

Obx Real Estate 10

RD Boyd

Real Estate Recession Riches - Top 10 Real Estate Investing Tips That Don't Suck! Cory Boatright,2013-02 Allow me to share my story with you.

My name is Cory Boatright. I am 35 years old and since my early twenties I have started, run, or been directly involved with almost 40 different companies. I have sold everything from Ginsu knives on eBay, Kirby vacuum cleaners door-to-door, all the way to \$50,000 high-end electronics Online. Out of the forty-something companies only TWO of them ever proved to be worthwhile endeavors. The other thirty-eight I decided to call business therapy. Interestingly enough, both of the successful companies harnessed the power of the Internet to make their profits. After bringing in almost 4 million dollars in sales from my first start-up. I sold it and directed my passion to the world of real estate investing. Why real estate? Well, most of my affluent customers in my first business owned real estate so I knew there was something to be learned in that industry. I was a complete novice to it And...oh...by the way before I forget...did I mention that I didn't even graduate from high school? Apparently my drive to succeed coupled with my persistence to not fail clouded my judgment of the value of a formal education. So instead, I settled for a G.E.D. I'm not looking for any pity-party. I just mentioned this to demonstrate that if a highschool dropout can make it, the doors are open for just about anyone else to do it too. Now fast forward a bit into my real estate experiences. I started out being a bird dog which means I was out finding good deals on properties and getting paid a finders fee for it. That fee was usually \$500 - \$1,500. After I learned how much money the investor was making selling the houses I was bringing him, I quickly learned how to assign, wholesale and flip distressed properties. That brought in checks anywhere from \$3,000 - \$10,000. Not bad, but I had a hunch those properties were worth a lot more after they were fixed up. So I decided to put together a skeleton rehab crew and thought I would make \$15,000 - \$30,000 per deal, but I was sadly mistaken. My rehab attempts ended up being more of a mirage instead of a real profit center. My \$30,000 paydays actually came out to be more around \$17,500 after considering all the contractor frustrations, material costs, labor, marketing, selling and other holding costs. Needless to say I had more fun assigning contracts. It wasn't until around 2004 that I stumbled my way through a short sale and I made over \$30,000 on that deal! That was the most money that I had ever made on one single real estate transaction. I couldn't believe the lender would accept less than what was owed for a payoff. I was immediately hooked and quickly learned everything possible about the short sale process. The more I learned about Short Sales, the more I was asked by other investors to partner on deals. I quickly became known as the local go-to guy for doing short sales. Other investors continually asked me how they too could learn to do what I was doing. So after being asked by numerous fellow investors to teach and coach them on the subject, I decided to dive in head first and write my first information product/home study course. What I discovered in real estate investing was something I never expected. Not only was the short sale niche secretive, but the entire industry. And the real truth was shared only amongst a small, tight knit group of investors, but not anymore. I've cornered the top dogs in their niche of real estate investing and forced them to talk. When you finish reading Real Estate Recession Riches you are going to be smarter and wiser newbie or advanced real estate investor. Period.

