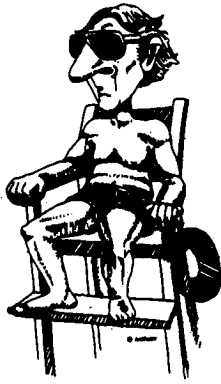


**LAKE
FRONT
PROPERTY**



Lake Isabella, California. Existing Mobile Home Park zoned for 23 lake view sites is offered at a \$700,000 sales price. Approximately 5,000 square foot lots with existing 19 vacant lots with sub structure. Eleven of the lots are lake front.

Just how much California Lake Front Property is still available? I'm guessing not much. This is a perfect project for developing and the price is right.

Possibilities include land leased community of new or used manufactured homes. A combination RV Mobile Home Park, a new home on a permanent foundation for retirement with rental income, or sub divide the land, site and sell new single family homes with or without options to buy.

With a background of majestic mountains one can enjoy boating, swimming, and fishing in beautiful Lake Isabella, California. A perfect place to retire or own a summer home, you can have it all.

More information is available from Barbara Lynch, Broker, Ph. # 800-468-6188 or 562-293-2001. Joe Sullivan at [REDACTED]

Because of the time involved in the publishing and distribution of this newsletter, some properties listed for sale may no longer be available. Please call to verify.



**OOPS!
CORRECTION**

Our man with for 1031 is **SHEL W. GLINA**, Not Gil Glina as printed in our last issue of Financial Freedom. We apologize to Shel.

He can be reached **949-510-3432**. Shel is our Seminar Speaker on our DVD "Exit Strategy for Investors"



**IF YOU
WANT TO
KNOW . . .**

**ASK
JOE**

**WHY HAVEN'T
MANUFACTURED HOUSING
DEALERS TAKEN
ADVANTAGE OF THESE
OPPORTUNITIES?**

I believe too many dealers jumped into the business too soon. Without development know how and experience, most lost money. Many licked their financial wounds and never tried again.

It is mostly real estate investors, experienced developers, and risk taking entrepreneurs that have made these projects work. Far sighted developers who had used site-built homes in their housing projects saw the advantages of manufactured housing to save time and money.

Success is first to know your product. Then, utilize the experience of proven leaders in the field until you have the confidence to go it alone. Most important, knowing all your costs going in, or before making a bid. There are local building fees and assessments you must know and what the local authorities will permit.

It takes luck, hard work, and tenacity to make these projects work. Don't be greedy and always be honest. Never be afraid to ask for help. You make your own luck!

Because of the generality of information in this Newsletter, do not rely upon anything written in lieu of obtaining legal advice for specific situations.



Cindy Sue Sullivan

You can't win if you don't buy a ticket. Acceptable risk is the spice of life. Life is really quite simple. Just keep breathing. Selling is easy. Just find out what they want and give it to them. What am I doing writing an investment column?

Papa Joe has increased his net worth by over 400,000% since he first arrived in Long Beach, California, in the late 1950's. He had 37 cents to his name and did not know a soul in Long Beach having hitch-hiked here from Chicago. If he found a dollar in the street he would have increased his net worth by over 200%. There is nowhere to go but up when you start from the bottom.

I was just a Homeless Street Pup when I first met Papa Joe and Mama Renee. Today I am head of security for Mobile-Home Living, an award winning columnist, and of course, I have been to real estate school, my success is wagging my tail at the right time. I appreciate what I learned from Papa Joe. He learns from his mistakes and he makes his share, marrying Mama Renee was not one of them. But to hear Papa Joe tell it, an Irishman getting married is like losing your money before you get to the pub.

*Invest in yourself first.
Smell you later*



LEGAL NOTICE

The following person is doing business as Mobile-Home Living aka Financial Freedom.

JOE SULLIVAN

300 E. Arbor St. #57S

Long Beach, CA 90805

This business is conducted by an individual. Mobile-Home Living commenced to do business under the fictitious business name on 08/13/1993. Financial Freedom commenced to do business under the fictitious name on 09/15/2006.

Joe Sullivan

Statement filed with the County Clerk of Los Angeles County. To be published 01/01/2007, 04/01/2007,

09/01/2007, & 01/01/2007.

MHL (562) 428-3567.



Real Estate & Mortgage Services

Joe Sullivan

[REDACTED]
Associated with
Mobile Home Living