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In the world of real estate investing, two of the most common profit strategies are acquiring rental properties and flipping homes. Unfortunately, most people are not successful

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using these strategies. In Stop Flipping, Stop Renting, Seller Finance Your Way to Financial Freedom, authors Michael Arch and Erik Saengerhausen present a superior and more profitable strategy for investing: Seller Financing. With chapters such as

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"Psychology of a Million Dollar Investor," "Why Seller Financing," and "Getting Your Offers Accepted," this extraordinary book teaches you how to purchase homes significantly under market value, renovate them, and then sell

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them to a qualified buyer with seller financing terms. This allows you to create an income stream without having to deal with the headaches of being a landlord or the challenges associated with flipping homes. This book also interweaves

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timeless success principles and business philosophies that can be applied to all areas of your life and business. This outstanding resource is an essential addition to the library of anyone interested in real estate investing- as well as retirees looking for a

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passive income stream not tied to the stock market. In this book the authors talk about real estate notes and how to owner finance a house to create a real estate note. How you can hold that real estate note and or sell the real estate note to a note buyer or private

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real estate investor. The authors Mike and Erik show you why you should stop flipping houses and stop renting houses and start owner financing those same properties for a better return on your investment. In this book you will learn: How to find houses

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below market value. How to find note buyers to pay face value.

How to create a note you can hold at a bank. How to deal with banks and make them part of your business model. How to service your notes. Dodd Frank Laws and how to stay compliant. How to

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deal with contractors and make sure you don't get taken advantage of. How to market your property and sell in less than 30 days. The 5 mistakes every investor must avoid. How to get your offers accepted. The 5 Roadblocks to success and how to

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avoid them. How to set good goals and stay on track. The Ten Core Principles of a million dollar investor. Why seller financing is better than flipping or renting. How to use a financial calculator. All documents needed to owner finance a property. Do credit

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scores really matter? Debt to income ratio and what it means to you. How to present your mortgage terms to the buyer. Federal mortgage forms and laws. Service after the sale and how it can help your default percentage. The 5 steps to sell a real estate

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note. Presenting a note to a perspective note buyer. How to become a successful loan servicer. How to find note buyers. Describes the steps involved in evaluating and financing a property, emphasizing the legal procedures and technicalities

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associated with title search, escrow, the contract of sale, and tax assesment

INSTANT NEW YORK TIMES BESTSELLER! *“If you liked Where the Crawdads Sing, you’ll love This Tender Land...This story is as big-hearted as they come.”*

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—Parade The unforgettable story of four orphans who travel the Mississippi River on a life-changing odyssey during the Great Depression. In the summer of 1932, on the banks of Minnesota's Gilead River, Odie O'Banion is an orphan confined

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to the Lincoln Indian Training School, a pitiless place where his lively nature earns him the superintendent's wrath. Forced to flee after committing a terrible crime, he and his brother, Albert, their best friend, Mose, and a brokenhearted little girl named

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Emmy steal away in a canoe, heading for the mighty

Mississippi and a place to call their own. Over the course of one summer, these four orphans journey into the unknown and cross paths with others who are adrift, from struggling farmers

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and traveling faith healers to displaced families and lost souls of all kinds. With the feel of a modern classic, This Tender Land is an enthralling, big-hearted epic that shows how the magnificent American landscape connects us all, haunts our

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dreams, and makes us whole.

Tom began building his real estate fortune with the purchase of his first property at age 19.