Remember... be a servant, Cory Boatright Cory Boatright is a flat out ge

10 Tips and Tricks Aaron Adams,2012-07-18

Real Estate Asset Inventory ,1990

Rental Property Investing Unlimited Potential Publications,2021-06-17

Rental Property Investing Unlimited Potential Publication,2021-06-10 Discover the best kept secrets that real estate investment courses don't want you to know about You don't need to be rich to start your real estate business. You don't need to become a real estate agent first before investing in real estate. You don't need to be suckered into courses or seminars to create massive passive income from rental properties. These are just a few of the harmful lies and myths that keep aspiring real estate investors from ever achieving the financial freedom they truly desire... One of the most effective ways of achieving generational wealth is through real estate investing. It's how successful businessmen like Robert Kiyosaki, Grant Cardone, and even Arnold Schwarzenegger (believe it or not), made millions! But the problem is, no matter how much real estate can make you filthy rich, without the right knowledge that these people have, real estate can also make you poor... not just 'poor' but 'hopelessly-in-debt poor'. However, by getting to know the ins and outs of the business, as well as uncovering the fatal mistakes that even experienced real estate investors make, you can be sure the effort you put into real estate investing will pay off immensely. In Rental Property Investing, you will discover: How to successfully flip properties for quick and predictable profits The key to investigating properties to find out which one is right for you and your investment goals How to retire early by creating long-term wealth with rental properties How to become the Alpha of a conversation and take full control of deals The best landscaping theme that your prospective tenants will find irresistible The detrimental scams you need to avoid that prey on beginners and expert investors alike The secret to making tenants miraculously respectful (that stressed landlords would beg to know) Just how massive your ROI can potentially be... using easy-to-follow mathematical formulas Safe exit strategies for when you have enough money and want to retire or move on to other ventures The pros and cons of hiring certain personalities in your real estate team that can make or break your business Money management techniques that will allow you to start real estate investing without emptying your savings account And much more! This is not a get rich quick scheme -- this is a collection of doable, practical,

and tested steps, information, and tips that can potentially set off your first highly rewarding real estate investment. Even if you think that all the 'good deals' have already been taken, or that you missed the 'best time' to buy a property, Rental Property Investing will show you that anybody with the proper knowledge can get started investing for massive gains. Don't let fear or inexperience get in the way of you and your dreams of becoming a successful real estate investor -- get in the know-how today! If you want to launch your real estate business without having to experience the mistakes beginners (and even experts) make, then scroll up and click the Add to Cart button right now.

The Essential Guide to Buying and Selling Luxury Real Estate: Insights from America's Top Luxury Agents Moira Holley,Liz Harris,Nancy Tallman,2018-10-09 According to the National Association of REALTORS

Real Estate Investing James Connor,2020-02-18 If you want to increase your wealth through investing in property but have absolutely no clue where to start, then keep reading ... Have you ever thought about the huge potential to create wealth through investing in rental properties? Thinking about it and doing it are two different things. For example, do you know where the best place to find a rental property to invest in is? Do you browse the web or do you go to an auction? There are countless questions you need to ask and know the answers to before you can start investing. It isn't as simple as going to the store to buy a loaf of bread. If investing in real estate was that easy, then everyone would be doing it. The first key to unlocking the door to your investment dreams is to create a detailed business plan. You need to understand the secrets to analyze the market so that you land a profitable property. With a clear strategy that has been created by real estate experts, you can get yourself on the property ladder, and start making direct income through rent. Buying the property is only the first step. You have to find tenants and as any successful investor will tell you, you have to retain these tenants. There are numerous options for managing your properties and once you understand the pros and cons to each different management strategy, then you can make a sound choice and start thinking about adding to your property portfolio. In this book, Rental Property Investing, you will discover: The 5 easy steps to create a successful business plan The tax benefits that property investors are entitled to and how to claim them The 5 principles to succeed as a property investor How to see the big picture when analyzing potential properties to add to your portfolio How to buy a \$0 house A simple explanation of how to calculate your future expenses The criteria that you have to use when selecting the right location to invest in The 3 types of rental management strategies and how to choose the best one for you And much, much more. Plus as a bonus, you'll also get Flipping Houses to help you learn the shortcuts to making huge profits through flipping houses to become financially independent and live your dream life. In Flipping Houses you'll discover: The 8 key ways to secure financing The most important consideration when choosing the right real estate farm area How to choose who to buy from and why The 10 places you need to go to locate the very best real estate deals The secret formulas for profitable home flipping How to become a killer negotiator, who always makes the best deals And much, much more. There are two traps that most people fall into when they think about property investment. The first is that you have to be rich to do it. The second is that it is so difficult that only very few clever people can become a property investor. Neither of these things is true. There are millions of ordinary people with property portfolios around the world. You can become one of them without studying for years. If you want to discover the secrets to successful rental property investing, scroll up and click the Add to Cart button right now!

