

作业

- 在**Facebook**上加入至少两个当地的房地产投资群 (**real estate investing group**), 提交截屏
- 准备你并练习你的**private lender pitch**, 中英文各一份, 每个人在小组内 **present**, 其他人提意见
- 找到至少两个当地的**wholesaler**, 并加入他们的**buyer's list**
- 了解自己的财务状况, 包括现金流, 净资产, 短时间内可以筹集的现金等

1) Join at least two local real estate investing groups

Groups you've joined



Real Estate Wholesale Deals

Last active 2 minutes ago



NJ Off Market Properties

Last active a day ago



Real Estate Investor Network

Last active a few seconds ago



Real Estate Investor Network

Last active about an hour ago



Nationwide Real Estate Cash Buyers,
Real Estate Investors & Wholesalers

Last active 9 minutes ago



NJ Real estate Services, Realtors, Attorney, Title, Inspectors,...
Last active a day ago



Modern Farmhouse Design & Decor Ideas
Last active a day ago



NJ Real Estate Sales, Agents, Open Houses
Last active a day ago



WHOLESALING, DEALS, JV's, Real Estate USA
Last active a day ago



NJ Off Market Properties
Last active 2 days ago



Real Estate Marketplace: Wholesale, For Sale By Owner
Last active a day ago

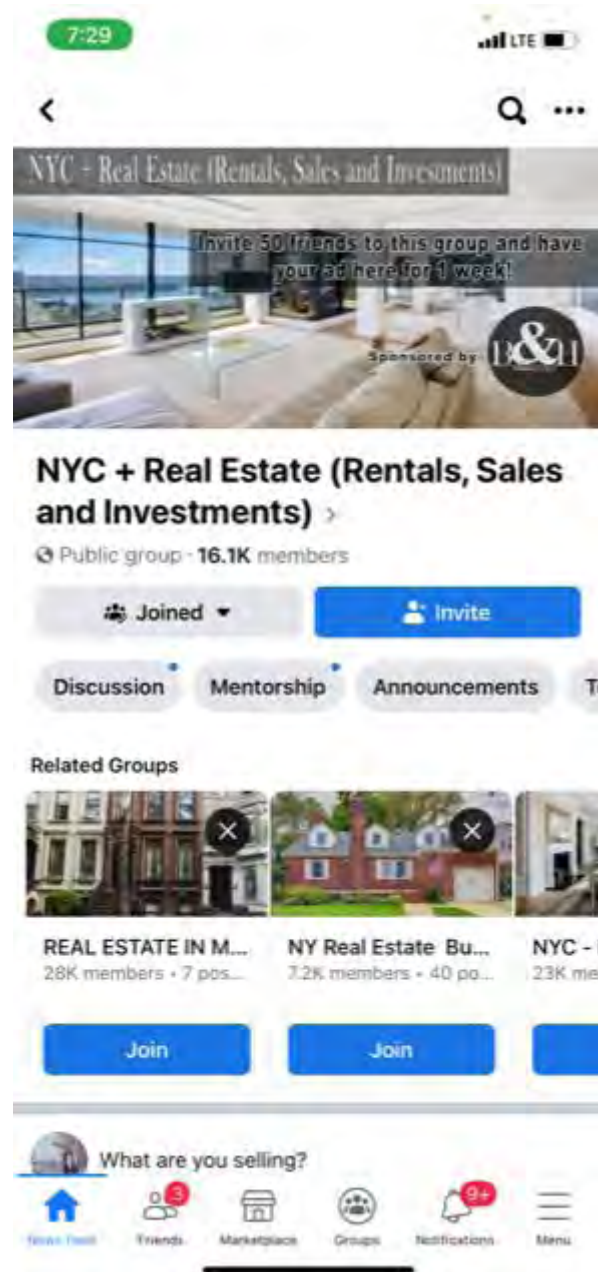


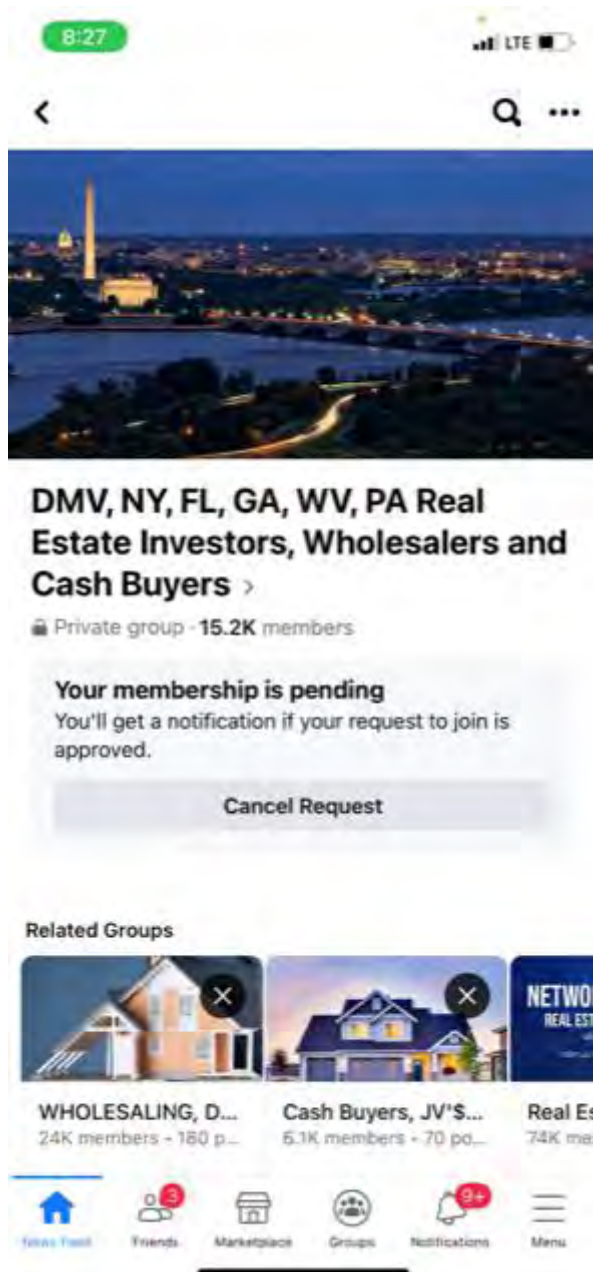
DMV, NY, FL, GA, WV, PA Real Estate Investors, Wholesalers and...
Last active a day ago



