1. **Agent 选择**。

根据zillow agent finder 里面的review 找到了top 1 agent。

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1. **Agent Letter:**

Dear Sir or Madam,

My name is *<name>*. I am a real estate investor in NJ, and I’ve been doing research to determine the best place for me to start buying rentals to hold long term for cash flow. My research led me to your town, and I’ve found you are the top-producing agent in the area. I’d love to speak with you sometime and see whether you can help me out.

I’m looking for single-family homes with three bedrooms and at least one and a half bathrooms in good condition. My goal is to make purchases with conventional financing or cash, rehab them to be rent ready, and hire a property manager to rent them out.

I plan to buy two to three properties this year and have experience managing rental property already. My goal is to find properties that fit my criteria. Please let me know if you would be interested in taking me on as a client. If you have a preferred lender, I would like to get pre-approvals with them. If you or anyone you know has a property manager you can recommend, I would love to reach out and get in touch with them as well. I see your reputation is stellar from zillow, and you seem to be the best of

the best. I hope we can develop a very strong relationship that is profitable for us both!

Looking forward to speaking more in depth.

1. **Question list**
2. do you have any investment suggestion on your local area? Which areas are good to invest? Could you kindly provide me the following information in this area you recommedated, respectively ?

* House price
* Rent price
* Vacancy rate,
* Tenant composition
* how many transactions are there in these area?

1. What kind of houses are good to invest? E,g: 2 bedrooms or 3 bedrooms ?
2. do you have other investor clients ? How do you and your team work with investors?
3. Do you own investment property? Where and what kind of house?
4. Do your provide any additional businesses, such as loans, housing management and renting? If not, is there any recommendation.