SPECIAL REPORT

2027 EDITION

THE BRUTAL TRUTH

About the Fastest Path to Financial Freedom I Know, With No Money, No Credit and No Bank

Straight answers. No hype. From a broke auto mechanic who has bought and sold more than 3,000 houses.



40+

YEARS DOING DEALS

3,000+

DEALS COMPLETED

Global Publishing, Inc.

Closers Club

A FREE GIFT FROM

Ron LeGrand®

WELCOME

You Asked for the Brutal Truth. Here It Is.

Thanks for requesting my report. Read it tonight. Start with the quiz on page 7. Then decide whether you'll keep doing what you've always done, or try what's worked for me since 1982. This could be your turning point.

Ron LeGrand

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MEET YOUR TEACHER

Who Is Ron LeGrand?

When I first got involved in real estate I was a dead-broke auto mechanic trying to make ends meet. There was no such thing as disposable income around my house. It was all disposed of before I got it. I was 35 years old, I didn't have a clue what I wanted to be when I grew up, but I knew it wasn't fixing cars in the hot Florida sun.

The year was 1982. Interest rates were brutal. The prime rate was sitting around 16%. I saw an ad that said something like "come learn how to buy real estate with no money or credit and get rich by next Thursday." That appealed to me because I had no money or credit, and I kinda liked the rich idea. So I went to the free seminar.

The instructor got us all fired up and showed us how people were buying real estate with no money down. Then he said if you pay $450 and attend our two-day training this weekend, we'll show you all the secrets. I wanted in, but I had a big problem. Actually, 450 of them.

Something compelled me to find the money anyway. I borrowed it from two friends and showed up. That one small, split-second decision that could have gone either way changed my life, my family's life and their families' lives for generations to come, not to mention hundreds of thousands of my students and their descendants.

Most of what they taught was over my head. I could barely spell real estate. But I picked up one idea I felt I could do, and within three weeks I made my first $3,000 using none of my money or credit, which I didn't have. I called my boss and said, "I'm upping my income… up yours!"

Reality Arrives!

Two years later I had 276 units, some single family, some apartments. I was a millionaire… on paper. Over $1,000,000 in equity, two years after starting with nothing.

Then I sat down one Friday night to pay the bills and realized my outgo was bigger than my income and my upkeep was becoming my downfall. I'd spent two years buying the wrong properties the wrong way in the wrong areas for the wrong reasons. I built my empire on a house of cards.

All those low-income properties with brainless tenants were sucking me dry, financially and mentally. I spent the next five years selling off my junk for dimes on the dollar. It took me seven years to really understand this business and get my life back.

I sure wish I'd known me back then and had the system my students have now. On second thought, it wouldn't have mattered. I wouldn't have listened. I'm a man. Men don't follow instructions. It's testosterone. It's not our fault.

"I built my empire on a house of cards."

About seven years and 400 houses in, I built an easy system to turn real estate into cash now, cash monthly and cash later. I made it a real business anyone could run from home. That's when I started teaching what I'd learned. Somewhere along the line someone called me "The World's Leading Expert at Quick Turning Houses," and the name stuck.

Fast forward to today. I've been doing deals for more than 40 years and teaching for 37. I've bought and sold over 3,000 houses, trained more than 500,000 students, and I'm still doing deals today, including commercial real estate with students who bring them to me.

I've shared the stage with past presidents, movie stars, sports heroes and some of the best speakers alive, in rooms of 20 and coliseums of 20,000. And I've watched thousands of ordinary people pull themselves out of financial mediocrity, or downright poverty, and become financially independent. Some became multimillionaires.

People constantly ask me why I still teach at my age. First, make no mistake, I get paid well for it. It's not a mercy mission. Second, golf, fishing and diving get old quick. Making millionaires never does.

Ready to see it done live? Reserve your Quick Start seat online →

"Golf, fishing and diving get old quick. Making millionaires never does."

I've been married over 60 years to one woman. Her name is Beverly. Between the honey-do's, our nine grandchildren and 14 great-grandchildren, it's nice to get away once in a while.

Truthfully, I'm just a simple auto mechanic with a red neck background who barely got out of high school. I'd rather have a good hamburger than a steak. I smoke cigars, listen to country music and jazz, and I have my very own tractor to plow our garden.

