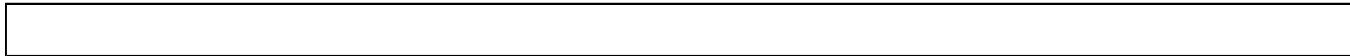


Hassle-Free Returns In The World's #1 Tourist Destination

**PUT THE MOST POWERFUL REAL ESTATE SECRET IN THE
WORLD TO WORK FOR YOU**



Dear Reader,

Let me show you how you can cash in on the safest real estate investment in the world.

Believe it or not... You can own highly desirable real estate in some of the most beautiful and popular resort destinations in the world... You can buy it at a huge discount...

Better yet! This is an extremely Low Risk investment... with a low cost of entry. It offers significant tax benefits. And best of all... it's the most hassle-free real estate investment ever.

You won't read about it in The New York Times... The Wall Street Journal... Or Kiplinger's Personal Finance. Your broker or financial planner will never tell you about it. It's a little known secret only the savviest real estate investors know how to use.

For 25 years, Europe's best-informed investors have been using this well-kept secret to consistently lock in real estate profits. And they have done it without risking a penny.

In today's perilous investment environment there is hardly a sure thing anywhere. But the word about this secret investment strategy is starting to spread. If you want to take advantage of it, you need to act quickly.

You see there's a limited inventory of property available in this government-incentivized investment program. Fortunately, it's some of the most desirable and sought after property in the world.

Unlike Internet IPO's and mutual funds, you can't create gorgeous real estate out of thin air. And there are only a few properties with the locations and amenities that are required to qualify for this program

Brokers can create stocks out of thin air... Central banks increase currencies as easy as cranking up a printing press, but property is different. It's real and tangible and the supply is limited. So if the idea of government guaranteed real estate investing interests you, please read on.

The Complete Details On The Safest Real Estate Investment Ever

You can have all the details about how to maximize your profits with this little-known strategy. You can create a safe retirement investment plan, secure a gorgeous vacation property, create an income stream or just increase your wealth. In fact, you can do all of that using this hassle-free investment program.

Inside this report is everything that you need to know to take full advantage of every benefit... including solid investment returns on real estate in some of the most popular vacation destinations in the world.

What's your preference?

Are you more at home in a cosmopolitan apartment? A beachside resort condo? An apartment in a scenic ski resort? Or would you rather invest in an island getaway?

With this program, the choice is yours. You pick your dream real estate investment location, and then your profits are assured, allowing you to safely build wealth using this unique program.

But... in today's perilous economic environment, this program is starting to attract attention--if you are interested in solid investment returns, now is the time to get started.

The Secret is Out!

A few months ago, tucked away on the bottom of page 17 of the property supplement with the Sunday Business Post (Ireland's leading business newspaper) was a small ad for a property on the island of Sardinia:

*'Secluded Mediterranean island apartments for sale.
Sea views, easy financing, GUARANTEED rental income.'*

It was shocking. This hassle-free investment program was created in 1979, but I only discovered it four years ago. At that time, there was hardly a word published about it anywhere. Months of research went into discovering everything possibly about it. Now, I probably know as much as anyone in the world about this remarkable opportunity.

However, this was the first time I'd seen it mentioned outside the small world of international property developers and investors. Now the secret is out!

That is why you should know about it now. So you can get take advantage of it before it's too late.

The strategy I'm revealing to you today is one that I've written extensively about for readers of my private investment publication. But because this opportunity is beginning to gain publicity, I want the readers of International Living to have a chance to take advantage of it before it becomes widely publicized.

A number of my readers have already taken advantage of this guaranteed investment program. I've also spoken at numerous investment conferences about this remarkable program, but the ad you read above surprised me.

This real estate investment program is so safe and successful (and though there's plenty of opportunity now--the best ones never last long) that I don't know how much longer qualified properties will be available.

But now you have the opportunity to get in on the safest property investment in the world... before it's too late.

It's An Issue Of Supply And Demand

Let me explain...

It all started in 1979. The world's favorite tourist destinations had more tourists than they could handle. Their hotels, villas, chateaux, and guesthouses overflowed with tourists. And the country had little incentive for major developers to build and many bureaucratic obstacles hindering investment.

