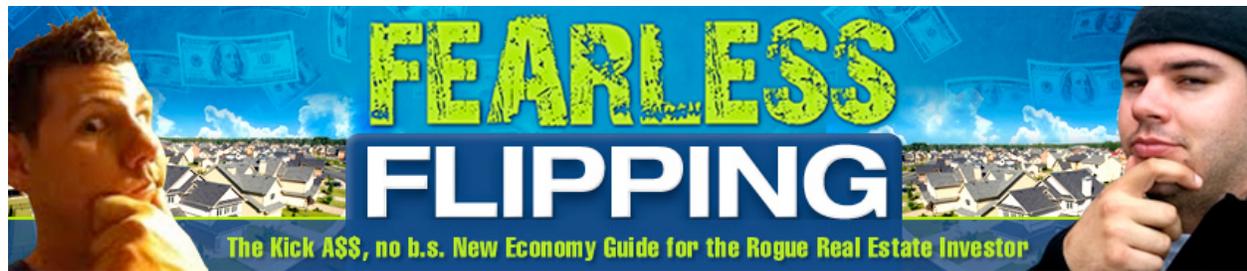


Fearless Flipping-The untold TRUTH about the FREEDOM of Flipping!



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This free report is not about the EASILY described cash you can stuff in cereal boxes (ask how we know) from flipping houses and creating a cash on demand lifestyle.

This report is about YOU: And What It Takes TO Shake Your Fears and Begin Living, Not Existing through flipping real estate. It has been my take on success over the past two years of doing over 100 deals, going to every event, joining every top level mastermind group and learning side by side by the nations best. Enough about me!

One of three things just happened to you.

1. Your overwhelmingly frustrated not having complete and utter freedom in your life!
2. You've come to that low "not going to tolerate this type of life anymore" point in life!
3. You've heard enough about this "secret society" of rebel house-flippers who live life as internal bad-a\$\$e\$ and defy all the old principles of success and YOU WANT IN!

Well, three things are going to happen from this moment forward.

1. You'll zip through the complete sense making ebook and set this aside until you have another "need freedom moment" in life and go at it once again.
2. You'll stay glued to the pages until you have a sunlight burst of reality (which will pull at you until you defy the resistance laws of change) and give back into the intolerable life.
3. You'll simply choose to take simple action steps (we've personally outlined) toward flipping success and not let fear overcome your ability to live comfortably through discomfort (at first)

All three of these will eventually get you to where you obviously believe you belong.

Only One just as fast as you believe you should get there.

Let us first give you this disclaimer about your newfound life as a wholesaler. Albeit, wholesalers (of any industry) are the highest leveraged, market responsive and largest paid of anyone in the downline, they first must overcome much adversity to claim their stake. This is not a glitzy, glamorous, specially written copy ebook to entice you. This is the bare truth to what I hear from national students who are looking to scratch that itch.

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With the success bullseye marked directly in front of you there is certain opposition to which there is no magic formula to overcoming except sheer, nose to the grindstone, in the trenches hard work.

If you choose to read further, there is no turning back. You can choose not to go on but once you start you must finish what you began.

Real estate flipping is a relatively “overthrown” term and is partially considered illegal amongst many title companies and real estate agents. Let me clarify this: ITS NOT. This is America and for a few more years it will be perfectly legal to buy something for \$1 and sell it for \$1,000,000 if the value is there.

What is Wholesaling?

Wholesaling is a distribution channel function where one organization buys products from supplying firms with the primary intention of redistributing to other organizations (but, in general, not to the final consumer). A wholesaler is an organization providing the necessary means to: 1) allow suppliers (e.g., manufacturers) to reach organizational buyers (e.g., retailers, business buyers), and 2) allow certain business buyers to purchase products which they may not be able to otherwise purchase.

Think about the value in that statement. You have the ability to allow certain companies to buy certain products which they may not be able to otherwise purchase. Nothing illegal about that.

Wholesaling real estate or contracts requires three major fundamentals that you need to focus on in order to make closings happen (this is the only place where you get paid for the fruits of your labor). Don't worry about the paperwork, if you said the right thing, or the minute details that will give you analysis paralysis. Focus on the getting to the closing table. So what are these fundamentals that are directly correlated to the flipping world? There are many indirectly related topics that will be an additional learning curve but for now we need to focus on your cash infusion and proving to your own eyes that this works.

Before we get into this TOO DEEP, I need to relate something to you. When I first got into real estate I let my whole world know I was the next big thing. My family, my friends, people I met at networking events. Everyone knew I was going to become a real estate maverick. At least I know I did. I had so many people tell me this exact phrase “ Ill believe it when I see it”. Many people NEVER figure out this is their BIGGEST problem. If you only become a believer when you see something then you never believe in electricity, or the ability to breathe in air, or to become something your currently not.

