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The real estate wholesaling bible pdf

Full real estate can serve as a vehicle in which you realize your full potential. My latest publication, the Real Estate Wholesaling Bible, has been carefully designed to do just that. This is the culmination of my life of work, carefully put together to allow you to realize the same success that I was lucky enough to experience. As I mentioned in the book, even if investing isn't your dream job, it can give you the financial freedom you need to spend more time pursuing your higher calling. However you are looking at this, you have something to gain from learning to invest in real estate as a wholesaler. Combined with the approach and systems that I have deciphered for you, clarification can work seamlessly with anyone, regardless of their experience or financial situation. The need for monetary gain has become an insurmountable obstacle between reality and what we desire most: happiness. We are forced to give up our dreams while exposing ourselves to the falsifiers of everyday life in order to make ends meet. Essentially, the vast majority of Americans do what they don't like to do in order to continue living. Which is stupid. For reasons I still don't realize, more than 80 percent of Americans don't have what they consider their dream job, and they don't live the life they want. However, they are convinced that their current situation is simply a means to an end - that everything will inevitably work in their favour. People are forced to deceive themselves into believing they are on the right track - a disappointment to say the least. In fact, if you are no closer to realizing your dreams today than you were yesterday, it's time to rethink your strategy. With the debut of my latest book, there is no reason to let the fear of the unknown keep you from what you really deserve. More importantly, the lack of funding will no longer serve as a viable excuse as the Wholesaling Real Estate Bible will provide you with all the tools you need to complete a successful and prosperous transaction. If you are brand new to whole money or an experienced professional, there is one thing every deal needs: money. You need money to grow your real estate business - this is the given. However, not everyone understands that it doesn't always have to be your money... That's the secret, my friends. As a free bonus gift to buy my new book during launch week (Monday 4/21 - Saturday 4/26), you will be given access to my exclusive four-week series of online training on how to find, evaluate, evaluate and make real estate deals. For more information on the course and how to purchase wholesaling Bible Real Estate, please visit WholesalingBible.com. Start Real Estate Review Wholesaling Bible: The fastest, easiest way to get started in real real Investing It took me a while to get back to the book. Some parts have been very useful and useful even for a new person considering real estate, but still not fully clear to me. I think some things are easier for others to get it. It has also focused on coaching others and their sales, profits and initial sale price. The ending heads were better contractual agreements, not property sales, but contracts. Just a little to understand for my normal taste. Leisure Reading 2018 This book was a great way to get introduced to Wholesaling. I definitely enjoyed reading it and I plan to purchase my own copy soon. This book provides realistic expectations for those who want wholesale properties. Easy and fun to read about wholesale real estate. I learned about some things in real estate that I didn't know before. I didn't know you could sell the contract. I also like the idea of confirming how the buyer will finance the purchase. Great for beginners! I'm from Canada, so some information doesn't matter. However, there were gold nuggets I can use on my business! A great resource to start a deal finder/investor. Of course, this is not a book to read for fun, but putting steps into action is key. But I still need it in my book count! This is a great book for those who fall into the world of real estate chastity. It was easy to read and flowed easily. Than gave some great tips on how to own and manage a new wholesale business. The book most definitely deserves a thumbs up. Have you ever wanted to get into a property and make \$5,000 to \$40,000 dollars for a bargain without ever having to swing a hammer or deal with tenants? Have you ever wanted to flip properties without hope and pray property sells? Welcome to the world of Wholesaling real estate, where you don't even have to get your hands dirty. In this world, mere mortals earn wicked sums of money on transactions that sometimes they don't even take on. More importantly, this is your chance to earn better than full-time income while working part-time. Wholesaling is by far the fastest and easiest way to make a murder in the world of real estate investment. Think of it as a real estate day, except its heck is a lot easier and less risky. In fact, when you learn how to do it right, you won't take any risk at all. In the Real Estate Wholesaling Bible you will learn everything you need to know to start making a profit. The best part is you won't need any money, credit or experience to get started. This fast-expanding business is simple, profitable and ideal for the modern real estate market. Except its ideal system for making money even in the most complex real estate markets. All you need to start is a computer, an internet connection, this book, some passion, and a lot of curiosity. In Part I of the book you'll learn the Mechanics of How Real estate. In this section of the book we will cover essentials where you will discover exactly how to find, analyze, finance and sell wholesale deals like watches. This will give you the basic skills you need to start making a profit by working in your business as a whole. In Part II of the book you will learn how to actually build a business and develop systems that are independent of you as a business owner. Here you will learn how to work on your business so that you can complete more deals in less time. More