So there you have it, the real me. Now, can I add your name to our millionaire club?

To Your Success,

Ron LeGrand®

MILLIONAIRE MAKER

QUICK START STUDENTS

In Their Own Words

Don't take my word for it. Here's what a few of my Quick Start students have to say.

"I found myself stuck living paycheck to paycheck, working all the time, and never getting ahead... Then I found Ron LeGrand. He's a straight shooter who shares the ups and downs without sugar coating anything... For the first time, I feel like there's a real way forward."

JOSEPH SCALF, INDIANAPOLIS, IN

"After I paid $12,000 for a training 2 years ago, I found out it was just a portion of your training. After losing a lot of money making mistakes, education is cheap. Thank you Ron for opening my mind to prosperity for my family."

JUAN UZQUIZA, EDGEWOOD, MD

"I am looking forward to growing my real estate investing business without having to personally guarantee the debt. The 4-day Quick Start class was the best decision and money I have made so far while in the business."

JONATHAN BUMLEY, BRECKENRIDGE, CO

"I have engaged with many gurus. This with Ron is the type of systems training that I need for my comfort. It's specifically how to grow wealth, without the fluff!"

EARL GLASS, MEMPHIS, TN

Individual results vary and depend on your effort, your market and your skills.

Ready to see it done live? Reserve your Quick Start seat online →

FIVE MINUTES, BE HONEST

Take This Quiz

Check every box that applies. You can click the boxes right in this PDF, or print the page and grab a pen.

- ☐ I'm working harder than ever and getting older every day, but I'm not getting ahead.
- ☐ Groceries, gas, insurance and utilities keep going up, and my paycheck isn't keeping pace.
- ☐ My credit card balance keeps creeping higher no matter how careful I am.
- ☐ I'm watching the AI layoff headlines and wondering if my job is next.
- ☐ Everyone keeps telling me to "learn AI" to keep my job, and I'm scared that still won't save my paycheck.
- ☐ I worry because my income stops the day I can't show up and work.
- ☐ With mortgage rates over 7%, I feel locked out of ever owning the home I want.
- ☐ I'm afraid my retirement plan, if I have one, won't get the job done.
- ☐ My savings, if I have any, are embarrassing and won't get me far if I lose my income.
- ☐ Money stress is affecting my sleep, my health or my relationships.
- ☐ I'm tired of what I do for a living and bored out of my mind.
- ☐ I know there's good money in real estate, but it scares me and I wouldn't know where to start.
- ☐ I'd like to do real estate but don't have the money or credit.
- ☐ I've bought real estate courses before and got nowhere.

OK, how many did you check?

0–1 I doubt this report will be of much value to you.

2 I know you'll enjoy it.

3+ You're the perfect candidate I'm looking for.

THE GOOD, THE BAD AND THE UGLY

The Brutal Truth: Questions and Answers

This report could easily become an important memento in your life, so don't let it get away. Someday you may look back on it as your turning point.

What you're about to read is blunt. It answers the questions and worries I hear most about real estate investing and my training. My answers are to the point and sometimes brutal. You'll get the good, the bad and the ugly.

It's designed to get you the answers you wanted when you requested this report. It's also a screening tool to weed out anyone with unreasonable expectations or looking for something for nothing.

Because I respect your time and your intelligence, this isn't a long, drawn-out sales pitch full of hype. It's a question-and-answer session between an intelligent skeptic and me. So here goes.

Q: In a nutshell, what is the business opportunity?

A: I teach people how to buy and sell houses all over America without using their own money or credit. Some build a full-time income and real wealth at the same time and make it a new career. Others stay part time, buy a few houses a year to resell and keep their jobs. Some buy and hold, so I teach them to do it right, with tenant-buyers who do the repairs and put up thousands of dollars to move in.

Q: Why are you qualified, and why should I care what you say?

A: I'm the most qualified man alive. I've been doing the business I teach for more than 40 years and teaching it for 37 years to more than 500,000 people. I've done over 3,000 deals and I'm still doing them. I'm the teacher's teacher. Most of today's real estate gurus started in my class, did well, and then I taught them how to teach.

