**Special Report**

**Eye Poppin – Wide World of Real Estate Investing Possibilities**

Did you know that house flipping is Not the only way the average person can earn money with real estate investments?

I mean really, who knew right!

Well it is true, and this Special Report prepared by the Flippin’ Reality Show especially for you, has been designed to show you just how many potential ways there are to earn money through various real estate investments.

Now we have to be careful here. Anytime the word “Investments” is being used in any way, especially in something like this, we have be careful that you fully understand the purpose of this writing. Exactly what it is, and maybe even more importantly, exactly what it is not.

So number one, what this report is NOT, is advice, of any kind.

Are we all perfectly clear on this?

This report is not advising, directing, telling, or even suggesting that you or anyone else go into any of the types of real estate investments mentioned in this report. OKAY! Perfectly Clear?

Great!

Even though I strongly believe that “Everyone” needs real estate investments, and you will hear me say that again and again, because I believe it that much, this is only my, “opinion” okay.

Please do not misconstrue, misconceive, or miscalculate anything presented in this report for anything other than what it is, Information! That is all this report is, Information. We all clear and in 100% agreement on that? Marvelous.

This report was prepared solely for the purpose of opening your eyes to all that is “possible” in real estate investing. Possible for you? Well that is completely up to you to decide, but I am telling you now that you will need to gather more information than just what is here in this report in order to make any such decisions. Again this report is just to show you what is available out there in the world and give you an idea of what it looks like, so that you can see how something in real estate investing just might suit your personality better than something else.

The purpose is to get you interested in learning more, about a way for you to invest in real estate, in a way that makes you comfortable in doing so. Because Fixin and Flippin houses like we all see everywhere on TV is Not the only way to earn money in Real Estate, especially for those of you sit and watch these shows, all the while thinking “I could never do that”, or “who would want to put themselves through all that”, or whatever else you might be thinking that ultimately says, “I would never do fixing and flipping of a house”, and yet somewhere in the back of your mind there is this thought that says something like “But I know real estate investing is a good idea!”

So, are you perfectly clear on exactly what this report is, and exactly what this report is not, and exactly what this report is meant to provide, and exactly what this report is not meant to provide? Fabulous!

Let’s get started with a little Shakespeare then.

Oh, Real Estate… How do I invest in thee? Let me count the ways.

Ok, a little tidbit for you….

Sorry but No, “How do I love thee, let me count the ways” is not by William Shakespeare.  It is in fact Elizabeth Barrett Browning, [Sonnets from the Portuguese](http://www.amazon.com/gp/product/1463721579/ref=as_li_ss_tl?ie=UTF8&tag=shakespearegeek-20&linkCode=as2&camp=1789&creative=390957&creativeASIN=1463721579)/var/folders/yy/l2pd18bj7q36zcmr65f5v1fc0000gn/T/com.microsoft.Word/WebArchiveCopyPasteTempFiles/ir?t=shakespearegeek-20&l=as2&o=1&a=1463721579 – Sonnet 43

Okay a little off topic there but just wanted to expose some truth for you. Look it up and you will see this is true, as is everything else you are about to see in this report.

**Part 1 - You Get to Choose**

How you ultimately choose to invest in real estate is going to depend on something we call your Investor ID. The core of your Investor ID is going to revolve around your personality really. Are you an outgoing person who just cannot get enough words out of your mouth in a single day, or can you count your daily word usage on one hand? Do you prefer running around all over town all day or do you prefer sitting on the couch? Do you love being the person with your fingers in everyone else’s pie, or would rather just have your one piece to deal with? Do like controlling every detail or are you lazy and pretty much just want it done for you? Do you like Chunky Monkey or just Plain Vanilla ice cream?

Specifically, your ice cream preference is not going to matter so much, but I think you get the analogy, yes?

So if you don’t like being in charge of what everyone else is doing all the time then maybe fixing and flipping houses is not going to be your cup of tea, and maybe Tax lien investing feels more appealing to you instead.