NJ Contractors(New Jersey)
Last active 2 hours ago





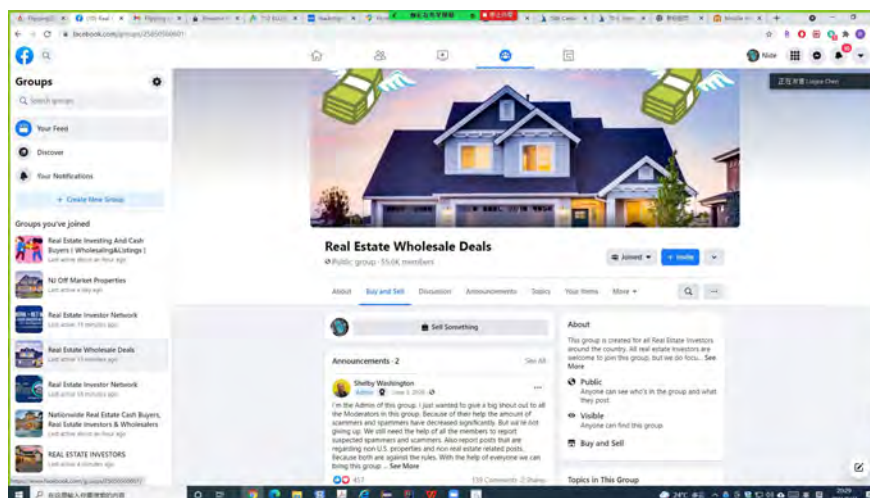
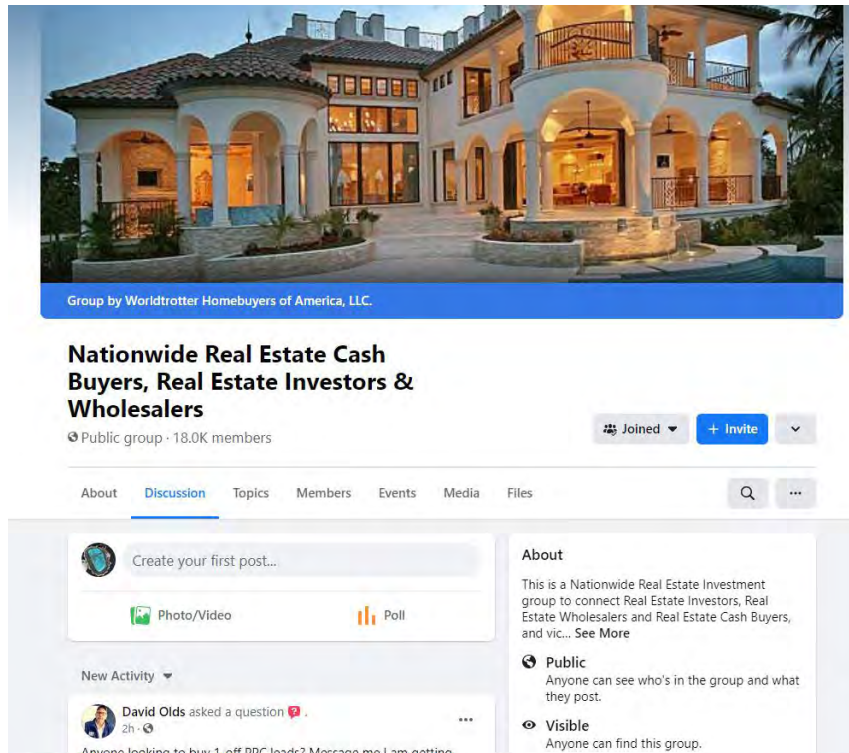


2) Private Lender Pitch

Explain my business model, and then ask: Oh, one last thing; do you know anyone I could help by giving them an 8% return on their money?

介绍一下商业模式，然后问：对了，您知不知道有谁愿意赚 8% 的投资收益？

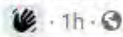
3) Find two local whole saler groups and join their buyer list



We also found an interesting listing of a rental property in SC, as shown in the following screenshot.



Lee Gates



Interesting opportunity on a AirBnB or short term rental in Clinton SC.
Assignment of contract available at \$329k, cash or hard money.

1880's home in fantastic condition. This one wasn't abused, but loved on for generations.

Located between Greenville and Columbia on US-76.

Main Home has 4 bedrooms, 5 baths.

Garage apartment has bedroom, bath, and kitchenette.

This is currently rented to travel nurse staff for one of the 3 major hospitals located nearby. Room rents are as follows based on size and amenities. Typically this is a 3month rental term paid by the hospital/employer.

\$850

\$950

\$1200

\$1200

Garage unit currently rented for \$1000, market rent for travel med staff closer to \$1200.

Maximizing the occupancy, this represents over \$5000/mo in rents. But partially repositioning as an AirBnB could potentially increase that. Local regulation would allow a great deal of flexibility in this regard.

Phone number available in the link by the photos. Questions welcome.