Defensive Real Estate Investing William Bronchick,Gary Licata,2007-05-15

The Top 10 Real Estate Investing Tips and Tricks Every Real Estate Agent and Broker Needs to Know Dexter Godfrey,2010-09-21 Discover top real estate investing tips, tricks and tools used by high-performance professionals including:- The proper way to use the MLS to find deals fast...- The difference between a plan and a strategy...- Expecting immediate results versus Reality...- How to do deals with no money or credit of your own...- How to find your first deal quickly and profitably...And Much more...Award-winning Real Estate Broker, Investor and National Trainer, Dexter Godfrey, shares some of his most valuable insights in this AQuickReadBook(tm).On many occasions Dexter was recognized as the regional real estate Rookie of the Year. He received countless sales production awards and has been ranked in the top 5% of real estate agents in America. But Dexter still didn't find the wealth he sought.After many unpredictable years of receiving his lean commission checks at the closing table and observing his real estate investor clients getting the lion's share of the deal, Dexter had a revelation. He finally saw the need to expand his own real estate portfolio by making real estate investing a major part of his business.Over the years Dexter has had the opportunity of working with some of the greatest real estate minds in the world. In addition to actively investing in real estate and land development, Dexter is a nationally known speaker and director of training and career development for the largest privately held real estate company in America, Long & Foster Realtors.With the heart of a leader and the stamina of an eagle, Dexter devotes his time to empowering agents to succeed in real estate by teaching them to build their wealth from their current financial condition. Additional information is available at his website: www.DexterGodfrey.com

Everyday Real Estate National Institute of Real Estate Brokers (U.S.),1959

Buy, Rent and Sell: How to Profit by Investing in Residential Real Estate Robert Irwin,2001-04-22 The time has never been better for investing in real estate, and this book arms the millions of investors who are returning to real estate as an established instrument of wealth creation with surefire

strategies for making a killing in the real estate market. Due to the pent-up demand for housing caused by the lull in housing starts during the 90s, as many as 11 million would-be American home-owners are currently vying for a rapidly dwindling pool of available properties. In *Buy, Rent, and Sell* Bob Irwin, one of America's most well-known and respected real estate author/experts, provides nuts-and-bolts advice and guidance on how to find good investment properties, how to successfully rent them, and how to quickly turn them around for a profit. Written in Irwin's trademark down-to-earth, jargon-free style, *Buy, Rent, and Sell* is an indispensable guide for novices as well as experienced real estate investors.

The Top 10's of Real Estate Larry Shakman,2023-08-15 *The Top 10's of Real Estate* is an irreplaceable collection of the 32 most valuable real estate top 10 lists you can access. Every page in this book will give you important insight into how your real estate counterpart thinks, and how to get the real estate deal done. Larry Shakman, also known as The Real Estate Therapist, has released *The Top 10's of Real Estate* to give a unique perspective, and insight into the way sellers, buyers, investors and real estate agents think about buying, selling, and investing in real estate. Some of the chapters include topics like Chapter 28, The Top 10 Things that Influence a Home Buyer, or Chapter 4, The Top 10 Reasons Buyers and Sellers Get into Legal Disputes, and Chapter 11, The Top 10 Things That Happen When You Overprice Your Home. The book is a literal goldmine of information the author has gained over a long and successful 22 year career in the real estate industry. *The Top 10's of Real Estate* is a comprehensive guide that provides readers with 32 top 10 real estate lists that will put money in their pocket when they buy, sell, or invest in real estate. Each chapter is packed with commentary and key points from many top professionals in the real estate industry. *The Top 10's of Real Estate* also includes many valuable links to additional free real estate information and services for sellers, buyers, investors and real estate agents. As the author states, I'm excited to share the insight, strategies and tips that I've learned over my 22 year career in the real estate industry with sellers, buyers, investors, and real estate agents. Whether you are a first-time home buyer, moving up to that forever dream home, or investing in your first real estate project, *The Top 10's of Real Estate* will prove to be a valuable source of real estate information.