Well that’s the good, no, the great news for you, there is something that is going to have more appeal to you than anything else does. When you find it, and then investigate and learn more about it, then you just might find the perfect type of real estate investments for you to get involved in.

Of course there are more factors than just your personality to consider, but between your personality, your resources, and the skills you are best suited to apply, why would you want to go against these things? Do you just want to earn money that badly, or would you prefer to be happy making money, doing something that you actually enjoy, opposed to something like what your job probably is, in something you hate, but have to do it. You get what I’m saying here?

Why set yourself up to be miserable in earning money, when there is probably a way that is much more compatible with you, your personality, and your skills for you to go about it. Doesn’t that just sound like it’s going to feel a whole lot better? And quite honestly if it feels a lot better you are far more likely to actually become, and be successful at it, for a very long time!

**Part 2 – So Many Opportunities**

So let’s have a look.

What ae some Real Estate Investing Opportunities you may not have thought or considered. (And this is most likely Not, a fully comprehensive list, nor is it in any particular other than just how they popped into my head)

Storage Units Land Fixing and Flipping

Development Car Wash Wholesaling

Hotels Motels Resorts

Buying and holding/ renting Funding Condos

Sober living facilities Duplex,Triplex & Quad-plex Tax liens & Deeds

Mobile homes Mortgage notes Apartments

Co-Wholesaling Laundromats Group homes

Camp Grounds Vacation Rentals Farms

Mobile Home Parks JV Partnering Over night rentals

Bill Boards Marinas Convenience stores

Senior Care Facilities Auctions Townhomes

Gas Stations Fast food Ranches

Subletting Mining Independent Living facilities

Islands

And the list goes on I’m sure. Feel free you add your own in

.

Now some of you may have noticed that in this list there is a combination of real estate strategies and real estate types. What I mean is there is a mix of things to buy and things to do.

For instance JV Partnering is something you can do to buy, a house, a condo, a resort, anything really.

So JV Partnering is a real estate strategy and the others are real estate types.

So let me break these out for you to make the difference a little more clear .

**RE Strategies RE Types**

Fixing and Flipping Storage Units

Development Land

Wholesaling Car Wash

Buying and holding/ renting Hotels

Funding Motels

Sober living facilities Resorts

Tax liens & Deeds Condos

Mortgage notes Mobile homes

Co-Wholesaling Apartments

Group homes Laundromats

Vacation Rentals Duplex, Triplex & Quad-plex

JV Partnering Camp Grounds

Over night rentals Farms

Senior Care Facilities Mobile Home Parks

Auctions Bill Boards

Subletting Marinas

Independent Living facilities Convenience stores

Townhomes

Gas Stations

Fast food

Ranches

Mining

Islands

Something else to note here is under these strategies, you may notice some are more like types of real estate such as a group home versus what is more of an actual strategy such as Sub letting.

This is because what these are under the strategy side are what are know as your “ Exit Strategy” or “What are you going to do with the asset”

The asset of course being the Type of real estate ie: Land is the asset or a Resort is the asset.

And the strategy, or Exit Strategy is what you are going to do with the asset. Make sense? Good.

So here is the really cool thing.

How many possible combinations are there here? And remember these are not fully comprehensive lists, but just from what you’re looking at here, how many possible combinations are there? Right! A Lot!

For instance, we have 23 different types of real estate listed, and you could you potentially buy a tax lien on any one of them couldn’t you? Absolutely Yes! Well at least “Potentially!” Some of these things on this list you are never going to see a tax lien go up for sale on them, which means you are not ever going to get an opportunity to buy a tax lien on them, but that is not to say that a tax couldn’t be made available for purchase on any one of them, should the owner ever stop paying their taxes right!

So you see if you are lazy and love the water then maybe you want to be buying tax liens on marinas, or islands to both make money and sooth your souls desire for real estate and water!