YOU MUST BELIEVE IT BEFORE YOU SEE IT!

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Know that this works. Do you honestly believe its al just a media illusion that only certain, special people can obtain this “beyond guru” status? Focus on the gold. Thats what Olympians do.

Closings happen when you match a seller with a buyer who's willing to pay more than you agreed to pay the seller for it.

You don't get paid to market houses.

You don't get paid to write offers.

You don't get paid to cart potential buyers around town and show them your inventory

You get paid when a massive value is given in exchange for compensation. Your in the business of providing value. How do you do this?

Did you give your buyers comparable sales? Did you provide them rent rolls? Did you give them any repair estimates? Did you have a fully insured title company deliver their documents in a timely fashion and give them fresh coffee at the closing table?

Well, you will be doing all these things, but most of this does not get you paid.

These are the issues so many newcomers get swarmed in. They never become free. Most of this can be given to an outside source and they can all be paid when you get paid.

“The cost of freedom is always high” John F Kennedy

At first you may do what it takes (only whats necessary) to get to your first couple of closings. Checking emails from 8am to 10pm is not doing anything to get you to a closing table.

So your freedom depends on the ability to generate leads and ability to discover and deliver to buyers.

Leads come from many sources but indeed we are in a foreclosure age. Im sure you know of a home on your block that is in foreclosure. THAT HOME NEEDS AN OFFER TODAY.

This is all new to you but you need to adapt the “People need more people like me” mindset. You know what Im talking about. There is a certain group of against the grain people out there who have an uncanny ability to promote and rapid advance through life and it seems they are so untraditional compared to what the rest of the worlds is doing!

You need to become this person. Perhaps you already envision yourself as them. You think about your internal peace and presence you have when you walk into a room. Your dedication to certain things in life that bring great rewards back to you. Become them today. Make the decision. This is the secret psychology people never tell you at

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seminars. How do you tell a overweight, corporate slug who took orders for 40 years to flip a house in 7 days with this free report. Hey, the flipping house part works and will for years to come. Getting someone who took orders for a boss doesn't know where to begin and finding the time in a 8 cd, 10 dvd 300 page home study course is not going to cut it either. You need to become this "against the grain person".

Think about the OJ Simpson trial. It was the most watched murder trial ever in history. It was the early 90s version of reality tv. There was debate whether he was innocent or guilty...BUT THE WORLD WATCHED ON!

So back to your neighborhood. I know there are emails being pitched about flipping houses from a beach hammock in Sri Lankan islands or you can partner with some guru and he does everything while you sit on the beach and watch your bank account climb in real time updates, lets get back to reality. For the record, that stuff does happen but its very advanced and costs yacht loads to get involved with.

You need a cash infusion now.

So Im sure your aware of a house in your subdivision that is foreclosed or is even private owned and been vacant for some time. Call on it. Better yet write an offer. So many students tell me that they are not getting any where and when asked what they do every day they tell us that they called on alot of houses.

Become familiar with the lingo the agent uses. Bring some WIIFM factor (whats in it for me) meaning them, the agent. Your a doctor to the situation. How can you help them a ton and even profit from it a little?

Agents can be your best source for free information. No zillow or guru program has the market knowledge of a good agent. Just so you know, my agent was my mentor for our first \$500,000 in real estate profit. He ran the market so I ran right next to him.

When you call that agent let them know your a neighbor with a little extra cash who is interested in buying the home next door to you. Make sure the agent is experienced, knows the industry, market knowledge and can provide you with the following information.

Tell her/him you want to write a cash offer on the house but you need to get little info before doing so. Tell them to provide you with cash and retail sales reports in a 1/2 mile radius for the past 120 days. 90 days are way more accurate but 120 days can tell you market fluctuations over a quarterly period.

Listing prices are irrelevant. Never make an offer based on list price. Go according to value of the home when its fully repaired and up to the most scrutinous retail buyer standards.

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Have them email you the reports and study the listings. Check for differences in square footage, bedrooms, baths, school districts, updates, lot size, basements, etc. If most are a spot on match and retail is selling for \$150,000 and cash is selling for \$90,000 needing repairs you can make a good determination. As a wholesaler your objective is to provide that same deal for \$90,000 with less hassle and MORE value to the same person who paid cash for the last one and rehabbed it and flipped it. And you need to have some profit money in there too.

Wholesalers have to have market knowledge so they know what margins they can put in to their product and make profit off of. This happens with cars, fireworks, cigars, loafs of bread, pool tables, underwear and even vacations. There is always a market for any product. Especially wholesale.

