process.

You will either get a solid return on your investment or you will own the property.

1. State governments control the entire tax lien process so it is very safe and fair. The last thing the state or county wants is an unsatisfied tax lien investor. Without the investors, counties would not be able to collect the money they need to keep their governments operating.
2. If a delinquent property tax owner fails to pay his/her back taxes plus interest, you can foreclose on the property and keep the property for taxes owed.

3. A tax lien has priority over a mortgage lien. Upon foreclosure, the mortgage (in all but two states) is eliminated and you do not have to pay it.

Now do you understand why tax lien certificates are an incredible investment with a great built-in safety factor?

If the delinquent property owner pays his/her tax bill, you, the investor, make an extremely high rate of return on your money.

If the property owner fails to pay his/her tax bill, you, the investor, get to keep the entire property for the taxes and penalties owed, often pennies on the dollar.

Not even the mortgage can stop you!

And the best part is that tax lien investing doesn't depend on the economy, so there is **ZERO investment volatility**.

Instead of going up and down like the stock market, tax lien certificates just rise in value.

Overall, you cannot find a higher return, lower risk investment than tax lien certificates.

It's a Fact!

Tax lien sales are controlled by state laws and run by a government process making it extremely SAFE.

So what's the catch?

Lack of high-quality information and training.

Very few books and home study courses have been written on tax lien investing and most are outdated, lack hands-on substance, and almost NEVER include help by the author.

Attorneys and bankers have kept this little investing secret to themselves for many years.

In fact, what do you think bankers do when they take your money and lock it in a certificate of deposit (CD) for several years?

They take your money, pay you about 1 or 2 percent per year, and then they go buy tax lien certificates and pocket the difference.

How would you like to keep all the money for yourself?

You can.

So, where can you invest in tax lien certificates?

Alabama, Arizona, Colorado, Florida, Illinois, Indiana, Iowa, Kentucky, Maryland, Mississippi, Missouri, Montana, Nebraska, New Jersey, New York, Nevada, South Carolina, Vermont, Washington D.C., West Virginia, and Wyoming.

It's a Fact!

Tax lien certificates are backed by real estate for added safety.

If you thought tax lien certificates were a great, undiscovered real estate investing secret, welcome to tax deed sales.

Tax Deeds

Instead of placing a lien on a property with delinquent taxes, counties in some states foreclose on the properties and sell the property for literally only the taxes owed to investors.

You can buy incredible properties at tax deed sales for 50%, 75%, or more than 90% below market value.

And here's a little known secret. In states like **Texas, Georgia, Delaware**

and **Rhode Island**, tax deeds carry a right of redemption bearing an interest rate penalty that can be as high as 25%. This means you get the full interest rate even if the tax deed is redeemed right after the sale, **giving you annual returns as high as 300% per year.**

- **Georgia** offers a redemption fee to investors of **20%**, if redeemed within one year. If the property owner redeems in one month, **your effective annual interest rate is 240%.**
- **Texas** offers a redemption fee to investors of **25%** for most properties, when redeemed within 6 months. If the property owner redeems in one month, **your effective annual interest rate is 300%.**
- **Delaware** offers a redemption fee to investors of **15%**. If the property owner redeems in one month, **your effective annual interest rate is 180%.**

This process is very similar to a tax lien certificate.

The following U.S. states and Canadian provinces have tax deed sales:

Alaska, Alberta, Arizona, Arkansas, British Columbia, California, Connecticut, Delaware, Florida, Hawaii, Georgia, Idaho, Kansas, Louisiana, Maine, Manitoba, Michigan, Minnesota, Nevada, New Brunswick, Newfoundland, New Hampshire, New Mexico, New York, North Carolina, North Dakota, Nova Scotia, Ohio, Oklahoma, Ontario, Pennsylvania, Prince Edward Island, Quebec, Rhode Island, Saskatchewan, Tennessee, Texas, Utah, Virginia, Wisconsin and Washington.

Success in life is often about finding hidden opportunities before everyone else, and tax deed sales are definitely a hidden investment opportunity.

Are you still wondering if tax sale investing is for you?

1. Rogue Investor member, Vicki S. was excited when her \$1200 tax lien certificate turned into a \$50,000 cash flow property.

Vicki purchased a tax lien for \$1200 at a Missouri tax lien sale. She held the lien for one year and then took ownership of a \$50,000, 2-bedroom, income producing house for under



\$2,000, with taxes and legal fees. She now has a mortgage free, cash-flow property that is making her \$6,000 per year (\$500/month) and she only paid a total of \$2,000.