I'll keep teaching until this old body says no. My students call me PAPA. Some call me Moses. My wife Beverly of 60-plus years thinks I should retire, but there's only so much golf, fishing and travel I can stand. You should care what I say because I make millionaires and help good folks take their lives back.

Q: How are you different from all the other "get rich in real estate" courses?

A: Most of them are a derivative of mine. I created much of the language and process used in real estate investing today. My systems work, and my company is full of people who really care whether you succeed. We won't love you and leave you in the morning.

Some of our customers have been with me over 20 years. A quarter of our staff has been here over 15 years, several over 20. Lots of people bounce through other courses and very expensive events before they find their way to PAPA. If we hook up, consider your search over. I'm nothing if not humble.

Q: Why real estate, and why now?

A: Because chaos creates wealth, and there's plenty of chaos right now. Look at the headlines. The Federal Reserve just raised rates for the first time since 2023. Mortgage rates shot back above 7%, the highest since late 2023. Inflation came in at 3.7% and gas averaged over $4.30 a gallon. Americans owe $1.26 trillion on their credit cards, and a big chunk of it is 90 days late.

Now look at what that does to houses. Foreclosure starts jumped 18% in the first half of this year, and Florida led the nation in foreclosure starts in August. Houses are sitting on the market longer. Sellers who need out can't find buyers who can qualify. And flippers who pay retail and borrow from banks are watching their profits shrink to 2008 levels.

> *"Chaos creates wealth, and there's plenty of chaos right now."*

Most people see that and run for the hills. I see motivated sellers everywhere I look and millions of good families who can't get a bank loan but still want a home. When I teach you to work both sides of that problem without your money, your credit or your risk, you become the solution. Not the victim.

That doesn't mean anything illegal, immoral or unethical. It means you'll see how to turn a scary market into life-changing money for your family while helping a lot of good people get their peace of mind back.

Q: With mortgage rates so high, isn't this the worst possible time to get into real estate?

A: It's the worst time to do real estate the way everyone else does it. It's the best time to do it my way.

When I started in 1982, the prime rate was 16%. I still bought and sold 23 houses that year. Why? Because I wasn't asking a bank for anything. High rates don't hurt people who don't borrow from banks. High rates hurt sellers who can't sell and buyers who can't qualify. Those are the exact two people I'll teach you to help.

The seller with a low-rate mortgage who has to move? You can take over that payment and that low rate. The family that got turned down by the bank? They'll pay you thousands up front for the chance to own that house. Every point rates go up, my phone rings more.

Q: AI is taking jobs left and right. How do I protect my family before it takes mine?

A: I can't tell you if your job is safe. Nobody can. AI was the number one reason companies gave for cutting jobs five months in a row this year. Oracle alone cut about 21,000 people. If your income depends on a company that's looking for ways to replace you with software, you'd better build something they can't take away.

Think about what that means. You gave them your best years. You showed up early, stayed late and never missed a deadline. Then one morning an email from HR says software does your job now. Your paycheck stops. Your mortgage, your

car payment and your grocery bill don't.

Now the brutal truth: AI can't sit at a kitchen table with a widow who needs to sell her late husband's house. It can't earn a seller's trust, pick the right deal or structure it so you can't lose. Houses don't get outsourced. Motivated sellers still need a real person they can trust, and families the banks turn down still need a home. I teach you how to buy and sell houses without your money or credit, so your income never again depends on a boss looking for ways to replace you.

Q: How do I make money without money or credit?

A: It takes me four days of intense training and some work with you before and after to fully answer that. In a nutshell, there are two parts to the business: the Pretty House Business and the Ugly House Business.

In the Pretty House Business, we buy nice homes in nice areas needing little or no work, often by taking over existing debt with no personal liability. We're usually in and out fast by putting lease-option buyers in the houses and collecting $5,000 to $25,000 or more in non-refundable option deposits up front. All with little or no money out of pocket.

In the Ugly House Business, we find ugly houses from people who need out: inherited houses, tired landlords, divorces, foreclosures. We buy them with other people's money, then fix and sell them, or flip them as is to another investor without ever buying them ourselves. That's $10,000 to $50,000 on a house we never own.

Don't judge this business from my short description. Give me the chance and I'll explode your self-imposed myths and show you how fortunes are being made in your city right now, with or without you.