importantly, you will learn how to stop trading your time for money. Many real estate investors have a sense of success coming from the process of setting up a business that works or is profitable. However, from the point of view of Than Merrills, to have a business that works is not enough. He believes that success is when your real estate investment business is not only profitable, but also gives you time to enjoy life and fulfill your passions and dreams. Annahafundur: Than Merrillutga:1'tg'fadagur: 2014-04-14H'gt a' prenta 1 2 bls. Hegt aafrita 10 bls. Format:Page FidelityISBN 13: 97811118000413Print ISBN: 9781118807521ISBN 10: 1118900413 Get Real Estate Wholesaling Bible: The fastest, easiest way to get started in real estate investing now with O'Reilly online training. O'Reilly members experience live online learning as well as books, videos and digital content from 200 publishers. Making loads of money without even waving a hammer or dealing with tenantsWholesaling is by far the fastest and easiest way to make a killing in the world of real estate investment. Think of it as a day trade of real estate, except that it is much simpler and less risky. In fact, when you learn how to do it right, you won't take any risk at all. The Real Estate Wholesaling Bible teaches you everything you need to know to make a profit from real estate a whole nearby, with no money, loans or experience to get started. This fast-expanding business is simple, profitable and ideal for the modern real estate market. It is also an ideal system for making money even in the most difficult real estate markets. All you need to start is a computer, an internet connection, this book, some passion, and a lot of curiosity. Teaches the mechanics of how wholesale real estate, including exactly how to find, analyze, finance and sell wholesale transactions, how to actually build a business and develop systems that don't depend on you as a business owner, how to develop a turnkey, system-dependent business that serves as a vehicle for all the people it concerns: owners, employees, and communityMany investors in real estate. Profitability. Author Than Merrill believes that success occurs when your real estate investment business is not only profitable, but also You have time to enjoy life and fulfill your passions and dreams. 2014002385 Introduction Welcome to the world of real estate a whole series. This book was written to help you understand the very attractive aspect of the real estate investment industry and help you succeed as a real estate wholesaler. On the pages to follow, you will discover opportunities and rewards, as well as the risks and challenges of entire real estate locations. If you are new to wholesaling, this book will provide you with a comprehensive plan and roadmap for how to get started and succeed. You also want to use this book as a guide to indicate how you navigate through the first few wholesale deals. If you're already actively whole, this book will help propel you to the next level of achievement. I will discuss and uncover many different ways to automate your real estate investment efforts and build a business that is not entirely up to you as a business owner. The sense of success of many real estate investors comes from the process of building a business that works or is profitable. From my point of view, having a business that works is not enough. I believe success when your real estate investment whole business is not only profitable, but also gives you time to enjoy life and fulfill your passions and dreams. I believe that success is defined as having a turnkey, system-dependent business that serves as a vehicle for all the people it concerns: owners, employees and the community. There is no doubt that both beginners and advanced investors will benefit from the lessons learned in this book. More than a decade ago, I took my first book of real estate investment. This book has been a catalyst for major changes in my own life, and I want this book to be a catalyst for you, the next generation of real estate investors. Learn hard. Keep it open. And take responsibility for your financial destiny once and for all. SHRINKING MIDDLE CLASS IN AMERICA One of the reasons I believe you should take a much greater interest in controlling your financial destiny is to make sure that you are not the victim of a shrinking middle class in America. Unfortunately, the middle class in the United States is systematically collapsing and no one is doing much to stop it. The number of middle-class families who earn between \$40,000 and \$200,000 a year is dwindling at an alarming rate. The average household income has fallen, jobs are going abroad, the debt burden has skyrocketed, and millions of Americans from the former middle class have fallen below the poverty line. Once upon a time, higher education was a ticket to the middle class; Today's college graduates are finding it increasingly difficult to find work. Here are some scary facts about the cut class in America: Last year, an astounding 53 percent of American colleges under the age of 25 were either unemployed or part-time.1 According to one survey, 77 percent of all Americans now live paycheck to paycheck at least part of the time.While the debt burden for middle-class families goes up, the net cost of the same families goes down. According to the Federal Reserve, the average net worth of families in the United States decreased from \$126,400 in 2007 to \$77,300 in 2010.3 each year. The average American must work 107 days just to earn enough money to pay local, state and federal taxes.4 According to the Employee Benefits Research Institute, 46 percent of all American workers have less than \$10,000 saved for retirement 29 percent of all American workers have less than \$1,000 saved for retirement.5 According to the Economic Policy Institute, America loses half a million jobs to China every single year.6 Today, 40 percent of all Americans have \$500 or less in savings.7 Statistics tell us that for the first time in history you can't be better off than your parents. People are unfortunately worrying about survival rather than chasing their goals and