

“The Next Best Thing to an Oil Well Under Your House: A Hidden Real Estate Profit Center in Your Own Backyard!”

In This Report, You’ll Discover A Type Of Real Estate No One Is Talking About. Yet It’s One Of The Most Profitable Types You Could Do.

Even In This Lousy Economy, Just One Of These Deals Has The Power To Fix You Up For Life.

You might wonder why I enclosed a package of nuts with this letter. It’s actually for two reasons:

1. Just as squirrels bury their food in your back yard, there are special, unusual real estate deals buried in your local market, waiting to be discovered.
2. Frankly, you would be nuts not to read this report on how you can uncover such special opportunities when other investors walk right by them.

As a real estate investor, you’re probably heard about “foreclosures”, “pre-foreclosures”, “subject to deals”, and “junkers”. But have you heard about “repositionings”?

I didn’t think so. Don’t feel bad—no one else outside of a small circle of highly successful investors has ever heard of them either.

I Deal In Dirty Ferraris with 100% Financing

I can hear you going “Huh?...Dave, I think you’ve lost it!”
Just stay with me here and take a look at these pictures:



Which car would *you* buy?

Want to know my choice? Give me the Ferrari on the left. The dirty one.

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Why? Because I'll get a far better deal for it! I'll give it to a professional car wash company and 200 bucks later, it will look like it rolled out of the showroom. Yet I can guarantee you that I'll have knocked far more than \$200 off the price of that red lovely.

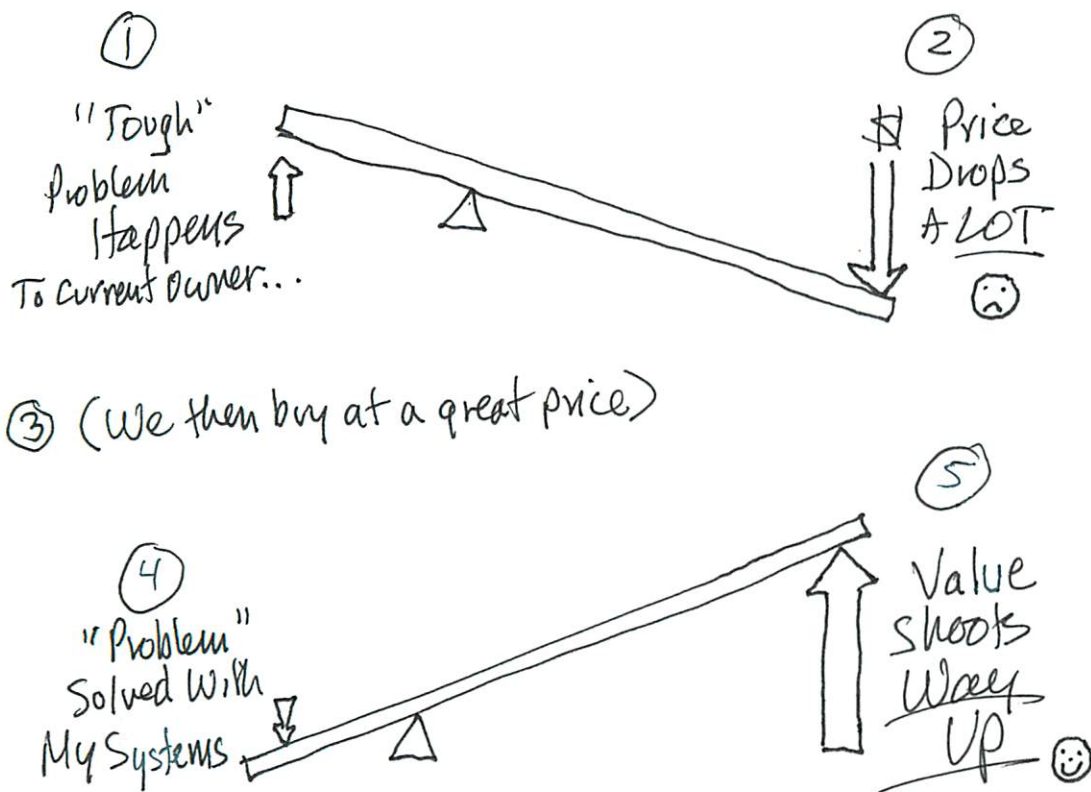
Repositioning is the act of creating profits where other people only see problems. Because they focus on the problems, they're more willing to drop the price far more than it will cost you to fix those problems.

What sort of problems will you encounter in repositioning deals?

- Landlords who have poor tenant relations, which leads to vacancies, which leads to lower rents, which leads to lower-quality tenants...
- Properties with lots of cosmetic problems. It's usually caused by cheapskate landlords who try to save a buck on maintenance, but end up losing 10 bucks due to vacancies and lower rents.
- Inexperienced property owners who don't ask for the right management reports from their property management companies. Instead of heading off problems early and cheaply, they discover problems late in the game, when it costs them an arm and a leg.

