WELCOME

Introduction

Hi everyone. Ronan McMahon here. And I'd like to give you a very warm welcome to The 5 R's of International Real Estate Investing Masterclass.

I'm thrilled you've decided to join me for this short but power-packed journey. Over the next few days, you're going to find out the exact framework I've used to help ordinary investors secure world-class real-estate deals, often years before the crowds arrive. It's the same proven process I use every time my team and I scout a new market for Real Estate Trend Alert members.

Now, before we dive in, let me share a quick story, just to give you a taste of what you're about to discover.

A little over a decade ago, I was in Cabo San Lucas, Mexico. At the time, Cabo was no longer some undiscovered secret. The yachts were already there. The golf courses were already there. And the luxury resorts were already drawing in travelers from across the world.

But what I saw went beyond that. I saw momentum. New master-planned communities breaking ground, new infrastructure, and a clear Path of Progress stretching right along the coast.

So, in 2015, I made my move. I bought my first condo there at the five-star Quivira resort. The RETA-only price started at $336,156. Today, similar condos in that same community list for around $730,000 or more. Not only that, but I've been able to rent that first Cabo condo of mine for as much as $3,000 a month.

Now, before I go any further, please know that I wasn't able to pull this off because I had some sort of magic "crystal ball" that could predict the future, or anything like that. Instead, I had a simple framework for spotting opportunities. A way of seeing what others missed. A way of seeing massive profit potential in international real estate that has guided me ever since.

In Portugal's Algarve, we've seen similar success stories. Members of our Real Estate Trend Alert group, also known as RETA, bought luxury condos for around €310,000. Now, those homes are worth up to €725,000, an uplift of more than €400,000.

In Costa Rica's Playa Flamingo, the pattern played out again. RETA members locked in luxury condos just before the brand-new international-standard marina opened — a major catalyst for the region. Within eighteen months, their properties were up by more than $100,000 in value.

In Spain's Costa del Sol, RETA members who bought in golf communities like Casares Costa and Señorío de Gonzaga have seen uplifts of more than €200,000 per property.

And on Mexico's Riviera Maya, in Playa del Carmen and Tulum, RETA members who bought early have seen condo values rise more than 100% as the region matured.

And by the way, it's not all beaches and palm trees. In Florence, Italy, RETA members who bought beautifully restored apartments in the city's historic center have seen steady appreciation, plus year-round rental income from travelers. Different style of property, same underlying formula.

These are the kinds of opportunities you'll learn to recognize over the next few days. Deals that look ordinary to everyone else, until progress, timing, and price collide in just the right way.

So if you've ever wondered how to find the next Cabo, the next Algarve, the next Costa Rica, the next Costa del Sol, or the next Riviera Maya — stay with me. You're about to find out exactly how it's done.

This masterclass is designed to give you a clear, step-by-step way to evaluate any international real-estate opportunity, anywhere in the world. By the end of our time together, you'll know how to recognize:

The right place

The right property

The right developer

The right price

The right time to buy

These are the 5 R's. And when they line up, you have the foundation of every great deal I've ever made.

So whether you're thinking about a vacation condo, a rental property, a retirement portfolio, or even a legacy you'll one day pass on to your family, this framework works. And remember, this is the exact same process my team and I use every day when scouting markets for RETA members.

Stick with me through the end of this Masterclass, and I can assure you… you'll be a sharper, more confident, and more profitable investor than 99% of people buying property overseas today.

Maybe you're completely new to international real estate. Maybe you've read glossy magazines and thought, "That lifestyle looks amazing, but how do I actually do it safely?" Or maybe you already own property overseas and want to make sure your next move is smarter and more profitable.

Wherever you're starting from, you're in the right place. Because this is about replacing guesswork with a repeatable process. No hype. No hard selling. Just decades of on-the-ground experience condensed into a short but power-packed masterclass.