Are you starting to see how there can be something for everyone to get excited about in the wide world of real estate investing?

Now I know what some of you are still thinking, and that is why there is still one more column to be added onto these lists. This last column of items is what really opens up real estate investing to many of you who might still be struggling with seeing themselves as a real estate investor, or in getting started in becoming a real estate investor. And this last list of items is another list of strategies.

Wait, we already have strategies right?

So what we have looked at so far is the “Exit Strategy”, what you are ultimately going to do with the Asset, right!

What we about to add is what’s known as the “Acquisition Strategy” How are you going to acquire the Asset?

You can know all day long what you want and what you want to do with it, but if you don’t know how you’re going to get it then what good is any of it. You’re just another dreamer at this point! You need an acquisitions strategy to go with all of this so you can convert from dreamer into Doer! The people earning money in real estate investing are the doers! The dreamers are just sitting on the sidelines watching as the doers are turnin’ their dreams into Flippin’ Reality!

So first you need to have a type of asset that gets you excited, then you need an exit strategy that gets you excited (and you can reverse this process of course) Then you are going to need an acquisition strategy that either

1. gets you excited

or

1. at least gets you going (although if it only gets you going it should still excite the crap out of you, just in the fact that it is available for you to actually get yourself going, yes)

So let’s add some Acquisition Strategies to the list on the next page.

**RE Strategies RE Types Acquisition Strategies**

Fixing and Flipping Storage Units AS IS Purchase

Development Land JV Partnering

Wholesaling Car Wash Lease w/ Option

Buying and holding/ renting Hotels Contract for Deed

Funding Motels Options

Sober living facilities Resorts Subject- To

Tax liens & Deeds Condos

Mortgage notes Mobile homes 1031 Exchange

Co-Wholesaling Apartments OPM Cash

Group homes Laundromats Hard Money

Vacation Rentals Duplex, Triplex & Quad-plex Private Money

JV Partnering Camp Grounds VA Loan

Over night rentals Farms FHA Loan

Senior Care Facilities Mobile Home Parks Conventional Finance

Auctions Bill Boards Your Own Cash

Subletting Marinas

Independent Living facilities Convenience stores

Townhomes

Gas Stations

Fast food

Ranches

Mining

Islands

Something you may notice about this list of acquisition strategies is that the first half of the list is indeed more of the acquisition or contracting strategy, where the second half of the list is more about a strategy for securing the money. I added this in to supplement the first group of actual acquisition strategies because even though one may be much, much less than another, every strategy on this list is going to require some money.

I mean even just to tie up a property with an Option you have to give the seller a “Consideration” of some kind (Usually Ten Dollars if you research this in the county records) but none the less you are going to need 10 bucks to lock up this deal. Where are you going to get 10 bucks from? You need to know this before you go into negotiations for the deal right!

Well hopefully on this example you don’t need to look any further than your own pocket, I mean if you can’t come up with 10 bucks then maybe you need to go get yourself a job first, and come back to this when you are a little more stable, or maybe not! Hey this is real estate investing and ANYTHING is Possible! I’m sure you find someone to loan you 10 dollars, especially if you promise to pay them back $20! Heck I would make you that loan. And would not be willing to double my money if it allowed you to earn say $2,000?

Well you did not answer with a resounding YES, then real estate investing, well shoot, you’re just Crazy!

But money is going to be a part of every real estate transaction in some way shape or form so that is why I put these “Funding Strategies” into the second section of this list.

Now that we have the complete list (again complete with three categories not necessarily the individual items) let’s take a little closer look at how one might suit you better than another.

Let’s begin with the beginning, the acquisition strategies, because like I said earlier, knowing what you want and what you want to do with it are pretty just a dream if you don’t know how to actually get it.

What’s cool about these different acquisition strategies is that some require a whole lot less actual money to get you into the asset than some of the others and this is where virtually everyone has the ability to get themselves into real estate investing in some way. Because just like you can attache almost any Exit Strategy to and Type of asset, you can apply just about any acquisition strategy to any Type of asset.