So a government program was created to attract foreign investors to build tourist accommodations. In a nutshell, when an investor buys an apartment, he gets a heavy discount off the purchase price, 95% financing, and guaranteed minimum rental returns for at least nine years.

The program was a smashing success. And it still is.

The tourists are happy. They keep coming back.

Last year 11% of all the tourists in the world--77 million of them--headed to this destination--making it #1 in the world. Many of these tourists stayed in accommodations built by this program.

And the investors are happy too!

Typically these developments sell out months before ground is broken. Like I said, the supply is limited, the returns are rock-solid. What's not to like?

These developers have no trouble selling the most desirable locations. A recent beach front development was sold on a stretch of coast where the world's rich and famous come to play. The sales office was shut down. The deal was closed. But then one of the buyers had to pull out of the purchase. The developer didn't even have to reopen the office. He sold the remaining \$130,000 apartment to an investor who hadn't been able to get it earlier. With this type of investment, buyers line up effortlessly.

This 'Leaseback Program', as it's called, is so popular among certain informed investors for two reasons: high financing--up to 95%; and low risk--the returns are assured.

These leaseback developments exist in only France and French territories like Corsica and the Caribbean resort

island of Saint Martin.

Unspoiled Mediterranean Coastlines, The Alps Snowy Peaks... And Even Caribbean Beachfronts Qualify For Hassle-Free Returns

'Corsica is France, but it is not French,' wrote Paul Theroux.

Anchored 100 miles south of the Côte d'Azur, Corsica is a chunk of France positioned under sunny Italian skies. Pristine beaches, snow-capped mountains, and wonderful walking trails... Whether you enjoy hiking the Great Outdoors or lazing on the beach, this Mediterranean island has all the ingredients for the perfect vacation (yet another benefit of the leaseback program-I'll explain why in a moment).

IL roving euro reporter, Steenie Harvey, recently visited Corsica and raved that it's 'bedazzlingly gorgeous'. The coastline--nearly 650 miles of it--remains almost entirely unspoiled. Sandy beaches are mostly white and gold, and the sea shimmers with jade, turquoise, and palest aquamarine. If somebody showed you a postcard and said it was the Caribbean, you would believe them.

There are French leaseback properties now available to you in Corsica. But you have other choices as well.

When I first learned of the leaseback program three years ago, I thought that the number of qualifying properties (developments have to meet strict government criteria) on the market was limited, dwindling, and restricted to a few areas throughout the country.

But my research has shown that new leaseback developments are being built all the time...and that there are leaseback properties all over France, including in the most appealing destinations: the most desirable neighborhood in Paris, the sunny beaches of the French Riviera, the glorious beauty of the Alps, the Mediterranean beauty of Corsica, and conveniently located Caribbean destination, Saint Martin. But like I said, even though there are many different possibilities, demand for them is growing too. That's why it's important to get all the details now.

You Start With Almost 20% Savings On Your Investment

Here's how the leaseback program works.

The properties available to purchase are all either brand new construction or a totally rebuilt property, constructed under strict government guidelines in an approved development in a designated tourist destination. The French government fastidiously scrutinizes these projects insuring a level of quality and amenities that tourists will find appealing. This offers you, the buyer, an added degree of safety.

As part of the program you are required to immediately lease your property back to the developer's onsite management company for a period of at least nine years. The property is then sublet to tourists--almost like a hotel suite. And your rental income for that period of time is secure.

Because your investment is helping to fund capital development for tourist infrastructure, you are granted a significant tax saving. All new properties sold in France are taxed at 19.6% VAT tax. But investing in a French leaseback property, you pay ZERO VAT tax.

In effect, you're buying the property at nearly 20% off the appraised price. It's hard to lose in real estate when you purchase a property with that kind of discount to the market price, but it gets even better.

Guaranteed Rental Income With Zero Management Hassles

If you've ever owned a rental property, you know it's not as easy and simple as the real estate gurus make it seem in their 'Get Rich In Real Estate' infomercials. There are months without tenants, repairs to make, complaints to handle, upkeep, maintenance and more...

But you have none of that hassle with the French leaseback program. And your returns (though modest) are secure.

The amount of rent you receive per year is fixed between 4.5% and 6% of the purchase price for the term of your lease agreement (the exact percentage depends on the property).

But that's not all. The rental returns are indexed to the cost of construction. In other words, each year, as the cost of construction increases, your cash receipts increase as well.

