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In 2005 Joe was 61 years old, without a job or pension, with Social Security still five years away. He needed steady monthly income NOW! Cash flow was the priority. He searched for a real opportunity, not a get-other-people-rich charade.

Almost by chance, he bought a rental house...easily the best decision he ever made. Seven years and 62 houses later, he makes \$22,000 a month and has \$3 million in equity. This book is the short version of what he learned and exactly how he did it. Hard to believe? Of course! That's why in Chapter 20 he offers a full disclosure 13-column spreadsheet down to the dollar--the first real estate book to do that! This may be the opportunity you've been searching for.

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