So can you buy an Island with no money of your own? Heck yea! If you structure the deal the right way you buy anything with no money of your own. Which by the way, guess what OPM Cash stands for – Yea “Other Peoples Money” Cash!

You hear that? Other, Peoples, Money! That means, NOT YOUR MONEY! So if you don’t have any money and you are using OPM, do you need any money?

No most people will say no you don’t, and while that is legitimately true, it is not always easy or possible, but if you are using OPM and you only need a little bit of money, or even just a tiny bit of money, doesn’t this concept still open up the possibility of real estate investing to you? Yes of course it does!

I mean you needed to raise $5,000 in order to get yourself into a deal with OPM that could make a $10,000 payday, Could you raise the money? YEA!!!

Even if you had to give away half the payday and you only made $5,000 of the possible $10,000, wouldn’t that be worth your time and effort to raise the 5k? And think about this. Even if you only gave up $1,000 to the person who loaned you the 5k, so long as you paid them back when you said you would and paid them the profit you promised them at the beginning, Do you think that person might be willing to make you another loan on another deal in the future? Heck yea!!

And guess what? They probably actually have more money than they originally let on to! So don’t be afraid to ask for even more the next time, and don’t be surprised if you actually get it!

So let’s have a quick look at these acquisition strategies

The first one – As Is Purchase – For this you are definitely going to need all the money for an outright purchase of the asset. You will need one, or more, of the funding strategies listed to get yourself into this deal.

JP Partnering – Is great in many ways, except for partnering part, lol. But seriously you do have to be careful who you are partnering with. However this is another way for you to do a deal with OPM. While you bring the tools, knowledge, effort, or maybe the deal to the table maybe they bring the money. Right! You can structure a JV deal any way you want to, so long as all parties agree as to what roll each is to play, and you live up to your end of the bargain!

Lease w/Option – Another low cost way to get in (and also remember some of these acquisition strategies like this one can also be used as your selling strategy to go along with your exit strategy) This is a lease to rent for a period of time and separately (very important they are separate items) an option to buy the property at a later date

Conract for deed – this can be considered a terms purchase. Kind of like a lay away plan if you will. Unlike when you get a loan you become the actual owner of the property, in a CFD you do not actually become the “Full” owner and obtain the title until you have fulfilled the terms of the contract and make your final in “Paid in Full” payment. But again, structure this how you may and get into the asset with 0 dollars if you can, or at least maybe very few.

Options – Are where you do not actually take any ownership unless you “Exercise” your option. All this does “for the consideration of ten dollars” is tie up the property so the current owner cannot sell it to someone else without your approval, or your 1st right of refusal to at least match the other offer to buy. A very cheap way to gain “Control” of a property without owning it. It also gives you an “Equitable Interest” in the property thereby giving you the right to fiind a buyer for it and make some money off the spread that way.

Subject-To – This is where you are going to take over the payments on the current existing loan, while the loan stays in place under the name of the current owner. Often times this strategy is employed in conjunction with some kind of a foreclosure process which would then require you to come up the money required to bring the loan current again and get it out of danger of being lost to the foreclosure. But it can also be used without a foreclosure situation in place and then you could take over payments for very little if any money at all.

So the Acquisition strategies fit in to your financial situation, so now Let’s look at some of the Exit Strategies which fit more into your personality type.

Fixing and Flipping – You all probably already know pretty well is a very hands on strategy that involves a lot of other people.

Development – Big Baller Big Game strategy you may need to work your way up to

Wholesaling – If you love talking to people this one could be great for you, wholesaling is all about negotiating and deal structuring

Buy and Hold Rentals – This can be great for those of you who don’t like dealing with people because you can hire a management company to do al of that for you, but in the end you are still dealing with people and what they may do in, and to your property. Plus you have maintenance and upkeep etc. So while this can be pretty passive there can also be a fair amount of regular involvement and decisions to be made based on other peoples actions.