Last year the cost of construction increased by 4.8%, so your payout would have gone up by 4.8% too. Your return is evaluated each year based on an annual valuation mandated by law.

And there's no downside risk. Should the value of your property decrease (a highly unlikely scenario), you still get your originally agreed return.

These returns are net during the term of the lease, which means net of the operating expenses. Everything is covered. That includes management fees, all taxes, condominium expenses, water and electricity charges, insurance, heating and air conditioning, even replacing the furniture should it be damaged.

And at the expiration of the lease, the management company is required to return the property--and the furniture--to you in good condition.

It gets even better.

The management company will allocate to you a number of weeks each year that you can use your property. It can be your vacation getaway too.

If you want the maximum return, you'll probably want to limit yourself to two to four weeks per year. All of this is set out in your leaseback agreement.

It's possible to negotiate more weeks for your personal use, but that will decrease your guaranteed return.

This investment is so good that I'm buying in France through the program, something on the French coast. My wife and I love the idea of having our own leaseback property on the Cote d'Azur, by the beach between Nice and Cannes.

The Cote d'Azur--France's Riviera--is a jet-setter destination...popular among movie stars and billionaire-industrialists who throw big parties on their boats and in their mansions overlooking the Med.

The French Riviera epitomizes a high-end tourist market with a proven track record for rental returns. And property appreciation--another significant way that you can rack up profits with this program--is virtually assured,

although obviously not guaranteed.

The primary advantage of investing through the leaseback program is how easy it is for you. The management company for the development handles everything, from light bulbs to furniture. All you have to do is designate the bank account where you want your returns deposited.

Strong Rental Traffic = Strong Capital Appreciation

You'll have no worries about this real estate investment. Not only will you not have to worry about handling things like maintenance, furniture replacement, repairs, painting, and doormen...you won't have to worry about paying for them either. You'll know from the start just what your cash flow will be. Like I've said repeatedly, your returns are net of all expenses.

The areas where you'll find leaseback properties are in areas with strong rental traffic, a factor indicating strong capital appreciation. The area with the fastest appreciation is Paris. The Cote d'Azur runs a close second. All of the properties have a track record of substantial appreciation.

Once your contracted nine years has expired, you are free to do whatever you like with the apartment. You can opt to rent the apartment on your own, with the same management company or with another one. Or you could sell it.

Of course, after the contract has run its course, you can decide to keep the apartment for your own use.

Or...you can choose to sign up for another leaseback term, renegotiating for a better return. My leaseback contact has told me that you can negotiate a rate as high as 10%. You can also negotiate more use of the unit for yourself annually if you prefer to spend more time there.

There's no safer and easier way to get into the international real estate market than the leaseback program. And no other international investment offers you these secure returns.

Let me show you how a French leaseback property can meet your investment needs by showing you two example investors and how they use this program to meet their diverse investment, recreational and retirement needs.

Tales Of Two Investors

You can learn a lot about the program by looking over the figures for two different investors. This is just as an example, but remember the different variables when you're searching for your own leaseback.

Prices for leaseback properties range from under \$50,000 to over \$1 million. You can buy a tiny studio apartment or a large luxurious villa. Obviously properties in the most prestigious locations will be more expensive than lesser-known destinations.

The returns are between 4.5% and 6%. The amount of usage you're allotted each year usually runs from two to four weeks.

The Young And the Restless

Joe T. is a 29 year old, single guy who loves to snow ski. He's managed to save a few thousand dollars since college. He loves to take his vacations in prestigious ski locations and spends more than a few bucks on that every year.

Joe wants the benefits and security of a real estate investment, but has little interest in the hassles of home ownership or dealing with the headaches of becoming a landlord. The French leaseback program easily meets all his needs for an investment and gives him real advantages for his lifestyle too.

He's skied in France and he loves the romance of the French Alps. And the prestige among his friends of

saying he owns property there.

Joe can buy a studio in a ski resort in the Alps under the leaseback program. He's been to this resort before so he knows he'll make full use of the three-weeks-per-year usage he gets in his leaseback agreement.