dreams. We are rapidly turning from a country of middle-class citizens to a country dependent on government. What you're about to learn in this book can help you avoid becoming a statistic. Real estate has long been America's number one wealth builder. It is a tried-and-true way to create wealth and has changed the lives of millions of ordinary, ordinary people. HOW I GOT STARTED INVESTING IN REAL ESTATE Twelve years ago, at the age of 23, I was a rookie playing for the Chicago Bears in the National Football League. In the off-season I had what I thought was a great idea and I decided that I was going to start a Mexican restaurant with the money that I saved. Yes, I was officially an entrepreneur. Unfortunately, at the time, with very little business education behind me, I can't say I was necessarily good. Seriously, who starts a Mexican restaurant while he's still playing in the NFL in his prime? I distinctly remember warming up before the game against the Minnesota Vikings and getting a call before the start from Alfredo, the manager of my restaurant, asking me what to do because we were made of scones. I started the restaurant because I thought a good, entrepreneurial idea was enough to make serious money in business. Some people call it entrepreneurial takeover. In my case it was more of an entrepreneurial burp. After injuring my knee and then being released from the NFL (for being too darn fast), I poured all my entrepreneurial energy into the restaurant. I worked 12 to 14 hours a day and hated every second of it. I realized very quickly that it difficult business, and at the time I didn't invest enough in my education to make it successful. There are moments, moments. The lives of every person who have the right spark massive change-moments that determine your future and the path you ultimately choose to take. Not to live up to the personal goals I set myself in the NFL and then having my entrepreneurial dreams turn into a nightmare was too much for me to handle. After almost two years of working in a restaurant I realized that I had no passion for business and I knew that I had to make a change-massive change. I immediately started reading books about something I always had a passion: real estate. I didn't have prior knowledge, never took a class, and there was no one to ask for advice on how to invest, but it didn't matter. I knew I could find answers and people to learn from if I was determined enough. I also knew that I had to spend time researching the industry before I jumped into my head. I was determined not to make the same mistake and get into the industry without proper education. As a result, I devoured books and courses and started attending many different seminars on real estate investing. After months of training, I decided it was time to step aside, take action, and buy a few properties. I also knew that I would continue my education as I purchased more properties and that I was never going to stop learning as my investment portfolio grew. Thus, my personal journey into the world of real estate investment has begun. Even though I was still very new to the industry, I quickly realized its potential. Subsequently, I decided to collaborate with Paul Esajian, one of my good childhood friends, and Konrad Soplnikov, one of my old football teammates from Yale University. To make ends meet, I still worked long hours in my restaurant, wearing what seemed like 15 different hats at once. Early morning and weekend, I'd put on my real estate hat and look at the properties. After buying several rental properties, my partners and I decided it was time to start flipping the property so we could grow our real estate investment business. WHY we decided to start WHOLESALING After buying several rental properties we then purchased two properties we started rehab to turn over. The problem was that we were pretty much out of capital, but we still kept finding other good real estate deals. This is when we discovered as valuable training as wholesale real estate can be. Since the first two properties we wholesale we have made over \$50,000. The two deals took just under two months to structure and it helped us start our real estate investment career. Wholesaling provided the gasoline we needed to really grow that started as a hobby and quickly became a business. Over the past 10 years in real estate, oles was a very large part of our real estate investment business. Over the years, we have used whole different things in our real estate estate Whenever we need money for other real estate transactions we wholesale properties to create some of that capital. If we are faced with a real estate transaction that is not in our backyard, we usually prefer wholesale ownership to another investor. Whenever we feel that we have too many properties we are rehabbing we always wholesale other real estate deals that we find for other investors. If we are working on larger renovation projects, we often choose wholesale other deals that come our way. We buy a lot of properties from other wholesalers and this was one of our best sources for properties we fixed and flipped. We buy a lot of properties from other wholesalers that we hmm and turn into rental properties that create cash flow. In the next chapter I'm taking care of some of the main benefits of learning wholesale real estate and how you can use it in your investment game plan. I also had a unique opportunity to train thousands of real estate investors across the country. Through our workshops and coaching programs, we have changed the lives of thousands of real estate investors by giving them a sound business model to follow. As a coach I have come to believe that most of our most successful student investors have also done most of what they do as real estate investors. Based on my personal experience coaching thousands of other investors, I firmly believe that piercings should be part of what you do as a real estate investor if you want to achieve your financial goals. If you're just starting out, this could be a great way to earn some conservative profits in a relatively quick time frame. If you are more experienced, I believe that it can really