What's the common theme with these deals? A property is in a downward spiral. Check out my handy diagram of how this works...

Why I Love Repositioning Deals....



Who Is Dave Lindahl?

I've done more than 700 deals. I have more than 7,220 units under management in 33 properties spread across the U.S.

I control roughly 1/3 of a billion dollars in real estate, so I know what I'm talking about.

I've done more than 240 repositioning deals, so you can be sure that I speak not from theory, but from experience.

Perhaps most important is the fact that I started out broke, with no spare time and no knowledge of real estate investing. I know what it's like to have your back up against the wall, desperate for a way out.

Let me show you the path I discovered, and help you to get where you're going.

Why You Haven't Heard About Repositioning

I don't want to puff myself up here and claim that "Dave Lindahl invented repositioning."

I didn't. It's been around a long time.

So why then haven't you heard about it?

Because the people doing repositionings are not the ones who bother to teach it to anyone else.

Why should they? They're too busy doing these deals and enjoying the profits.

That's where I'm different. My business model straddles two worlds: I'm an active real estate investor with more than 7,220 units under management. I'm also an active teacher, mentor, and coach.

Maybe it's an "ego thing" with me; I don't know. I like being the only guy out there who's both an extremely active investor and extremely active mentor. I also make money from both, so it's not like I'm doing it for charitable purposes.

Here's the bottom line: If you also want to make nice profits from dirty Ferraris, you've come to the right place.

"...Returning 26% Currently..."

After discovering Dave's techniques, we found a 126 unit repositioning deal in Seguin, Texas. The property has a cash on cash return of 26% currently. It's located right on a golf course in a very nice area.

Doing exactly what Dave taught us, we found other investors to fund the deal.

Conservatively we expect to pull \$600,000 out of the property upon resale...not including 50% of the cash flow while we wait!

Thanks Dave for all of your help and guidance.

*Debbie Wallace
Leominster Mass.*

Now Is An Especially Good Time For Repositioning Profits

I know, I know: We're all told on TV every night about how badly the economy stinks. Long unemployment lines, more auto-maker layoffs, more Wall Street bailouts. What does that mean for repositioning deals?

They're just getting better.

How can that be? It has to do with three types of discounts happening all at once:

1st Property Discounter:

We can all agree that market values are down, right? Banks aren't lending to each other, let alone to most investors. (Except YOU and I have special financing sources—more on that later.) So the fewer investors, the lower the prices.

2nd Property Discounter:

There are plenty of mis-managed properties. How do I know? Mismanagement is everywhere! Just look around you:

- When you rented an apartment, were you treated great? Most likely you were treated like dirt.

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- In a tough economy, what are most landlords going to do? They'll tighten their belts and delay repairs. Dumb, dumb. That will cost them more later, but they're not thinking beyond today.
- In just about every other aspect of living we see mismanagement—taking a trip on an airplane, calling a customer service line, trying to return a defective product.

These mismanaged properties are losing market value by the day. That's on TOP of the general slide in market values due to the lousy economy. Here's where it gets good:

3rd Property Discounter:

You can be the White Knight, coming in with financing to take that “nightmare” deal off the seller's hands at a very steep discount. No one else has financing these days. And I'll show you how to do it with none of your own money.

What Repositioning Is NOT

It's NOT about using your own money. Even in mid-2009 you can find financing for your repositioning deals, if you know where to look. Some of that financing requires a down payment, but there are a whole group of sources you can tap to put up that down payment. In fact—as unbelievable as this may sound—it's possible to GET PAID to put a deal together!

It's NOT about “sweat equity”. Repositionings are not “fixer uppers” where you bust your \$@!8& every weekend, shoving a mop around and swinging a hammer. Forget that. I'll show you how you can be a thousand miles away from a property and have professionals do all the heavy lifting FOR you, and financed by your deal, not financed by you.

It's NOT about waiting for the “market to recover”. Yes it's true that markets move in cycles. (I wrote the #1 Amazon worldwide bestseller on that subject!) But if you're just too impatient to wait years for a property to cycle from low price to high price, then repositionings are for you!

Think of repositionings as “forced appreciation”. By the very nature of the problems you identify—and can easily fix—these deals can jump in value in ANY market, during ANY market cycle.

The Shortest Distance Between Where You Are And Your First Repositioning Profits

I do repositionings all the time, but the real question is **how can you get YOUR first deal done.** Because once you do one, you'll never go back! You will be hooked. The profits are just too good. Remember how I said that repositionings are different from other types of real estate? And how I said that your competition will walk right by the clues of a good deal?

“But Dave, aren't those ‘no money down’ deals just scams?”