Joe's studio costs 100,000 euro. He doesn't pay the VAT (19.6%), so it now costs 83,612 euro. He gets a mortgage for 95% of the purchase price. He needs 3,612 euro initial capital. His guaranteed return is 6%, so he'll receive at least 5,016 euro a year. His annual mortgage repayments total 6,309 euro. This suits Joe because he wants a low cost of entry now (3,612 euro), and he figures he can easily swing the 1,293 euro-per-year shortfall between mortgage repayments and rental income as his salary increases. It's no more than he would pay for a vacation rental.

Plus, as building in Alpine areas is tightly controlled, he'd rather invest with what capital he has now, rather than wait and miss out altogether.

He's looking forward to taking a relaxing ski holiday--in his own apartment--every year now. And basically it costs him nothing.

Real estate appreciation in this part of Alps has been excellent, so after the term of the leaseback agreement is up--when he's 38 years old--Joe can expect to be able to sell his Alpine and reinvest elsewhere. Maybe he'll move up to a bigger leaseback apartment that can accommodate a family that he hopes to have in the future. Or perhaps he'll just roll it over in the leaseback program and consider part of his retirement program. The choice will be his. Smart kid.

Baby Boomers On The French Riviera

Bert and Nancy M., 52-year-old Floridians are looking forward to retirement. But they've taken some losses in mutual funds in recent years. They still have some substantial funds in their retirement accounts. But not what they thought they'd have. The recent scandals on Wall Street have them worried. They are looking for security in

their investments. But they also don't want to give up on their dreams of retirement in the sun.

Bert and Nancy invest in a three-bedroom apartment under the leaseback program in Nice, on the Riviera. They're treating this as a pure investment and don't plan on visiting every year to use their allotted weeks. They complete all the arrangements by phone, fax, and courier from Florida.

Bert and Nancy choose an apartment that costs 250,000 euro but since they don't pay the VAT (19.6%), they pay only 209,030 euro. They mortgage for 75% of the purchase price. The cash out of hand is 52,257 euro.

Their return is 6%, so they'll receive a minimum of 12,541 euro a year. Their annual mortgage repayments total 12,473 euro. So they have no further out of pocket expenses. Their investment program is totally self-funding. And the return that they'll make in property appreciation is a bonus.

They don't intend to use or even think about this property until they get close to retirement. Of course, if they wanted to use it sometime for a vacation, the option is theirs.

When their original leaseback agreement expires, they'll reevaluate their overall retirement plan. At that time, they'll decide whether to sell or renegotiate a better deal for themselves with the management company. Either way, their retirement fund just became a lot safer and healthier.

And who knows, maybe by then they'll think the idea of retiring in France is more attractive than staying in Florida. The option is completely theirs.

Some people have simply purchased French leaseback properties for cash with no mortgage at all and use it to generate a guaranteed cash income. The French Leaseback Program offers you many options and benefits not available with most real estate investments.

You'll Benefit From The French Leaseback Program Seven Ways:

* **LOW RISK:** You know your minimum return from the start.

* **LOW ENTRY COST:** You can buy a leaseback property right now for less than \$3,000 down.

* **LOW TAXATION:** When you buy a Leaseback property, you immediately receive a 19.6% discount because you don't pay VAT (the developer pays the VAT, then claims it back from the government, but you never pay it). Plus, if you decide to sell your property as soon as the term of the lease is up, you'll pay 10% less capital gains tax.

* **MORE SELECTION:** You'll find a leaseback property to suit your taste--a pied-a-terre in the heart of Paris, a chalet in an Alpine ski resort, an elegant penthouse in Cannes, a private island retreat on Corsica and more.

* **EASY FINANCING:** You can get 95% financing for a leaseback property, you don't need a French bank reference, the property itself is used as collateral, and anyone from any country can invest.

* **NO HASSLE:** You don't have to visit France to invest in a French leaseback property. Unless you plan to use the unit yourself, you only need to run the numbers to decide which development to invest in. You can complete all paperwork via fax and courier. And after the purchase all management and upkeep is handled for you.

* **MULTIPLE WAYS TO PROFIT:**

-- The rental return quoted by each developer is a minimum return; as the cost of construction increases each year, so will your returns.

-- Plus, leaseback developments are located in the best locations in terms of capital-gain potential (just ask 11% of the world's tourists); real estate prices in Paris were up 13.9% this year.

- Plus, you're diversified out of the dollar, so any appreciation of the euro comes back to you.
- Plus, thanks to the high level of financing, you can use leverage to invest a relatively small amount and yet reap the gains on a large amount.