"Give me the chance and I'll explode your self-imposed myths."

Q: Will it work here?

A: Probably not. If you say it won't work here, it won't. Of course it works in every other city except yours. I think you know the answer. It works everywhere there are houses. People will always want to sell and others will want to buy, regardless of the economy, interest rates or who's president.

About 7 out of 10 people who want a home can't qualify for a loan today. When you learn to cater to them, you'll see why it's in your best interest to help them into a home of their own. I know how to eliminate banks for buying and selling, and I don't much care what Fannie Mae, Freddie Mac, FHA, VA or any other pain-in-the-neck agency does.

Q: Sounds like a lot of work. I've got enough to do.

A: It is work. No magic pill here. Fortunately for you, I've spent 30 years taking most of the work out of it. My system can run on no more than five hours a week of your time. I work about two.

The marketing is done for you, my team prescreens sellers before you talk to them, attorneys close everything and the houses show themselves. That's why so many doctors, dentists, engineers, CPAs and other professionals love this business. It's a part-time business with a full-time income.

> *"It's a part-time business with a full-time income."*

Q: How fast can I get a check?

A: Gosh, I don't know. When do you want to start? Will you follow simple instructions? Do you act or just talk? Will you get to the live training and treat it as a priority, or find a worthless excuse not to?

Sorry for the brutality, but these are real questions. Some students get a nice check within 30 days of the event. Some take several months. Some never get one. It's like losing weight. I'm 30 pounds overweight and I know exactly why: eat less, move more. Yet here I am, waiting on the magic pill.

If you're waiting on a magic pill to wealth, it ain't comin'. Do what I ask and you'll make money quickly. Do it your way and you won't. When the student is ready, the teacher appears.

Q: Can I get in trouble with real estate?

A: Yep. You can get in trouble any time you break the law. That's why I insist you use attorneys to close, and I teach you never to make promises you can't keep. We do everything above board with full disclosure in writing and cheat no one.

Q: Can I talk to some of your students in my area?

A: Not yet. You will at the event, where we encourage networking. But their privacy matters to us, and we won't subject them to endless calls. You'd want the same respect. We've published letters and video testimonials everywhere, most with full name and city. We have nothing to hide.

Q: I know nothing about real estate and it scares me. Can I really do this with no experience?

A: The less experience you have, the easier you are to train. You come with no baggage from past mistakes. My biggest job isn't teaching real estate; it's not that hard. It's removing the fear and guilt some folks have let destroy their success.

You don't need experience. You need an open mind and a willingness to learn. Don't confuse a closed mind with skepticism. I expect you to be skeptical. I'll fix that by the end of day one, when you watch us do deals right before your eyes.

"The less experience you have, the easier you are to train."

Q: Do I need a license?

A: Nope. No license required in any state. You'll always act as a principal, never performing any function for a fee as a Realtor. If you have a license, fine. I'll show you how to use it to make real money, but none is required.

Ready to see it done live? Reserve your Quick Start seat online →

Q: What are you trying to sell me?

A: A new lifestyle with real cash flow and the freedom to do things you've never had time for because you were too busy making a living to make any real money.

Here's the path, all out in the open. You can start today with a free 7-day trial of my Closers Club so you can poke around my tools. From there I'll offer you my TERMS course. And the main event is my four-day Quick Start Real Estate School, live in Jacksonville or virtual online, where I teach you to buy and sell houses with no money and no credit, followed by 180 days of hotline support and the option of one-on-one mentoring. Plus a bunch of bonuses as a shameless bribe to get you to act. There. I'm trying to sell you something.

"There. I'm trying to sell you something."

Q: What does it cost?

A: Call it my inflation buster. Regular tuition for my four-day Quick Start Real Estate School is $4,995. Right now, as a reader of this report, you can get your seat for $1,997. We even finance in-house with no credit check, and you can **reserve your seat online** or call 800-567-6128.

Frankly, the cost is irrelevant compared to the payoff. A single quick-flip deal is worth $10,000 or more, and some students do several a month. I just paid three grand for a lawn mower. It won't make me one cent. I'll bet your last car repair cost more than my training. What'll it make you?

Your first check should easily cover it, and our goal is to help you get it fast. You'll be prepped to bring leads to class, and we'll work them while you watch. Many make their first deal while we're training them.