2. Even if you have a limited budget, you can purchase tax liens or deeds for **as little as \$50 to \$200**. For example, at a recent tax deed sale near Kansas City, I purchased a commercial property for only \$150. Yes, that is correct. Only \$150.

3. In Austin, Texas, Rogue Investor member Roanna and two partners met at our annual Tax Deed Workshop, formed a joint venture and purchased a tax deed in Austin for approximately \$40,000 that is worth \$120,000 and is close to the downtown growth corridor. Yes, that is correct, 50% off even in booming Austin.

4. In Alabama, Rogue Investor member and joint venture partner Angi B. purchased about \$100,000 worth of Alabama tax liens and earned 12% interest. No hassles. The interest was safe and secure, controlled by the county and state government and backed by real estate.

5. In Arkansas, I purchased 15 acres of wooded land for only \$500 per acre. The land is valued at between \$2,000 to \$5,000 per acre, not including the lumber.

6. At an Iowa tax lien sale, I purchased several liens and earned the full 24% interest.

7. In Nebraska, I purchased several liens and earned 14% interest.

8. In 2010, my tax lien class averaged 14% interest on internet tax lien sales. All research was done online with no travel.

Historically, investing in real estate has been the basis of all wealth. Andrew Carnegie summed it up: "90% of all millionaires have made it through real estate." When you study the facts in this economy, investing in tax liens and tax deeds is one of the safest and quickest ways to make your fortune.

Even financial institutions such as banks (including Bank of America) and hedge funds have found tax sale investing to be lucrative.

You do not need a special license to invest in tax liens or tax deeds. The sales are open to the general public. Even non-U.S. residents can invest.

I will show you how to easily get a tax I.D. number.

And if you are intimidated by the thought of attending a public auction, or

don't want to take time off from your daily life to travel to an auction (and pay the travel expenses), don't let that stop you from investing in tax lien or tax deeds. Many counties in states like Arizona, California, Colorado, Florida, Indiana, and Colorado are now conducting their sales on the Internet, and this trend is only likely to continue. If you have ever purchased an item on eBay, you already know how to maneuver an online auction.

It's as easy as eBay!

You can also purchase tax lien certificates and tax deeds that were not sold at the original tax sale through the mail, usually with no competitive bidding, in Alabama, Arizona, Florida, Texas and 12 other states. For tax liens, that means you get the full interest rate allowed by state law. And for tax deeds, that often means you can get the property for only the taxes owed.

So how do you get started?

Order the Platinum Rogue Investor Collection!

The Platinum Rogue Investor Collection includes all of the following:

- 1. The Rogue Investor Tax Sale Book - a comprehensive guide to tax lien and tax deed investing, plus profiles of all 50 States and Canadian provinces. Also as an ebook and CD.**
- 2. Quick Start Tax Sale Investing Guide - 10 simple steps to get you started right away in less than 20 minutes.**
- 3. Monthly Rogue Investor Report newsletter plus teleseminars.**
- 4. The Online Tax Sale Investing Course to study at your own pace.**
- 5. The Super Tax Sale Lists and the Guide to Over-the-Counter Tax Sale Investing Manual - buy liens/deeds through the mail. Free quarterly updates to the Superlist!**

Tax liens and tax deeds from over 150 counties in 9 states available for purchase by mail. Updated April 2011 - FREE quarterly updates!

- 6. Tax Sale Laws for all 50 States on CD.**

7. **LLC Business Kit manual** - set up your own company with step-by-step instructions, obtain a business tax I.D. and set up a bank account.
8. **Email Support unlimited for one year.**
9. **Free upgrades to the Rogue Investor Collection for 3 years.**
10. **Calendar of over 270 Upcoming Public and Internet Tax Lien and Tax Deed Sales in 31 U.S. States plus Canada to Get You Started, with Tax Sales Lists and Website Links. Updated April 1, 2011! Includes Florida, Illinois, Indiana, Georgia, New Jersey, New York, North Carolina, Texas, and Ontario Province in Canada. Plus FREE updates.**

The **Rogue Investor Collection**, totaling **889 pages**, is the most comprehensive, up-to-date tax lien and tax deed investing resource on the market. **Why the name Rogue? Because when you become a Rogue Investor member you are unique. You are breaking away from the crowd toward the financial finish.**



What sets the **Rogue Investor Collection** apart from other resources?