You see, wholesalers are the highest paid most leveraged people in any industry. A good wholesale distributor will have more time and less stress to be able to provide market info and unbelievable amounts of value because they deal in volume and meet many faces along the way. Hence they pass this consumer info to their investors and this comes in the form of value.

So you need to write offers and lots of them. This is where most people drop off. We have students come to us who have spent \$18,000 with a guru and truly dont know where to begin. They dont have a clue as to the where this course told them to go. Even some “graduate students” get above themselves after they make their first million dollars and think they can forget these basic grass root tactics. You need to write offers and you need to write them often. 100 per week is a good number to start with. Shoot high and even if you end up under your mark your still making all star progress.

**The man who makes no mistakes does not usually make anything.--
William Connor Magee**

Develop a keen sense of spotting vacant “in need of you” properties. Dont stop at residential. Call on the biggest building in your town. Jump out of your comfort zone like you have the complete faith in God behind you.

So your going to need this sheet of paper called a proof of funds. Seriously, I know this is so elementary but this is a classical issue I still hear about from guru students. You have to get the POF.

Until you are able to track down a personal letter stating you have the funds, here are the two best places on earth to get a qualified POF letter. These are not cash in your hand, go to the closing POF letters, These are pre-quals that still need scrutinized overview before they actually give you anything.

This is still a HUGE, useless hurdle banks still require to weed out unable buyers. Truth be told, if your wholesaling and assigning properties, you will

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never utilize the POF letter. I dont endorse this but when I first started I had to fake it til I made it and that meant creating my own POF letter from my own funds statement. I had every good intention but nonetheless...

Visit www.lvhardmoney.com or www.moolahlist.com for a full 50 state lender who can get you a POF letter in under 48 hours to start writing offers.

This is such a necessary evil to touch on because it is a common true trend of problems people tell me about. Get your relationships going with lenders because even if you dont utilize it, can you imagine hooking a buyer up with a lender and how much value that brings to the table of rapport?

Almost all agents will require this information when making an offer. Just get the POF and save it in your email folder to send off at a moments notice.

Now, for those working a full time job it may be a little challenging to write 100 offers a week because you need to get a lead source of where you will determine which offers you make. These mainly will come from the MLS. Once again, if you contact an agent, they will most likely give you restricted access to their mls and allow you to funnel through thousands of houses to make offers on hundreds of properties and hopefully get 10 accepted.

Sounds fun right. This is where many people get hung up. They think some secret service of virtual assistants is going to come in and begin blasting offers that they know the values of. YOU NEED TO KNOW VALUE. I tell ALL my students to ponder getting there agents licenses. Getting access to MLS and to homes is the fastest way to learn value unless you put all your trust and dependency in a real estate agent. Thats for another day. Right now you need a cash infusion.

Right now we are going to switch over to finding buyers. There are "fishing pole in the ocean" ways of finding buyers but we need to set you up to shoot fish in a barrel. The same gates that open when you deal with realtors open up like a smoothly greased electric doors when dealing with agents as well.

Buyers are everywhere and they are paying cash. America is on sale. When you reveal this one secret to the ultimate cash buyer list your world just expanded to infinite limits. The MLS holds the keys to every cash buyer who ever walked the face of this planet. Theres no hiding it. They can mask it and try cover their tracks but when I discovered where the gold lies I took the bulldozer approach and began moving massive amounts of volume into these peoples hands.

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You can use resources like real quest which get you specified owner occupants but for real time updates on cash buyers the MLS is nearly flawless.

The bottom line is that your FREEDOM depends on YOU doing the things OTHERS WON'T.

Even better, if you systematize the things you are doing that others wont you will be living FREEDOM daily and also giving back to the world be having FREEDOM time to find ways to give back.

There is no substitute for hard work. The world leaders in every industry has stories of starting in a one bedroom 100 sq.ft. apartment closet. Bill Gates didnt vacation for 7 years while building Microsoft. Walt Disney told over 100 investors he needed capital to build the worlds greatest amusement park on top of the everglades. Dave Thomas tries selling his recipe to over 1000 restaurants before selling it back to Colonel Sanders (would you have tried a new recipe?). Thomas Edison discovered 10,000 ways that didnt light the light bulb-10,000. Henry Ford failed to auto companies before getting enough funds and engineer experience to produce the early Model T. in 1992 Donald Trump had to forfeit 49% of his stake in one of his top producing hotel casinos and also had to file for chapter 11 bankruptcy.

Those who dare to fail greatly will every achieve greatly.

Set your goals
Determine your strategy
Focus on the gold

Nothing else can stand in your way if you master these techniques.

I believe in YOU.

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