Q: Is there a guarantee?

A: Yep. If you're not happy, I don't want your money. Ask for a full refund within 30 days of purchase. You can even attend the live event for two full days and still back out for a full refund. I can't do much for people who chicken out, so I'd just as soon they go away early.

"If you're not happy, I don't want your money."

Q: If I don't make any money, do I get my money back?

A: Nope. That's called a performance guarantee, and the problem is you're the performer. When I bought a treadmill, it didn't come with a get-skinny-or-your-money-back guarantee. At least it's got a handle to hang my shirts on. I will guarantee this: if you do nothing, nothing will change.

Q: Will I be making payments on vacant houses?

A: Absolutely not. If you do, I'll beat you with a stick. You'll learn how to avoid such foolishness and even how to borrow money from private lenders to buy ugly houses with no monthly payments and get paid the day you buy. I'm all about no risk. It cost me millions and a lot of years to get that way, and it's built into my system.

Q: I heard tenants are a nightmare and I have enough grief now.

A: I'm with ya. At one time I had 276 low-income tenants. It aged me quickly. But the folks I teach you to put in your houses give you thousands to move in because they have the option to buy. They have skin in the game, they act like owners, and they do 100% of the repairs. I consider them partners, not tenants.

Q: What if I buy a house and can't sell it?

A: Then go back to my system and find out what you did wrong, or call for help. Remember, we don't need bank-qualified buyers. Your empire will be built around the families who can't qualify today. If you want to make a house easy to sell, make it easy to buy. We find houses for buyers, not buyers for houses.

Ready to see it done live? Reserve your Quick Start seat online →

Q: I don't believe you can buy real estate without money or credit, and I think you're full of crap.

A: Geez. That's not nice, but I understand. To me, the whole world is full of crap until it proves otherwise. You can pass or play. If you pass, you'll never know. What if you're wrong and I'm the guy you've been looking for? Surely you don't think I made up all those testimonials. I've been at this more than 40 years. I must have learned something useful to you.

"To me, the whole world is full of crap until it proves otherwise."

Q: How did you get started?

A: I was 35, bankrupt and sick and tired of being sick and tired. Beverly and I got into an argument over a washing machine. She wanted a new one. I wanted to fix the old one because I didn't have the $150. I went to bed mad and woke up realizing what an idiot I was. My wife only wanted to wash clothes for our four kids, and I wanted to fight over 150 bucks.

I started looking for a way out, went to that seminar and used one technique to get my first $3,000 check in three weeks. I quit my job and never looked back. Now I'm unemployable, and Beverly has a new washing machine.

"Now I'm unemployable, and Beverly has a new washing machine."

Q: If you train me, what happens when I need help afterward?

A: You pick up the phone and call a qualified consultant who buys houses. 180 days of hotline support comes with Quick Start. If you want someone holding your hand week by week, that's what my mentoring program is for.

Q: Is your event a pitch-a-thon full of other speakers selling stuff?

A: No. I teach all four days. It's focused training with live calls to sellers, offers on real houses and a lot of class participation. You'll be offered my mentoring program and a couple of resources, but you're not obligated to buy anything and no one will pressure you.

Q: I see a lot of real estate courses I can get cheaper. Why yours?

A: Because it works, and it's been time-tested for over 30 years. I had a quadruple bypass a few years ago. I can assure you I wasn't bargain hunting. The rest of your life is at stake here. This ain't the time to go cheap. If cost is your only concern, I'm probably not your guy. Try the cheap stuff and I'll see you when you're ready to get serious.

Q: Do you actually do this yourself? And if you're so rich, why teach?

A: Yes, I actually do what I teach. I guess that makes me a weird dude. You'll see my houses in class, with the real numbers, and you'll meet my acquisitionist.

There are a lot of people teaching real estate who are not rich, don't own much real estate and aren't doing deals. At best, they're giving book reports. I don't need seminars to make a living. I'll go home to my estate tonight whether you spend a dollar with me or not. You won't change my life, but I could change yours.

So why teach? It's fun. A seminar changed my life, and it's pleasing to change others' lives the same way. I partner in deals with qualified students. And yes, I make good money teaching. I'm a businessman, through and through. My brother Dave is a minister. We have a deal: he saves souls and I save marriages.