help you grow your investment efforts that much faster. SET SKEPTICISM ASIDE-IT WILL keep you BACK As an experienced real estate investor and someone intimately familiar with how investors think, I know that some people have some skepticism about the whole or about investing in real estate in general. Often people think it's different for them or that it won't work where they live. I've heard countless excuses why this won't work in specific cities or with certain types of property. However, after coaching countless investors, I know soaking, combined with our approach and systems, can work seamlessly in every market and with every type of property. Yes, there are stronger real estate markets than others. However, it's less about what the market does and more about what you do in the market. No matter where you live, there are people who make money in real estate. Similarly, in every market there are people who will work with real estate for others To benefit from this book, you must first clear up all misconceptions that somehow your situation is different. I believe that a small little skepticism is healthy and can help people make better decisions. However, overdose skepticism can blind people and make them miss out on really good legitimate opportunities to create wealth. I've seen a lot of smart and ambitious people who have missed great opportunities because they've started listening too skeptical cynics who repeatedly tell them why something won't work. I believe one of the worst things you can do is listen and take advice from people who are not where you want to be financially. The problem is, a cynic is often a friend or a close family member. Some may subconsciously not want to see you successful. However, most cynics actually believe that they are trying to protect you from pain when in reality they keep you from succeeding. Cynics will be more inclined to tell you why they believe something won't work. If you let them affect you, you end up doing nothing in real estate. What you believe is true eventually ends up becoming your reality. Think about it. It is much easier to say why something will not work, because it does not require any effort. It's easier to give up compared to throwing a hat into the ring and trying to succeed. Instead of taking the easy way, which is to do nothing, challenge how you might think and ask yourself how you can do the job. Whole real estate is not a new concept. Investors have been all over the estate for decades, and it will continue to be an opportunity for decades to come. IS THIS BOOK FOR YOU? This book was written for smart, hardworking, rational people who have a strong desire to change their lives financially through real estate. If you are looking for a magic formula that will instantly change your whole life, then this book is not for you. This book was written to give you a very solid foundation and an understanding of how a whole series works. However, it will require you to devote a lot of time, energy and focus on learning how to do whole work. Then you will have to stand up from your Duff and realize what you have learned, knowing that you could fail. In fact, most people fail before they ever succeed. If you are willing to do the job, if you continue to educate yourself, how you invest, if you are looking for a mentor to help you, and if you are willing to devote time, then whole real estate can change your life. If you have what it takes, whole real estate can allow you to live the life of others only to dream. It can give you the freedom to do whatever you want, when you want, with whomever you want. This will give you the freedom to enjoy the beautiful joys of life. This will allow you not just to set up a business, but leave CATALYST to BETTER LIFE Learning how wholesale was a defining moment in my entrepreneurial life. I hope this book has the same on you as you dive deeper and learn the mechanics of how to wholesale and ultimately how to build a whole business that works without you. The path to success as a real estate wholesaler is difficult. You will have days when you want to quit smoking and will start to think that selling insurance doesn't sound so bad. Don't give up. Trust me. Learning to invest in real estate has the right to change your life forever. Over the years, we have helped thousands of real estate investors get a successful start with our systems and coaching programs. To learn more about how we can help you on your own path to real estate success, visit us online www.FortuneBuildersMastery.com. 1 2 4 2/pdf/taxes/tax-freedom-day/index.htm?iid=lead 5www.ebri.org/pdf/surveys/rcs/2011/FS2_RCS11_Prepare_FINAL1.pdf 6 7 or-less-in-savings/Chapter 1 Wholesaling Review What's in it for you? Nothing can be loved or hateful if it is not known for the first time. -Leonardo DaVinci More than 80 percent of Americans don't have what they consider their dream job. Worse, many Americans take jobs they despise just so that they can make ends meet. It's not a good way to live. And it's unnecessary. Investing in real estate can be a way out of this dilemma for people who are willing to put in the right time to educate themselves. Even if you are not interested in investing in real estate full-time, it still has the right to be a means for purpose. I can't even imagine what my life would have been like if I hadn't decided to pick up that first real estate investment book more than a decade ago. Real estate is the work of my life, and I am proud to call myself a real estate investor. Even if investing is not the work of your dreams, it can give you financial freedom, you need to spend more time pursuing your higher calling. However you look at this, you have something to gain from learning to invest in real estate as a wholesaler. BENEFITS FROM THE HOW WHOLESAL REAL ESTATE As you probably know, there are many aspects in the real estate investment industry. There are also advantages and risks associated with each of these aspects, or niches. Wholesaling is a short-term real estate investment strategy that can be used create a quick profit. Essentially, you find properties that can be purchased at well below market value