First, the **Rogue Investor Collection** is frequently updated. It is now in its 7th Edition in only 9 years. PLUS, you'll receive free updates for three years after your purchase.

We send updates on changes in State laws and how you can take advantage

of these changes and not be caught off guard by what was said in a published book where you can't contact the author.

Second, the **Collection** provides detailed information for all 50 states, including Canadian provinces. **You will not waste your money buying a tax sale manual for every state and province!**

Third, you receive access to me and my staff via email, so you can ask any questions about tax sales and real estate investing. I have been actively investing in tax liens, tax deeds and real estate for the past 20 years, regularly attend tax sales throughout the country, and teach workshops on the subject.

I have been invited to speak with industry giants, such as Harv Eker (The Millionaire Mind) and I have been quoted in Money Magazine on the topic of tax liens. I only say this to let you know that **you are getting access to experience.**

Most products sold for thousands of dollars don't even include access to the author.

Why am I offering this one-on-one support by me and my staff?

Because,

I want you to have the confidence and knowledge to become a successful tax lien investor.

Here's what Steve Gadson and others had to say after purchasing the **Rogue Investor Collection**:

My name is Steve Gadson. I've been researching real estate investing and tax liens for a few months and have ordered all the Carlton Sheets products. They are so vague. And you can't possibly learn all the material because you can't understand the lingo. Your collection is great! It explains so much.

At 27 I hope to use the information to attain my goals both financial and personal. As a professional consultant, the market has taken my position with a very affluent corporation, Verizon, and put it into much jeopardy. My job is at stake every day! Thank you for sharing this information with people like myself who want to truly make this life successful, and take knowledge and apply it. One day after reading the first couple of sections much of the information I've been researching is finally making sense. Again thank you! I'll update you on my successes!

Steve Gadson (unsolicited response)

I wanted to let you know that I've spent the last several hours reading the Rogue Investor Collection and I'm having a great time with it. It's a terrific read and you should be complimented with the care and detail you've put into it. Thank you very much,

Rob Durstewitz (unsolicited response)

Thank you very much for the prompt response. I greatly appreciate it. Your program material looks awesome!

Lance Buser (unsolicited response)

Thanks! Will begin reviewing the material. It is, by far, the best material I've seen on the subject.

William B. Brooks (unsolicited response)

A few months ago I purchased your complete package... that is the Rogue Investor Real Estate Investor Collection. I would like to comment on the great news letters that you send out. It was a really good choice to go with your program.

With kindest regards,

Till Schilling (unsolicited response)

By the way, of all the many "Tax Sale" information books & sites, yours is at the very top of the list.

Larry Milligan (unsolicited response)

I just got my book, Rogue Investor Collection, in the mail about 3 days ago. I am so glad I found this online. This is one of the best books I have invested in and after years and years of reading about real estate, this book is going to get me in the game. Thank you.

Rick Clark (unsolicited response)

I have begun reading the Rogue Investor Collection. I also plan to attend the upcoming auction in Illinois. I'll e-mail the details of my very first auction.

As I continue to educate myself about Real Estate Investing (thanks to

Rogue Investor) my life is already beginning to change.

I look forward to the continued support that is being offered.

Thanks,

LeRoi Adams (unsolicited response)

Thanks again for all your help. The information in your collection to date has been comprehensive and has given us a realistic appreciation of the pros and cons to tax lien investing. Your info is organized in a user friendly way and your ranking system was nice for someone like me who is new to this investment strategy because it gave me an intelligent way to be able to compare and contrast different states based on my objectives. Keep up the good work and please feel free to use my comments for a testimonial if appropriate. Happy New Year to you and your staff!

Lori Wloch-Diamos (unsolicited response)

Rogue Investor Collection

With this product, you get the most comprehensive tax sale investing product on the market. It is also the only real estate and tax lien/tax deed investing product that includes **unlimited one-on-one email support by the author and staff, plus all of this:**

1. A Hard-Copy Book (800+ pages) of Tax Lien and Investing Information:
 - Detailed information on every state that sells tax liens or tax deeds, including specific county information
 - Comprehensive information on Canadian tax sales
 - A detailed description of the tax lien/tax deed investing process
 - Tax lien/tax deed investing methods, techniques and tips
 - Tax sale procedures and rates of return for each state
 - Links to county websites that sell tax liens and tax deeds
 - Auction procedures for every state, including online tax sale auctions
 - Sale procedures for every Canadian province that sells tax deeds
 - Detailed information on specific tax sale procedures in almost 200 of the most populated counties in the United States