Funding – Ok, So you got money, but maybe you don’t have the time, or you simply do not want to do all the work, Become a Funding Partner! Send you money off to work each day while someone else does all the physical work. Then everyone gets paid at the end, or you could even get paid along the way, but usually it’s at the end.

Footnote to Funding – Did you know you can use your retirement account money to invest in real estate? Yes! This is a great way to grow your retirement account funds.

Flippin Reality Alert - - Don’t just go try to do this without gaining knowledge about it first. There is definitely a right way and wrong way, and you do not want to do it the wrong way!

Sober living, Independent living, group homes, senior care facilities – I’m gonna roll all these into one because while they are all very different they are also all very similar. Basically this would be buy and hold rental property but, with a business running out it. While these are a lot of work, just like anything else, if you set it up right right and find the right people it can become a very goo source of hands off, passive earnings. Especially when you consider that you are renting the rooms, or maybe even the beds (with multiple beds in one room) which can create greater monethy income than regular rental property.

Tax Liens & Deeds – This is one of the lazy man’s investment strategies as you can nowadays with the internet litteraly do all your investing while sitting on the couch in your underwear eating Cheetos!

I don’t know where I ever heard that but it just cracks me up picturing a slobish looking guy with orange stained tighty whities sitting on his couch working on his computer. But maybe that’s just me. Anyway, You by a tax lien or deed from the County Treasurer website and then do nothing but wait. Wait to either get your money back with government guaranteed interest, or wait to foreclose and take the property for resale.

Co-Wholesaling – This is another pretty lazy way to flip as someone else has done all the hard work to negotiate and secure the deal, and you just connect the deal up with a buyer and boom, you make a little cash. This takes building a buyers list but, a whole lot easier than chasin’ down the deal.

So this is just a quick look at some the exit strategies you could employ, again with just about every different type of asset on the list. And then too, by adding in one of the different acquisition strategies you open up even more potential for you to find the perfect avenue for you, the one that best suits your personality, resources, skills, likes and dislikes to get out there do some real estate investing you can enjoy!

So the only question that remains is, where the heck can you learn all this stuff? Yea, the age old question of “How do they do that?” is the nagging ache that most people have. The nagging ache that honestly drives people into making some pretty silly choices to try and get this knowledge. I would like to invite you to visit the Flippin’ Reality Facebook page at

Facebook.com/Flippin-realty-2238461952849979/

to see when our next event is, and to come out and join us live as we tour an actual deal, usually a fix & flip but not always, and see what one of our members is doing.

If you do not live in the Phoenix AZ Metro area then I would invite you to visit our Flippin’ Reality Show YouTube Channel at

youtube.com/flippinrealityshow

and watch a few of our videos. Then contact us to find out more about how you can make flippin’, or some other avenue of real estate investing, Your Reality!

And if you don’t want to go through all that and just want more info right now, send an email to info@flippinrealityshow.com and we will get in contact with you right away.

I didn’t say once throughout this entire Special Report so I must say it now.

Everyone Needs Real Estate Investing! To help them build wealth and success, and have a whole lot more fun in this life.

That is my belief 100%, and I believe that everyone can find a way to bring real estate investing into their life! I only wish someone would have told me! About all this about 45 years ago for two reasons.

1. It would have been a whole lot easier and faster! to ingest the knowledge
2. I can only imagine what life would be like to day had I began then

But I still say, No matter what your age, Now is the right time, because everyone needs real estate investing in their lives to build wealth and success, so they start having a whole lot more fun in their life.

That’s what it’s all about for me, being able to start enjoying life by being able to do the things I’ve always known I should do. Great things! Giving things! Making a difference, and making a contribution to the world. That’s all that real estate investing is going to provide for me, the Freedom to choose how I will make my contribution to the world! And have a whole lot more FUN Doing it!!!