Despite having no credit or money of his own, a deal presented itself and Tom was able to see the incredible potential

profits in real estate. This was his wake-up call. He realized deals are born every day in nearly every city, big or small. The circumstances that create opportunities for buyers are not unique, but rather commonplace. Deals arise from divorce,

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disasters, death, bankruptcy, bad decisions, inheritances, and retirement. These are the roots of all deals and they happen everywhere in the world. Tom was lucky to learn at an early age that real estate investing is a business where everyone is equal, rich or

poor. The person who has the deal in his hands-the contract-is the person who will make the money. Today, Tom owns and manages over 150,000 square feet of property rentals, houses, commercial centers, offices, industrial and flex properties. In

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this book, you will learn Tom's methods and see links to the top videos on his YouTube channel, FlipAnythingUSA, where he elaborates on exactly how to make money as a real estate investor. You will also learn how Tom developed tools to find the

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best deals in any community and how to out-negotiate the competition. This knowledge comes from years of experience and hundreds of wins and losses. All of Tom's lessons are explained here in a very conversational and easy-to-understand manner. This

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is your chance to learn from a friend. The book is based on real stories: the opportunities, decisions, success and-yes, even failures-that have made Tom McKay one of the shrewdest and savviest investors in the country. Tom takes you from the

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beginning, where he started out with nothing, looking for a deal first and the money second.

Because as Tom would explain, when you have the deal you hold all the cards. Even if you are broke, as long as you have a contract to buy a property at a

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great price, the rest is simple. Getting a deal on what someone has and what someone wants is where the easiest money is found.If you adopt Tom's method and attitude, you can follow in his footsteps, making millions on land, commercial and industrial

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buildings, apartments and houses. Regardless of whether you are a teenager, a senior citizen, or anywhere in between, it's not too late to change your life. You can make thousands-sometimes even tens or hundreds of thousands of dollars. Tom knows

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age and income are not a factor with his methods. Taking action is what is important. So, now is the time to wake up and smell the real estate! You'll be glad you did. Finding & Buying Your Place in the Country Forever Cash

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***How to Work Backwards to Make
Quick Cash in Real Estate
Without Money, Credit Or
Experience
Break the Earn-Spend Cycle,
Take Charge of your Life, Build
Everlasting Wealth***

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The White Coat Investor
A Novel

Batten Down the Belfry is the fourth in the delightful cozy mystery series from Diane Kelly set in Nashville, Tennessee—where the real estate market is to die for. Here is the church, here is the steeple...

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Carpenter Whitney Whitaker and her cousin Buck have successfully flipped houses, but this is the first time they've attempted to renovate a house of worship. Still, the colorful stained glass in the country church has caught Whitney's eye, and she'd love to breathe new life

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into the abandoned building.

What's more, the place has perfect acoustics. Could the worship hall be reborn as an entertainment venue with its parsonage repurposed as a pre-show bistro? Open the doors, and see all the trouble. The owner of the horse

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farm next door has asserted a legal claim to the church property, rendering their title uncertain. If that's not bad enough, while rehabbing the church, Whitney's cat Sawdust discovers a bombshell in the bell tower—the body of the man who'd delivered their beautiful

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new replacement windows. What transpired in the spire? Who rang the man's bell and why? The steeple is keeping its secrets and, when a second body turns up, things become even less clear. Can Whitney help Detective Collin Flynn solve the crimes before someone

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else is sent to meet their maker? Written by a practicing emergency physician, *The White Coat Investor* is a high-yield manual that specifically deals with the financial issues facing medical students, residents, physicians, dentists, and similar high-income professionals.

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Doctors are highly-educated and extensively trained at making difficult diagnoses and performing life saving procedures. However, they receive little to no training in business, personal finance, investing, insurance, taxes, estate planning, and asset protection. This

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book fills in the gaps and will teach you to use your high income to escape from your student loans, provide for your family, build wealth, and stop getting ripped off by unscrupulous financial professionals. Straight talk and clear explanations allow the book to

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be easily digested by a novice to the subject matter yet the book also contains advanced concepts specific to physicians you won't find in other financial books. This book will teach you how to:
Graduate from medical school with as little debt as possible Escape

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from student loans within two to five years of residency graduation Purchase the right types and amounts of insurance Decide when to buy a house and how much to spend on it Learn to invest in a sensible, low-cost and effective manner with or without the

