

1. Find Investment property to slow flip.

- Go dirtcheapsigns.com when your looking for the property. You want to have a more professionally printed bandit when your looking for the property. “We buy houses for Cash fast for a Fair price, Call 757-717-1003. You can test with a handwritten and a printed sign and see which performs better.
- Build relationship with wholesalers.
- Build relationships with agents.
- Go to online auctions. Auction.com
- <https://www.dirtcheapsigns.com/>

Go to dirt cheap signs.... And buy professional signs. You can get them for \$2 a sign. You can put up the signs at wawa, Walmart and target ...high traffic areas. They are going to call wherever the see the sign. You want the most eyeballs on sign. You want it in a place where people are stopped. Not speeding the interstate. High traffic stopping point.

- Do google ad words for cash offer for properties.
- <https://www.reiprintmail.com/> use to do direct mail.
- Put up Bandit signs, Search your investment markets.
- Run comps and do your due diligence.
- Make an offer.

2. Close on Investment Property

- Find Investor investor-friendly title company.
- Sign Settlement Documents (HUD-1)
- Wire money to title company

3. Market/Publish property on FB Marketplace, craigs list,

- Take interior/exterior photos of the property.
- Put key and lockbox property.
- Create your ad
- facebook marketplace
- craigslist
- Bandit signs
- <https://carrot.com/> get your website on carrot.com

- <https://www.openphone.com/> go on and put “thanks for calling on 123 B st. The monthly payment is X . The downpayment is X” after you drive the property if you are still interested call me at 757-XXX-XXXX.
- A general rule of thumb is 5% DOWN; Example downpayment if it's 100,000 property put \$5000 down. Sometimes you can get 10% down.
- Loan-amortization calculator
<https://www.bankrate.com/mortgages/amortization-calculator/>

4. Find Slow Flip Occupant

- Manage inquiries coming into your FB DM's
- Schedule showings to property
- pick a qualified occupant.

5. Approve your slow flip occupant.

- Request the last 2 months' bank statements.
- Request valid ID from occupant.
- Request a Non-refundable down payment.

6. Gather Slow Flip documents for the occupant.

- Gather accurate terms.

7. Make sure you get all docs signed.

- Meet occupants with documents.
- Go over documents with your occupant and sign.
- Collect a Non-refundable down payment and provide a key to the property.
- A general rule of thumb is 5% DOWN; Example downpayment if it's 100,000 property put \$5000 down. Sometimes you can get 10% down.

8. Collect Monthly Cashflow Money

- Add your slow flip property details into apartments.com
- Send apartments.com invite to your occupant.
- This will also add the late fee and you don't have to keep up with it.
- Collect monthly payments on autopilot and enjoy.