Buy Low, Rent Smart, Sell High Scott Frank,Andy Heller,2003-10-01 Facing a volatile stock market, many people have turned to real estate as a way to invest their hard-earned money. While many investors opt to buy property and then sell it quickly, other investors choose to hold onto their property for a longer period of time to realize a greater return on their investment. Real estate experts Scott Frank and Andy Heller have developed a proven and diversified program for real estate investing that incorporates both approaches and enables investors to take control of their financial futures and build wealth over time. Their new book, *Buy Low, Rent Smart, Sell High: Real Estate Investing for the Long Run* outlines a win-win-win program, one where average people can reap significant financial rewards by investing in real estate. * Win One: Buying Low - The investors first win occurs by purchasing real estate at a 10-20 percent discount by seeking out motivated buyers and avoiding paying agent commissions. The book reveals the secret to buying foreclosed homes with clean titles from banks and mortgage companies. * Win Two: Renting Smart - The property is rented through a lease/purchase agreement. Not only does the investor get a down payment from the lease/purchasee, but he or she also receives monthly rent that usually exceeds the monthly mortgage payment. Also, the lease/purchasee takes on the maintenance and repair responsibilities and tends to be a better tenant in return for their special lease/purchase terms. In addition, as the owner of the property, the investor is able to receive tax write-offs. * Win Three: Selling High - The final win results when the lease/purchasee exercises his or her right to purchase the property. The owner has realized the benefits of owning the property and has sold it to the lease/purchasee without agent commissions. If the lease/purchasee decides not to exercise his or right, the investor still wins because he or she can either extend the lease purchase agreement and increase the purchase price (based on property appreciation) or enter into another lease/purchase agreement with a new tenant and begin the cycle of wins all over.

How to Invest in Real Estate Valleywide Real Estate Investments,2018-10-22 *How To Invest In Real Estate - Special Edition - Three Books In One* The real estate investment business is very easy to understand anyone can do it, and best of all it is one of the greatest wealth creator and protectors!You can get wealthy fast in real estate by flipping property, and once you accumulate your cash reserves, you can then invest it into positive cash flow rental properties for extreme passive growth and preservation.Are You a New Investor?Here is your strategy, become a flipper in your local market; Take your chunks of cash and reinvest them into rental properties using low L.T.V. financing or pay all cash. Flipping houses is the easiest point of entry into real estate investing, if you are new.Are you an existing business with an established cash flow already? Then investing in income properties is ideal for you, it will preserve and grow your wealth, with very consistent proven returns and cash flow.Isn't it nice to know we will always have tenants that have to pay rent, or businesses that need an office space? You can't put that much consistency on a stock or crypto investment! The risks are so low as long as you buy at the right price with the acceptable returns for your market.Believe it or not, I made most of my real estate wealth in Ohio. Through-out my housing adventures I have identified the 80/20 methods that work in this business(rental and flipping).Things have changed a lot in the recent past and they will only accelerate! We have new digital marketing technologies, all eyeballs are on the Internet and social media, the foreclosures have been reduced drastically and market dynamics are changing in weird ways. But change is good because that's when real estate fortunes are made. So let's learn the basics now so you can start doing deals now in your local market. You only need to do a couple to significantly

increase your net income per year. In fact, I recommend you only do 10-12 deals per year as a flipper, as this will only require 5-10 hours a week, if even that and you can still have time freedom or time enough for your job. I ran a small flipping niche in Cleveland that lasted 10 years and produced over \$200,000 net profits every year with VERY little work. This works in any market, it is basic economics. What you'll learn in this three-books-in-one edition- How to find and flip properties locally- How to find private money to fire up your flipping machine- How to be a big fish in your local pond- How to use the Internet and Google to acquire deals- How to work with contractor, tenants, management companies and more.- What the 80/20 principals are in this business that work for TODAY and not the old days.