French Leasebacks: Once Complicated, Now Easy

Although the French Leaseback Program is very simple once it's all set up, the initial investment can be a little complicated for those who have no experience with international investing and specifically the French legal system. There are certain pitfalls that can trip up a novice investor... or obstacles that might seem insurmountable to those not experienced in the ins and outs of the program.

That is how I can help you take advantage of this remarkable opportunity. I've purchased and managed properties in France, and I've helped others through the process.

For the past four years I've been investigating this program. I know the people in the agencies who run and manage the program. And now, I've compiled a complete report, '**The French Leaseback Program: Hassle-Free Returns In The World's #1 Tourist Destination** .' This report shows you clearly everything you need to know get in on the returns it promises.

Inside my report you'll discover:

- * How to make the essential legal arrangements before completing your agreement
- * How to structure the deal for your maximum tax advantages in France and at home
- * How to choose the best location for your budget, investment goals and lifestyle

- * How to figure your annual on-going costs, returns, and net profits
- * How to use the tips and tricks of expert investors experienced with this program
- * And how to protect your investment under the French legal system

You'll be able to access portfolios of leaseback properties within minutes of reading this report; within weeks, you could have everything signed, sealed, and delivered for your very own French leaseback investment.

I personally helped several investors discover and take advantage of leaseback properties (I introduce you to some in **The French Leaseback Program: Hassle-Free Returns In The World's #1 Tourist Destination**). Every one of these investors are pleased with their decision. In fact, one investor was so thrilled with his first investment that he bought multiple leaseback properties.

The more you know about real estate and international investing, the better you will like the French leaseback program. It's truly unbeatable. But you don't have to be experienced at all to take advantage of it.

The French Leaseback Program: Hassle-Free Returns In The World's #1 Tourist Destination will show you everything you need to know. If you decide the French leaseback program is right for you, you'll have everything you need to get started.

The French Leaseback Program: Hassle-Free Returns In The World's #1 Tourist Destination walks you step-by-step through the process of finding, evaluating, and investing in a leaseback property, and is available immediately--you will receive it in an instant electronic download as soon as you fill out this order form: [click here](#)

This report has previously only been offered to my subscribers at Global Real Estate Investor. It's part of the service that they receive as part of their annual subscription for \$790. And it's a program that some of these savvy

investors have seen as too good to pass up. But as you can see by my examples, you don't have to be rich or a real estate tycoon to cash in on this program.

I've been to France to inspect several properties... met with the people who administer the program... discussed the options with experienced European attorneys and financial planners... explored the legal and tax implications for U.S. investors. And after all that, I ran the numbers on all this myself and once I was fully assured that it's everything it promised to be, I've helped investors take advantage of it.

The French leaseback is solid long-term investment. You can buy with little money out of pocket. You're rental return isn't huge, but it's reasonable and secure. And on top of that, you can use the place every year for your own pleasure...while you're enjoying the capital appreciation.

And now I've put everything you need to know about this in a simple and readable report that anyone can understand. You don't have to go through the hassle and expense that I've put in to figure this out. It's all done for you in **The French Leaseback Program: Hassle-Free Returns In The World's #1 Tourist Destination**.

And let me make this clear: for the investor who wants to diversify their investments with international real estate, the French leaseback program may be the safest possible way to do it.

I want to make this report available to anyone who wants to take advantage of this opportunity before it becomes mainstream news and the opportunity for smaller investors disappears. Now is the time to get in for the best selection of properties and the best values.

You can order your copy of **The French Leaseback Program: Hassle-Free Returns In The World's #1 Tourist Destination** for only \$49. It's a small price to pay for information that could guarantee a portion your retirement investments, increase and improve your lifestyle, and give you a safe and secure real estate in the best locations in one of the most beautiful destinations on the planet.

If you are interested in France or rock-solid investment returns, I urge you act now.

Sincerely,



Lief Simon
Editor, Global Real Estate Investor
Contributing Editor, *International Living*

P.S. Just as the returns from a leaseback investment are rock-solid, so is your guarantee on The French Leaseback Report. If, for any reason, you read the report and don't think it's worth the \$49 you paid for it, then I will happily give you a full refund, with my compliments.

[Order Now](#)