- A proprietary ranking system so you can decide which states are best for you
- The states that offer the highest potential for property ownership
- A detailed and practical field guide to purchasing tax liens and tax deeds that takes you through every step of the process including:
 1. How you can find properties in any situation from the information included on tax sales lists
 2. How you can easily research outstanding liens, titles and other legal issues at the court house
 3. How you can quickly determine the value of any property
 4. Tips for how you should bid at an auction
- Frequently asked tax lien questions and answers, and
- How to avoid potential problems.

Some tax sale products will try and sell more products or tell you that you need special mentoring.

Let me give you some advice:

Don't Waste Your Money - INVEST IT!

Get the information you need. Know that you can ask questions. And...Just, DO IT!

In the **Rogue Investor Collection** I include detailed information on every state that conducts tax sales so **you will never have to buy another tax sale investing product again.**

2. The entire Rogue Investor Collection is also on a CD Rom, including Bonus Forms.



3. An Electronic Book (ebook) you can download and start enjoying immediately while you wait for your shipment to arrive.



Once you order, you will receive by email a link to the ebook in pdf format so you can start your new investing career immediately.

4. Tax Sale Laws for all 50 States on CD Rom.

Easily find your state and be confident you understand the rules.

5. Unlimited updates of the product for 3 full years! You'll get access to the latest edition electronically (pdf file) for the next 3 years. Never worry again about buying information that will be outdated.

6. The Rogue Investor Report - Monthly Newsletter



Every month, in the **Rogue Investor Report**, I update you on upcoming tax sales. To make sure you get the most current information possible, I provide in my newsletter actual links to sale dates, procedures and tax sale lists for states and counties in your area.

I cover the entire U.S. and Canada so you won't miss a sale.

Also, because **I go to so many sales and speak with other investors, you get the latest tips and tricks to bidding at the auctions, choosing the best sales and finding all the information you will need.**

Many authors charge thousands of dollars for the detailed sales strategies, tax sale lists and information we provide in the newsletter.

Plus, you get access to the archives of all previous newsletters, and...

audio teleseminars that you can download and play on your MP3 player, computer or iPod:

Tax Liens 101 Teleseminar

International Property Investing Teleseminar

Asset Protection Teleseminar, and more...

7. Unlimited Personal Email Support For One Year. My staff and I take the time to answer each of your real estate investing questions.

8. Online Tax Lien and Tax Deed Course. To make sure you understand the investing concepts, I have developed a very comprehensive online tax

lien and tax deed course that you can take at your own pace. The course includes 11 separate lessons, state modules and a final exam. At the end of each lesson there is a series of questions that you have to answer correctly before you can go on. It's a great way to test your knowledge from the comfort of your home, anytime day or night. It's also an excellent way for you to get prepared for a tax sale.

No stress...no grade...the purpose is to LEARN.

The Online Tax Lien and Tax Deed Course Includes:

Introduction

Lesson 1: Why Do You Want to Invest in Tax Liens and Tax Deeds?

Lesson 2: What are Liens?

Lesson 3: What are Deeds?

Lesson 4: How to Value Tax Sale Property

Lesson 5: Managing Environmental Risk...

Lesson 6: Bankruptcy

Lesson 7: How to Protect Your Assets

Lesson 8: Obtain a Tax Sale List & Start Researching Properties

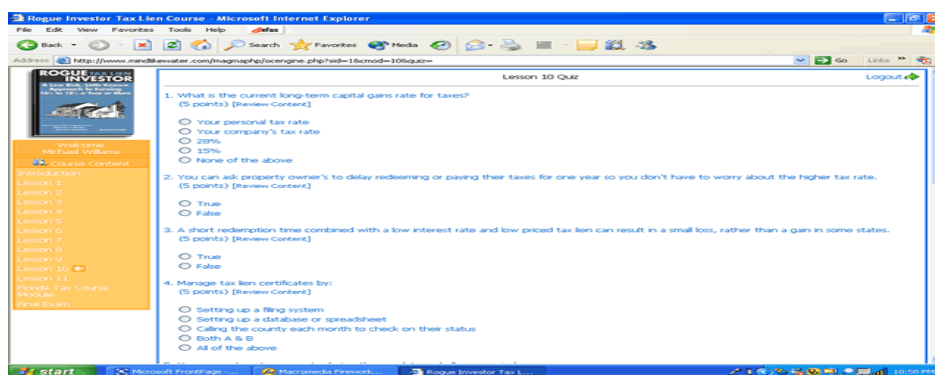
Lesson 9: Attend an Auction, Bid Online or through the mail...