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assistance of an advisor Avoid investments which are designed to be sold, not bought Select advisors who give great service and advice at a fair price Become a millionaire within five to ten years of residency graduation Use a "Backdoor Roth IRA" and "Stealth IRA" to boost

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your retirement funds and decrease your taxes Protect your hard-won assets from professional and personal lawsuits Avoid estate taxes, avoid probate, and ensure your children and your money go where you want when you die Minimize your tax burden, keeping

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more of your hard-earned money
Decide between an employee job
and an independent contractor job
Choose between sole
proprietorship, Limited Liability
Company, S Corporation, and C
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the Look Inside feature Praise For
The White Coat Investor "Much of
my financial planning practice is
helping doctors to correct mistakes
that reading this book would have
avoided in the first place." - Allan S.
Roth, MBA, CPA, CFP(R), Author of
How a Second Grader Beats Wall

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Street "Jim Dahle has done a lot of thinking about the peculiar financial problems facing physicians, and you, lucky reader, are about to reap the bounty of both his experience and his research." - William J. Bernstein, MD, Author of The Investor's Manifesto and seven

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other investing books "This book should be in every career counselor's office and delivered with every medical degree." - Rick Van Ness, Author of Common Sense Investing "The White Coat Investor provides an expert consult for your finances. I now feel

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confident I can be a millionaire at 40 without feeling like a jerk." - Joe Jones, DO "Jim Dahle has done for physician financial illiteracy what penicillin did for neurosyphilis." - Dennis Bethel, MD "An excellent practical personal finance guide for physicians in training and in

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practice from a non biased source we can actually trust." - Greg E

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The Land Flipper Turning Dirt Into Dollars

In this book, you will learn many different styles of creative seller

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financing. Seller financing is when the seller of a property makes a loan for a buyer to purchase the seller's property. The outside-the-box application of seller financing is creative seller financing in action. You will learn how to apply the different styles by walking step by

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step through examples of each type of seller financing. You will learn how to apply the different tools to both residential real estate and commercial or investment real estate. Understanding the tools will give you more facility in completing real estate transactions, resulting in

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expanded benefits to all parties involved. Said another way, creative seller financing will help you close more deals By the end of this book, you will be clear that you can do any of these types of transaction using creative seller financing

Island of the Blue Dolphins

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The Book of Settlements
How One Ambitiously Lazy Geek Created Passive Income in Real Estate Without Renters, Renovations, and Rehabs
Batten Down the Belfry
Autobiography of Lieut. Henry Ossian Flipper, U. S. A., First

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Graduate of Color From the U. S. Military Academy
Reach Every Student in Every Class Every Day

The Colored Cadet at West Point
A good road into your property can be the difference between a landlocked parcel - useful only for recreation - and an

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extremely valuable real estate asset. But you don't have to wait and hope for a road to come your way. You can build it yourself. Not all roads are constructed by the government or large commercial interests. Private landowners all over the country build roads to and into their own property. The task seems daunting. Can it

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even be done with my property? What kind of equipment is needed? What issues and problems should I be thinking about? How do I plan? How the heck do I even start? This new book by E.B. Farmer, author of The Land Flipper series, helps answer these questions and more about the process of road-building. With years of

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experience under his belt and in his plainspoken style, Farmer lays out the basic information you'll need to approach this method of adding massive value to your rural acreage.

In this book, we explore the Advanced Creative Financing strategies that a real estate investor can use to raise financing

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and capital for their real estate investments under almost any circumstance.

FLIP, the third book in the National Bestselling Millionaire Real Estate Series (More than 500,000 copies sold!) FLIP provides a detailed, step-by-step process to analyze each investment, identify the best improvements, accurately estimate the

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costs and intelligently oversee the construction. It takes out all the guess work and almost all of the risk. Here's what industry experts are saying about FLIP: "Read this book before you flip that house! FLIP is an indispensable step-by-step guide to flipping houses that you will refer to again and again." -Carlos Ortiz,

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Executive Producer, "FLIP That House"
(TLC's most popular real estate TV show)

"At HomeVestors, we're in the business of buying and selling homes for profit and I can attest that there are few, if any, who can rival Rick's and Clay's expertise when it comes to fixing up houses for profit. This book is a must-read for any investor." -Dr.