I didn't say it's a “no money down” deal. Most of those ARE scams. I said “none of your own money”. There's a huge difference. Here's why:

Occasionally it is possible to find a good deal with no money down. But in my 14 years of doing more than 700 transactions, I've found that most great deals require some money down. It just doesn't have to be YOUR money!

I know more than two dozen ways to finance deals with none of your own money. More on that later.

It's for those reasons that you can't just get a home-study course on repositionings to discover how they work. You can't even go to a normal "bootcamp", either.

That's exactly why I'm doing something very different this coming August 28-30 at my first-ever **Repositioning Guided Tour**.

To be initiated into the world of repositionings, you need to watch someone LIVE, at a property. You need to have a pro not just telling you what to look for, but showing you. You need to look over that person's shoulder, and have the clues pointed out to you.

A small group of motivated people will meet in Huntsville Alabama on August 28.

If you're one of that group, we'll spend three days together. During that time we'll step through every aspect of repositionings.

Why Huntsville and why three days?

Because I have three properties there, and I need three full days to show you everything you need to know about getting your first deal.

I've never done this type of event before because, frankly, it takes a lot out of me! I like "easy", and it's a lot of work to be a personal mentor!

I Hope You Like "Different"

Just as repositionings are unusual, highly profitable things, so will be this Live Guided Tour for you: I'll have my local team of experts present:

My attorney, real estate broker, and property manager will be on hand. Think what this means— You'll be able to quiz them with any question you've ever wanted to ask and you'll get immediate answers. I'm also there to give my perspective on how the whole process fits together.

"Deal Required None of Our Funds"

In December 2008 (during the recession) we closed on our first deal that required none of our own funds.

The property is in Dayton, Ohio. The previous owner was managing the property himself and had run it into the ground.

The \$1.1 million purchase price is being funded by the bank. We have no closing costs and no interest payments for two years. We even will have the construction costs funded by the bank, as well as up to \$50,000 of net operating losses in the first year.

Thanks For Everything Dave!

*Michael Rader
Cincinnati, Ohio*

On Day 1, we'll all get on the same page in terms of reviewing the entire repositioning process.

On Day 2, we'll tour my three properties in Huntsville. I will quite literally "walk you through" them, because we'll physically go through the properties, as my team and I explain everything.

At first you'll see how these properties look much like other deals. But when I start to point out the clues to what makes them repositioning gems, you'll have an "Aha!" moment! All the pieces of this unique and highly profitable property type will suddenly fall into place for you.

I have to admit that you might be tired after that second day, given all the time we spent together; but at the same time you'll be crystal clear on how to make money from repositionings.

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On Day 3, we'll tie it all together. We will talk about your own local market. You'll have a chance to:

- **Ask me about your local market conditions.** I'll tell you exactly how I'd handle your local market, so you can go back and hit the ground running.
- **Describe your own experience (or lack of).** You can do this in our small group (we'll all be buddies by this point) or with me off to the side. Then we'll map out a plan to get you around whatever roadblocks might be in your way.
- **Tell me what kind of financing you have available.** Is the answer "none"? Not a problem! We'll spend plenty of time going over my tested and proven methods for attracting all the financing you could possibly use in a lifetime of real estate deals.

Your Investment Is Only \$3,999... If Seats Are Available

Here's another way that I try to make my life easy: I could charge \$10,000 for the chance to be mentored by me personally as your tour guide to repositioning profits. But it would require me to write multiple letters like this, and put together a whole marketing campaign.

To tell you the truth, I don't want to bother. I have plenty of money these days and I don't need to sweat to bring in another \$10K, \$100K, or even a million.

That's why this letter reads more like a "notice" than a "pitch". If you see the value in repositioning deals, that's great.

After all, the very first tiny repositioning deal you do will return your investment many times over.

Plus don't forget, your fee is tax deductible (check with your tax advisor, but mine says it is).

To be very frank with you, if you can't afford \$3,999 for the financial freedom that repositioning deals can bring you — this is a problem.

If it's too rich for your blood, or if you're looking for Treasury-Bond-type guarantees, you might consider some other activity besides real estate investing. After all, like any profit opportunity, real estate investing involves some level of risk. On the other hand, if you do have \$3,999 to invest in my tour, I have some great news for you:

If you get your seat before June 15, I'll lower the investment to only \$2,999.

That's because you're saving me the nuisance of having to use my office staff to notify other investors to tell them about this opportunity. (And frankly, you're the kind of take-action person I want on the tour... someone who immediately knows a good deal when you see it.)

Just call 866-396-5261 and ask if seats are still available on the Repositioning Guided Tour.

If a spot's open, you can arrange to have it held for you. We'll then follow up with written confirmation. I'm so certain of your success, I don't hesitate to give you the following guarantee:

What A Good Time We'll Have!

