

Here's another one....

# TRINITY INVESTMENT PROPERTIES

MAY 4, 2006

## A VITAMIN 4 YER MIND.....

"When I feel the heat....I see the light"

- Adlai Stevenson

## LAUGHTER DOETH THE HEART GOOD.....

What is an appraiser?

An appraiser is one who compiles and analyzes voluminous data of problematical accuracy from sources of dubious veracity and derives therefrom a numerical quantification of unquestionable necessity, analogous to a nebelous and euphemistic concept representational of value commensurate with ambient configurations of the open market and promulgates thereby a precise written declamation which delineates his observation, deliberations and conclusions all done while he feighns absolute ignorance of the avericious machinations of Buyers, Sellers, Brokers and Lenders, compensated only by that penurious stipend known as the professional fee.

*Ok the scary thing is I actually understand all that and I never even went to college. I think I graduated high school. I can't remember. I'll call my mom and ask her and get back to you on that.*

## PICTURE OF THE WEEK.....

This is me breakdancing when I was like 19. Im pretty sure I can still do it so if anybody wants to challenge me to a dance competition.....brrrrING it.....



## YOUR NEXT INVESTMENT.....

Ok I have a brand new student who just put this under contract. He's from India and can't speak English all that great (love you Jay) but he is going to be a billionaire in real estate in no time flat so who really cares if no one can understand him. Here's the details.....

11117 McKinley Dr  
Port Richey, FL

3/2/1, block, 1570 sf with inground pool. Needs no repairs at all (that we know of). **MUST CLOSE IN TWO WEEKS!!**

We have it under contract for \$133,000 (net) and will assign it for \$10,000. Its worth probably \$180,000. Maybe more. Tax assessed is \$135,000. I gotta stop just giving these things away - its starting to slow down the growth of my Trinity Future-Private-Jet Savings Account. Now that I think about it, maybe I'll get a hovercraft instead. I think they're cheaper. Thats it. Im totally addicted to not making as much money on these flips as I could for your ultimate benefit which is cutting into my future jet savings budget so I will get a hovercraft instead. I'll just float around Tampa buying everyones house and spreading cheer and goodwill for all. Like....real estate Santa or something. I'll bring gifts. Man I love my life. Do you love my life like I do? I knew ya did.

Wait a minute, I just remembered that some of you did not receive my email yesterday because the guy who installed my Mailloop mass emailer software is an idiot and needs to be assassinated quickly and painfully (he's my friend so I'm allowed to call him an idiot). Some of you got this but most of you didn't. I'll copy and paste it.....HERE -

*For anyone that was considering the Clark Ave (South Tampa) property, I have great news for you - I renegotiated with the seller and got him to drop the price \$50,000. Here's the details again -*

*South Tampa Deal*

*125 S Clark Ave*

*Large 4110 sq ft home with pool, hidden wine cellar (wall pivots) and situated on a double corner lot. Home was built in 1969 and has a lot of architectural detail and planning. Home needs to be updated to modern taste (kitchen, bathrooms, flooring, etc) about \$75,000. Conservative value after updating \$ 1,000,000. I have it under Contract for \$599,900 and will assign for \$20,000 Must close on or before July 31st. That's \$160 per square foot!!!!!!!!!! Prices are pushing \$300 per square foot all around with comparable homes.  
<http://www.hcpafl.org/perl/re2html.pl?strap=1829213LT000000000310A&c0=1&c1=1&c2=1&c3=1&c4=1&c5=1&c6=1>*

*Do not call realtor!*

*Also too a friend of mine needs to dump a property before moving out to L.A. to become a starving actor (love ya Rori). Here's the details. Its in West Tampa -*

*2340 west walnut street 33607, the pay off is 111k, heck if someone will give me 112k they can have it! lol It needs maybe 2500 or less in cosmetic the renter just left a couple of months ago. It is a 2/1 954 lot sf, lot demension 33x95 lot sf 3162, zoning is RM-16 and was recently appraised at 150k. If you know anyone..anyone who might want this let me know. My other phone i am taking calls on (it goes straight to voicemail) 555-555-5555*

*Thats all for now. Pics of Clark and available inventory are attached. Everything else I have sent out recently is sold.*

*Preston Ely  
(555) 555-5555*

*P.S. - lots of people have been asking me lately about the current market and my experience finding and selling deals. I get the feeling they are asking only looking for an excuse to B Eye Tee See H and complain about it with me. Business is good people. REAL good. Me and my students have deals comin out the ears. Im going to pick up a check for 20 large this morning at a closing as a matter of fact. The deals are out there. They will ALWAYS be out there.....and so are the buyers. What you are looking for....you will get - remember that. If you are looking for a tough market then that is exactly what you will get. If you are looking for opportunities then that is exactly what you will get as well. And that, my friends, sums up my Anthony Robbins moment. Make sure you are hanging out*

*with winners like me and my friends so that you get rubbed the right way about life. (subliminal message - sign up for my coaching program. Do it now. Go. It'll make you sexier. All the other cool kids are doing it. You dont wanna be left out do you? : - ) for my mentoring program.*

\*\*\*\*\*  
\*\*\*\*\*

## TRINITY TESTIMONIAL....

Man I just have not had time to track all my buyers down and get testimonials from them. Do me a huge favor, if I have sold you a property in the past, will you pretty please email me a quick note telling me how incredibly awesome your experience was so that all these people out in my listening audience who I love and respect will know that I am the real deal please? Spank you. Spank you very much.

\*\*\*\*\*  
\*\*\*\*\*

## NEWS AND REMINDERS....

Sign up for my Wholesale Mentoring Program if for any reason you are tired of not having alot of cash in your bank accounts. It doesnt have to be that way.....as long as you BELIEVE it doesnt have to be that way. I can help you with that my friend. I'm going through Anthony Robbins' new CD series The Cutting Edge (or something like that). I heard on there that he has a guy pay him one million dollars a year to coach him. Dude, my mentoring is only \$2,000 stupid dollars and I'm nowhere NEAR as annoying as Anthony Robbins. : - ) j/k I am actually just that annoying. Thats a great series by the way. Go get it. Come to think of it....if you are my student right now, email me a request and I'll make copies of it for you for free.

**Make Money and Give It Away!!!!!!**

R. Preston Ely  
Real Freedom, Inc.  
dba *Trinity Investment Properties*  
[www.trinityinvestments.net](http://www.trinityinvestments.net)  
lic. sales assoc. / Markell & Assoc.

*You are receiving this email because Fate is knocking at your door presenting you with a unique opportunity  
to meet a rising star  
(I'm big in Deluth already) as well as buy some dirt cheap real estate that you can buy and sell for large  
profits. HOWEVER - if you would like  
to deny yourself this once in a lifetime privilege and stop receiving them then FINE....BE THAT WAY!!! : - )  
Simply reply to this email with  
REMOVE in the subject. It IS going to hurt my feelings though so I'll just tell you that right up front. I'm  
sensitive.*

**John 3:16** *For God so loved the world He gave His only begotten Son [Jesus] that whoever believes in Him should not perish but have eternal life.*