"You won't change my life, but I could change yours."

Q: What if I'm broke and just can't raise the money?

A: You'll have to find a way or don't come. I did, and you can't be more broke than I was. We offer in-house financing with no credit check. That's all we can do. The fact that you can't raise the money is the very reason you should crawl over broken glass to get there. I borrowed from two friends. It was embarrassing, but being broke embarrassed me more.

Q: Can I take the course at home?

A: Yes. You can join me live in Jacksonville or virtual online from home. Either way, we do class practice, call sellers, and virtually tour two ugly houses room by room, then the same houses after they're renovated, with every cost along the way. You can bring a spouse, parent, child or business partner at no extra charge, and you can come back for free for a year.

"Give me four days and I'll give you a really cool lifestyle."

Q: I'm sensitive. Will you be kind and gentle?

A: I'm always kind and gentle. Ask my wife. The truth is, I'll tell it like it is, and you really don't want it any other way. No walking on coals, no standing on chairs singing. We'll have fun, laugh and learn to make money. You get me in the raw for four days.

Q: Who should attend, and who shouldn't?

A: Anyone looking for more income with less work, part time or as a career change. Anyone who wants lasting wealth from one of the oldest businesses in the world. Anyone looking at the AI headlines who'd rather build an income no software can replace than sit and wait for the pink slip. Anyone who wants a fast retirement.

Who shouldn't? Whiners, couch potatoes and leeches looking for something for nothing. I don't want anyone's grocery money. If the kids need shoes, they come first. I understand financial stress; I've been there and I'll never forget it. But I have very little patience with habitual excuse makers, and I reserve the right to eject anyone at any time. We keep classes small so you get the attention you deserve.

Q: If this is so good, why doesn't everybody do it?

A: A lot of people are, and if you aren't, you're missing out. Every year I help investors who are brand new, timid, scared or just skeptical. Some are successful professionals; some are struggling to make ends meet. If you need immediate income, or want to do this as a real business, the Quick Start Real Estate School is where it starts. Why wouldn't you come?

OK, if I haven't scared you off by now, you're my kind of person. So let me make your first step a no-brainer.

Closers Club

YOUR NEXT STEP

Try My Closers Club Free for 7 Days

I want you to look over my shoulder for a week, free. Join my Closers Club for 7 days at no charge and you get:

- My DREAMS CMA tool. It pulls the comps for you, so you know what any house is really worth before you make an offer, and you never overpay.
- My Masterclass, “The Anatomy of a Deal” (a $497 value), free with your trial. Twenty video lessons that walk you through a deal start to finish: finding it, screening it, estimating repairs, wholesaling, and buying on Terms and selling to tenant-buyers.
- Live monthly training calls with me, plus the replays, my proven seller scripts and my contract templates.
- The Closers Club community. A room full of people doing exactly what you want to do.

Use it. If it’s not for you, cancel before your trial ends and you won’t pay a dime.

START YOUR FREE TRIAL NOW

RonLeGrand.com/Trial

Free for 7 days · Cancel anytime before your trial ends

After your 7-day free trial, your Closers Club Foundation membership continues at $59/month until you cancel. Cancel anytime before your trial ends and you won’t be charged.

The best way to predict your future is to create it. Let me help.

To Your Success,

Ron LeGrand

WHEN YOU'RE READY

Come See Me Live

Already know you're ready? Don't wait on me. Reserve your seat at my next Quick Start Real Estate School, live in Jacksonville or virtual online. Seats are limited to keep classes small.

- Four days of live training with me on buying and selling houses with no money and no credit
- A virtual tour of two ugly houses and the same houses after they're renovated, with every cost along the way
- 180 days of hotline support when you get home
- Bring a spouse or business partner at no extra charge

Your seat is $1,997 instead of the $4,995 regular tuition, and you're covered by my 30-day money-back guarantee. You don't have to join the mentoring program to come to Quick Start. It's your first step.

Reserve My Seat Online →

www.recloserclub.com/qsres26-quick-start

PREFER TO TALK FIRST? CALL

800-567-6128

9am–9pm ET · Quick Start Real Estate School · Jacksonville, FL or Virtual Online