Lesson 10: How to Manage and Make Money Off of Your Investment

Lesson 11: Self-Directed IRAs

State Modules

Final Exam



9. Guide to Setting Up a Limited Liability Company. This guide explains what a limited liability company is all about, and walks you through the steps of setting up a Nevada LLC. This is a great way to help protect your

assets and to get a separate tax I.D. number.

10. Quick Start Tax Sale Investing Guide. Ten simple steps to get you started investing in tax liens and tax deeds right away.

Sometime you just want to get to the point as quickly as possible. The Quick Start Guide is brand new. In only 10 pages (about 20 minutes of reading), you will be ready to get started. Put everything else on the shelf. By the way, you might want to buy a new sturdy shelf because you get a lot with the Platinum Collection. When you need to use it as a reference, you have it. In the meantime - **GO!**



11. Calendar and Lists for over 270 upcoming Public and Internet Tax Lien and Tax Deed Sales in 31 U.S. States plus Canada over the next several months. Are you looking for tax sale lists and don't want to spend the time searching through endless government links?

Relax...let us do the work for you. You will immediately have access to upcoming sales and lists for the next 90 days, and additional sales later in 2011.

Upcoming public auction and online auction tax lien and tax deed sales in Arizona, Arkansas, California, Connecticut, Delaware, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Louisiana, Maryland, Michigan, Minnesota, Mississippi, New Jersey, Nevada, New York, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, Tennessee, Texas, Vermont, Washington, Wisconsin and Wyoming. Plus Ontario Province in Canada.

This calendar was updated on April 1, 2011. For continued, future monthly updates, simply use the link and password you'll receive with your order.

Not only that, we have compiled a list of over 20 online resources for finding upcoming tax sale dates. This is included with your tax sale calendar.

Special Bonus!

Platinum Rogue Investor Collection PLUS Over-the-Counter Tax Lien & Tax Deed Super List and Guide

Receive all of the benefits of the Platinum Collection PLUS the complete Over-the-Counter Super List and Guide!

Tax liens and tax deeds from over 150 counties in 9 states available for purchase by mail. Updated April 2011 - FREE quarterly updates!



This list contains thousands of liens and deeds that can be purchased through the mail. Plus you'll have access to quarterly updates!

Learn how you can invest in tax lien certificates and tax deeds through the comfort of your home. Plus, you get access to two pre-recorded teleseminars on investing in tax liens without traveling.

Lists are available from Florida, Arizona, Colorado, Alabama, Pennsylvania, Arkansas, Nebraska, Oklahoma and Michigan.

These are liens and deeds that you can buy through the mail, online or by simply visiting the County. Not only that you receive the full interest rate.

This Collection is better than GOLD, it's Platinum!

Order your Platinum Collection, which includes tax sale lists, online course, books, CDs, teleseminars, quick start guide, LLC Kit and most importantly email support.

The cost to take a step towards your financial health is only \$297!

Would you hesitate to spend \$10 a week on a fitness class? That's \$520 for one year of health, versus only \$297 to learn a strategy for a lifetime of financial health.

ORDER NOW THROUGH OUR SECURE SERVER! Click on the PLATINUM button below:

PLATINUM

(PayPal orders - please allow up to 24 hours to receive your ebook download and other instructions.)

No Shipping Charge Anywhere in the World!

Order the Platinum Collection and receive these FREE Gifts!

FREE Gift #1

Rogue REIT Investor book - included with the Collection

The Rogue REIT Investor book shows how you can take advantage of an investment that has about 1/2 the risk of stocks and pays high dividends.



Real Estate Investment Trusts are actually **50 percent less risky** than investing in the stock market and, since the inception of REITs in 1960, the returns have been better than the stock market when compared with the same period.

On average REITs pay out about 5% just in dividends, and historically have returned a total of about 12%.

Would you rather earn 1% to 2% per year on your money in a money market fund, or earn 12% per year on your money investing in REITs?

If you want a completely hands-off real estate investing method with no hassles, **REITs** are a great investing alternative.