Zillow Talk Spencer Rascoff, Stan Humphries, 2015-01-27 How do you spot an area poised for gentrification? Is spring or winter the best time to put your house on the market? Will a house on Swamp Road sell for less than one on Gingerbread Lane? The fact is that the rules of real estate have changed drastically over the past five years. To understand real estate in our fast-paced, technology-driven world, we need to toss out all of the outdated truisms and embrace today's brand new information. But how? Enter Zillow, the nation's #1 real estate website and mobile app. Thanks to its treasure trove of proprietary data and army of statisticians and data scientists, led by chief economist Stan Humphries, Zillow has been able to spot the trends and truths of today's housing market while acknowledging that a home is more than an economic asset. In Zillow Talk, Humphries and CEO Spencer Rascoff explain the science behind where and how we live now and reveal practical, data-driven insights about buying, selling, renting and financing real estate. Read this book to find out why: It's better to remodel your bathroom than your kitchen Putting the word cute in your listing could cost you thousands of dollars You shouldn't buy the worst house in the best neighborhood You should never list your house for \$444,000 You shouldn't list your house for sale before March Madness or after the Masters Densely packed with entertaining anecdotes and invaluable how-to advice, Zillow Talk is poised to be the real estate almanac for the next generation.

North Carolina's Outer Banks Karen Bachman,

The Top 10 Things Your Real Estate Agent Or Property Manager Won't Tell You Ethan Walker, 2018-12-10 Informative book for a new Realestate investor. A helpful tool for a investor with several properties already. In this book I share practical real world advice, things that the main stream investing community doesn't talk about.

The Asset Manager's Guide to Real Estate Owned (REO) Orit Gadish, 2021-05-06 This book is comprised of fourteen chapters. It reflects the author's experiences in REO asset management as it relates to residential and commercial real estate and brokerage management, and business process management. Chapter 1: Defining REO Chapter 2: Selecting Your REO Real Estate Agent Chapter 3: Setting Expectations with Your REO Agent Chapter 4: REO Pre-Marketing Activities Chapter 5: Sales Strategies for REO Properties Chapter 6: Cash for Keys Process and Agreement Chapter 7: The Eviction Process Chapter 8: Getting the REO Property Ready for Market Chapter 9: Valuing the REO Property Chapter 10: REO Property Assignment Letter and Listing Agreement Chapter 11: Marketing the REO Property Chapter 12: REO Specific Terms in Seller's Addendum Chapter 13: Offer Management in an REO Transaction Chapter 14: Closing and Settlement in an REO Transaction

The Evening Post Record of Real Estate Sales in Greater New York ,1901

Building Big Profits in Real Estate Wade Timmerson, Suzanne Caplan, 2004-07-20 Everyday, people just like you have a real chance to make serious money in real estate. All it requires is the discipline to purchase good property and the motivation to make new purchases that will create growing equity. Filled with in-depth insights and practical advice, Building Big Profits in Real Estate will show you the right way to invest in real estate. A successful stock market investor may need to perform extensive research to make a profit, but becoming a successful real estate investor can be more complex and far more hands-on, especially when you're just getting started. The good thing about real estate is that it offers more security as well as greater upside potential than any other investment--mainly because the value of property never goes to zero (unlike some recent stocks) and real estate prices often continue to go up even when general economic conditions are soft. Building Big Profits in Real Estate focuses on the sound strategies that everyone needs to understand before they invest in real estate. It covers important topics, such as analyzing markets, financing your projects, purchasing rental property, managing a real estate portfolio, finding new ways to invest, and understanding wholesale markets. It also reveals some of the most overlooked opportunities in the real estate market, including Section 8 rentals, wholesaling properties, and selling houses on a rent-to-own basis.

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