I'll share my wins and my mistakes, so you don't have to repeat them. And if at any point you think, "Ronan, this makes sense," make sure you jot it down in the worksheet below this video. It's the same checklist my research team uses when we analyze a market.

Here's how this will work. Each day, you'll get a 10- to 15-minute video lesson that focuses on one of the 5 R's.

Day 1: The Right Place — How to identify world-class markets before everyone else.

Day 2: The Right Property — What to buy inside those markets.

Day 3: The Right Developer — Who you can trust to deliver quality and peace of mind.

Day 4: The Right Price — How to buy below value and lock in profit from Day One.

Day 5: The Right Time — How to recognize the moments when markets shift from good to great.

Each lesson builds on the last. And at the end, I'll wrap it all together in a final session where we'll apply the framework to a real, current deal. This way, you can see it in action.

So please, right now, make a commitment to watch every Session of this Masterclass. They're short. They're actionable. And by the end of this Masterclass, you'll think about how to profit from international real estate investing in a completely new way.

A quick word about me. I've spent the last two decades traveling the world full-time, scouting markets, walking building sites, meeting developers, and negotiating deals. I've visited more than 30 countries in search of the next great opportunity. And sometimes, that meant sitting in five-star hotels. Other times, it meant bumping along dirt roads in the back of a pickup truck.

Bottom line is I've seen the good, the bad, and the ugly of international property. And I've learned that the difference between success and disaster usually comes down to one thing: buying right from the start.

If you buy the right real estate in the right place at the right price, the world opens up for you. You can rent it out, enjoy it yourself, or sell for a handsome profit later. On the other hand, if you buy wrong, no amount of luck or renovation will save you.

So my #1 job here in this Masterclass with you is to give you the clarity and confidence to make the right choices. This framework has created life-changing results for RETA members, from early retirees in Cabo to digital nomads in Portugal to investors who've doubled their money in just a few years.

Let's take a quick high-level look at what the 5 R's actually mean.

Right Place — This is the market. Where is the next wave of growth? What regions are set to benefit from new infrastructure, tourism, or migration trends? We call this buying ahead of the path of progress.

Right Property — Within that market, what type of real estate fits the local demand? Condos for short-term renters? Villas for expats? Lots for future development? The right property type magnifies your returns. The wrong one can sit empty for years.

Right Developer — This is about trust and delivery. A good developer protects your investment, knows what the market wants, and maintains standards. A bad one can turn your dream into a nightmare. We'll cover how to check track records, visit projects, and read the subtle cues that reveal quality.

Right Price — Here's where your profit is made. You make your money when you buy, not when you sell. I'll show you how to benchmark values, negotiate effectively, and ensure you're buying below market.

Right Time — Markets move in cycles. Understanding timing, such as when to enter and when to exit, is what separates investors from speculators. We'll explore how to spot inflection points so you're buying before the crowd, not after.

These five principles form a compass. Follow them, and no matter where you invest — from the beaches of Portugal to the highlands of Colombia — you'll have a framework that keeps you safe and profitable.

Before we wrap up today, a small request. Download the 5 R's Worksheet below this video. Fill in the first section, which asks about your goals, your risk tolerance, and your lifestyle preferences. That's your personal avatar. It will help you see which parts of the world — and which deals — fit you best.

Each day, you'll add notes to that worksheet as we go. By the end of the week, you'll have your own customized blueprint you can use to filter every opportunity you see online or from agents.

And if you're the type who likes to go the extra mile, share your biggest insight from each day inside the RETA community or in the comments below. You'll find that when you engage, you learn faster and retain more.

Here's the bottom line. Over the next few days, I'm going to teach you how to THINK like a global investor. Someone who SEES opportunity where others see uncertainty. You'll start recognizing patterns. You'll understand why some markets boom while others stagnate. And you'll have the tools to act confidently when the right opportunity appears.

So take a deep breath, download your worksheet, and get ready. Tomorrow we begin with Lesson 1: The Right Place — how to identify world-class markets before they hit the headlines.

I'll see you there.