However, just like **tax lien certificates** and **tax deeds**, **REITs** are a hidden investment opportunity and almost no books have been written on how easy it is for you to become a successful **REIT investor**.

I have been personally investing in **REITs for over 15 years** and while others have been watching their stock investments go up and down like a yo yo, my REIT investments have gone up steadily and have consistently paid me large dividend payments every three months.

If you do not know about **tax lien certificates, tax deeds** or **REITs**, you are probably missing out on three of the safest and most lucrative ways to invest in real estate.

FREE Gift #2

Rogue Real Estate Investor book: REO and Government Foreclosures - included with the Collection



1 in 84 U.S. Homes are now in Foreclosure. Rogue Real Estate Investor describes exactly how you can make fantastic profits buying home foreclosures from banks and even the U.S. government.

Did You Know that Right Now You Can Buy Government Foreclosures for as little as NO MONEY DOWN with Government Financing?

Now is the best time in over 50 years to buy REO foreclosures. REO refers to "real estate owned." These are bank owned properties, and banks are not in the business to own properties. Come to think of it, the U.S. government is not really in the business to own foreclosed real estate.

With little or no money to start and while working full time, you can safely earn **30 to 50 percent or more per year in the home foreclosure market**. More importantly, in exchange for a small time commitment, you can create a financial nest egg for yourself in just a few years.

Real Estate Investor from Canada takes advantage of the U.S. REO Foreclosure Market

Jimmi L. read through the Rogue Investor Collection and attended our real estate, tax lien and small business workshop. He then took advantage of our Rogue Investor Foreclosure Plan and picked up a duplex for only \$14,000 after we negotiated the price down from an already incredible price of \$31,000

...and each side will bring in between \$500 to \$600 in cash flow.



FREE Gift #3

How to Buy Raw Land Without Getting Ripped Off

Raw land is more difficult to buy than most other types of real estate. However, if you are like most people, you probably dream of owning 10 acres of land and a secluded home or cabin away from it all. This bonus gift will tell you how to find and research properties, while avoiding any potential problems.

FREE Gift #4

Real Estate Forms

To help jump start your real estate investing career, I have included some of the most important real estate forms in electronic format (on CD). You will be able to print and use the forms to make your own real estate deals.

FREE Gift #5

The 7 Best Tax Lien States

You can waste a lot of time trying to find the best states for tax lien investing or you can read this bonus gift and know immediately which states you should focus on.

The best tax lien states have high interest rates, short redemption periods and great support by the state and counties involved in the sales.

Until now, no one has developed a **comprehensive rating system** that incorporates all these factors. With this free gift all the hard work has already been done for you!

FREE Gift #6

The 4 Best Tax Deed States

With this free bonus gift, you will know exactly which states make it easy to purchase tax foreclosed properties for pennies on the dollar. SIMPLY said...no more.

If you are ready to get started, I have ONE MORE SURPRISE.

Free shipping and handling to anywhere in the World!

You heard that right!

To make sure you get the product as soon as possible, I use **Federal Express Ground Transportation** and shipping is fast and free anywhere in the world. In the continental United States, you will get the **Rogue Investor Collection** shipped to your home or business in **3 to 5 business days for free.**

I want to make sure you have access to me and the latest information available, so you are confident when you purchase a tax lien, tax deed, foreclosed property or REIT.

I have had an overwhelming response to this product and cannot continue to offer this package with FREE shipping plus **email support** for this price much longer.

**To order securely and start training with me,
click on the PLATINUM link below:**

PLATINUM

(PayPal orders - please allow up to 24 hours
to receive your ebook download and other instructions.)

Testimonial

Michael, I invested in the Rogue Investor course back in 2006 (never regretted it, by the way). I had purchased two tax liens in Illinois back in '06, and just wanted to give you an update. I won both bids at 17% and the first one redeemed within the first six months (good return!). The second I had to put two extensions on the redemption period, due to a lack luster attorney, and had gotten to the point of petitioning the court for deed and sending out final notices. This property had an income producing cell tower on it (nice tenant) and I was praying it would become mine. Well, the leasee ended up redeeming and you can do the math-it was a great return. Thank you so much for your information and the sharing of your wisdom and knowledge.

- Good Luck in all your endeavors,

Jenni Swiatek

Testimonial

I got your course a few months back. It's the best and most comprehensive thing out there on the subject of tax deeds and liens that I could find - and I looked everywhere.

- Brennan

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Here's to your success,



Michael Williams

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