that you will control through a sales contract. Then while in the contract, or shortly after you close on the property, you will find a buyer who is willing to buy your contract, or property, from you for profit. Many investors focus only on the whole. In addition, you will find wholesalers in every local real estate market across the country. However, most real estate investors who wholesale also invest in real estate in other ways as well. The key is to understand the benefits of wholesale trading, how to execute wholesale trades, and where it fits into your overall real estate wealth plan. Then you can choose which properties will be better for wholesale compared to using other exit strategies. Benefit #1: Profits can be quick One of the reasons whole are so attractive to many new investors because of the speed with which you can find a property, put it under contract, find a buyer, and profit from the transaction. I don't know of any faster way to make a profit in real estate than whole parts. Typically, residential transactions take three to six weeks to complete once you have a property under contract. Of course, there are deals that will happen faster; however, they are the exception rather than the norm. Either way, you won't find any other aspect of real estate where you can make a profit in this short period of time. This makes it ideal for people who are relatively new to investing in real estate. It also makes it an ideal strategy for those who work full time but still want to get started and dip into wearing the market. If you have marketing campaigns in place, knowledge to complete complex transactions, and systems that will help you evaluate trades and manage all information, trades can happen relatively quickly. Obviously, the more knowledge you gain and the better your systems, the less time it will take you and the more money you will make per hour committed. The advantage #2: You can minimize the risk every aspect of investing in real estate has a risk, including getting wet. You can spend time on trades that will never succeed, you can get sued and you can lose money. Unfortunately, there is no risk-free way to invest in real estate like all investment vehicles. Investing in real estate is always associated with some level of risk; however, this risk can be significantly minimized. Your job as an investor is to always understand these risks and try to minimize them in any way you can. Wholesaling is type of real estate transaction where you tend to line up your buyer while you are still in a real estate contract. In fact, when you learn how to fill a sales contract correctly, you can risk by including contingency clauses in the contract. You can also minimize your risk by limiting your deposit. Thus, with a relatively small deposit you can control the property valued significantly more during the agreed period of time. In addition, entire local market shares are less at risk in the local market. Of course, while you are in a contract the value of the property can go down, but usually you don't see much hesitation in the market value of the property in terms as short as three to six weeks. Benefit #3: Having bad credit is not a big limiting factor, having bad credit is a limiting factor when it comes to getting bank financing for a portion of the property. However, an unworthy credit score should never deter you from rinsing. As a wholesaler, having a good credit history can help you, but it is not a necessity. If you have a terrible loan, it can cost you a few trades over the course of a year, limiting the number of viable exit strategies you have if you have to actually close on the property. However, if you focus primarily on selling contracts, this will not be a big factor. The advantage #4: You can use other people's money as a wholesaler There are two main ways you can close a trade: You can sell your sales contract, often referred to as a contract assignment. You can sell the property soon after you buy it. This strategy is often referred to as a double closing, or closure, or simultaneous closure. When you sell or contract, you do not sell the property itself. You are actually selling a purchase contract to another buyer for profit. In this scenario, discussed in detail in later chapters, the buyer you will find actually steps into your shoes and buys the property on the favorable terms you negotiated. The buyer you find will also close on the property using your funds. This ole aspect is ideal for investors who are looking for profitable opportunities with relatively little upfront cash investment. Typically, the only money needed to complete this type of transaction is the down payment used to secure the contract with the seller. This method can also bring very high returns in short periods of time. The second way you can wholesale property is when you are twice close. In a double closing situation, you will first have to close on the property yourself, using your funds. Of course, the money that you use can come from a variety of sources, including private lenders, hard money lenders, transaction lenders and banks, just to name a few. If you have little money to in real estate at this time, private lenders will be your best option for the short term financing required for wholesale transactions that you will double closing. The great thing about working with private lenders is that many private lenders who realize that their money is only just used on a short-term basis will be more likely to lend at a very high loan-to-value ratio, knowing that their money will be returned shortly after closing. Similarly, when you work with private lenders interest rates and points are completely negotiable. Benefit #5: Freedom of time Over the last decade of investing in real estate has had very few days when I rolled out of bed, not looking forward to what my day will bring. Real estate investment the real estate wholesaling bible pdf. the real estate wholesaling bible free pdf. the real estate wholesaling bible download. the real estate wholesaling bible audiobook. the real estate wholesaling bible than merrill pdf

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