You probably know that at my live events we get a lot done but in a relaxed, inviting atmosphere.

This event is that, multiplied by ten! There's something about taking a tour that breaks the ice. We get to know each other well. That also means a lot of direct talk: You will tell me whatever's on your mind about investing, and I'll give you straight, complete answers.

This will be the lowest-pressure, highest value event you'll ever attend. You'll also make life-long friends and business contacts.

My Ultimate, Unconditional Guarantee

Come to this entire 3-day life-changing event. You must be absolutely confident that it was the best investment of your real estate career... You must return from this Guided Tour confident that you're completely equipped to do repositioning deals **immediately**. Otherwise—for any reason or even for no reason, you can ask for your investment back. I'll then cut you **three** checks.

Yes, it's my famous three-check guarantee. I will first cut you a check for the entire amount of the event. I will then pay you \$250 toward your travel expense for coming to the event. I'll then cut you a third check for the amount you paid for one of our reserved or "blocked" hotel rooms.

Why would I take absolutely all the risk off you and put it on me? It's simple: Because I know you will be blown away by the information you receive. My repositioning system is a proven profit-maker, so I have every confidence you'll agree once you are exposed to it.

Registration is Easy, Assuming Seats Are Still Available

Any time I offer an event for the very first time, I always have a bunch of people quickly reserve their seats. They know it's not a "cost", but instead it's an investment that keeps paying them back, deal after deal. So these highly successful people grab the first seats.

Given that I have over 20,000 students who've attended my prior events, that means this new one may be filled in a jiffy. In fact, don't be too surprised if you hear that there's a waiting list when you call. It might not be the case, but it's happened plenty of times before.

Simply call 866-396-5261 to reserve your seat on the Repositioning Guided Tour on August 28-30.

"Up Front Fee To Us of \$112,000"

My business partner and I have just put 145 units under contract in Oklahoma City. It is a repositioning.

We expect to get about \$20,000 a year in cash flow, on top of an up-front fee TO US of \$112,000. Things are looking really good.

We followed Dave's system step by step. I want to thank Dave for everything he has taught and I would encourage you to check it out.

Kevin Young – San Francisco, CA

Why I May Not Do This Event Again?

Don't get me wrong: It's going to be a great event. It's just a big time-taker on my part when I'm a mentor for three days to a close-knit group of people.

I'll work very hard to make sure you get many times your investment back in repositioning secrets.

Still, if you ask anyone who knows me, you'll hear "*Dave wants to get off the road.*"

So if you ever wanted to be on the road with me, looking at deals and having your every question answered by me on the spot...now's your chance.



Donald Trump Chose Dave Lindahl

Donald Trump had his pick of just about any real estate "guru" to write his flagship book on Commercial Real Estate Investing. He chose me. Here's what Trump said:

"I chose David Lindahl to write it because he's not only a highly successful investor, but he has a knack for clarity."

An Easy Decision

Most important decisions are heavy-duty and involve big tradeoffs. Fortunately, this is not one of them.

On the one hand, all you need to do is say “maybe”. You’re saying “Dave, prove to me that this Guided Tour is as good as you say it is, or I get my investment back in full.”

On the other hand, you have the opportunity to become part of an invisible—but rich—society of investors who do a repositioning deal whenever they want another blast of cash into their bank accounts.

We smile when the masses drool over the sparkling-clean Ferrari, while we snap up the muddy one and make a killing on it.

Before Labor Day 2009 rolls around, you will be completely equipped to do repositioning deals whenever the mood strikes you. You’ll be equipped to **make money at will**.

I look forward to welcoming you into my “invisible society” on August 28.

I’m confident you’ll soon circle that day in your calendar and smile at the difference it made in your life.

See you in August!



Dave Lindahl

P.S. Please call 866-396-5261 to reserve your seat while one may still be available.

“...Cash Flows \$60,000 Per Year....”

David, I just want to take this moment and thank you for all your information. Without it, my partners and I would most likely be going in circles.

You took the fear and complexity out of buying a multifamily property and made it a lot simpler for us by giving industry knowledge, rules of thumb and guidelines. Your scripts and dos and don’ts allowed us to get our feet in the door.

We closed on our first deal last April—a 44-unit property in Cincinnati. It was a slow start but now the property cash flows about \$60,000 per year.

Our investors are happy and all ten went into our second deal which closed May of this year. A 184 unit in Dallas, where the owner was mismanaging the asset. We did what you taught us: Hire a strong management company, fix the landscaping, make sure tenants are serviced, and get rid of the slow and non payers.

Within less than 6 months, we are raising rents by \$90 per unit which will blow our projections out of the water. The valuation of this asset will go up much higher and faster than we anticipated, not to mention the cash returns to investors. Needless to say that we are pretty excited.

Thanks again, Dave.

*Frank Mak
New Hyde Park, New York*