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John Hayes, President and CEO of HomeVestors of America (the largest homebuyer in America) "FLIP is a must-read book for everyone in the real estate business. Every agent should have this book. They should read it and master its contents. Why? Because it is the best guide ever written on how to evaluate real estate

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International and author of bestselling The Millionaire Real Estate Agent and The Millionaire Real Estate Investor "For anyone looking to build wealth in real estate, FLIP provides a step-by-step

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approach that really works in any market."

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quickly becoming "the model" for
successfully finding, fixing and selling
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their involvement in over a 1,000 flips, Rick Villani and Clay Davis walk you through the proven five-stage model for successfully flipping a house: **FIND:** How to select ideal neighborhoods, attract sellers, and find houses with investment potential **ANALYZE:** Identify which improvements to make and analyze the

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profit potential of any house BUY: How to arrange financing, present the offer, and close on the purchase FIX: A 50-step, easy-to-follow plan for fixing up houses that keeps you on time, in budget and assures top quality SELL: How to add finishing touches to quickly sell for maximum profit Woven through the book is an

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entertaining narrative that follows the flipping adventures of Samantha, Ed, Bill, Nancy, Amy and Mitch as they find, buy, fix and sell their first investment houses. With all this plus the experience of over a thousand flips condensed into one book, FLIP gives new investors the tools they need to avoid common pitfalls, make a

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profit, and enjoy the process of house flipping. Rick Villani and Clay Davis are senior executives at HomeFixers, North America's leading real estate rehab franchise. HomeFixers has been involved in more than 1,000 flips nationwide. Learn my advanced secrets I have kept to myself for years that will show you how to

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have the buyer fund your purchase, I call it "Self-Funding Deals." I walk you through every step I've perfected over the last 5 years of full-time flipping vacant lots. For the last 5 years, I've been silently flipping vacant lots full time. I refused to teach my methods until now. You won't find my method I created of "self-funding" deals in

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other course on land flipping or any kind of Fipping, because it's one of my closely guarded secrets. Now it's yours. Having trained thousands of real estate investors over the years, I know how to get you the information that allows you to start flipping land in just days from now if you put in the effort and learn my exact

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methods in this new technique. NO! I don't put up Earnest Money No? I don't buy or pay the seller before I have the cash in my hands from my buyer to close with the Seller. No! I don't risk my money No! I don't need to buy Foreclosures, Tax Problem Property, Title Problem lots. Yes, I created this business so it's

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"scaleable" Yes! You can do Lot Flip completely Virtually / Online from anywhere in the world.

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Fifty Miles from Tomorrow

How to Create Passive Income, Build

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Flipper Friends
The Complete Guide to Flipping Properties

No two tracts of land are the

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same. Buying timberland is not the same as buying farm land. Buying a wooded recreational tract is not the same as buying a wooded development tract. This book will give you specific information as it relates to a number of different rural real estate types, scenarios and what-to-watch-

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fors. You will get good information that can save you money, make you money, save time or all 3! Pat Porter is the broker for RecLand, the Duck & Buck Commander Endorsed Land Broker for six (and counting!) states. Pat made a few phone calls one morning to eight top notch land

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professionals he knows. He asked for their help. This book is the result. It's a compilation of excellent advice from a group of men who have been directly involved in the purchase of hundreds of millions of dollars of rural real estate across the country. The range of experiences of these contributors

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extends from farming to forestry; from internet to legal; and from the Midwest to the deep South. Each writer has pulled from his background, education and experience in buying and facilitating land sales to provide you with key tips that will make you a more successful land buyer. These land pros

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aren't practicing in theory. They are actively engaged in the land business they write about and even give you their contact information so you can use their services. Get this book today! There's plenty of value for the price. Pat's other books are "How to Sell Your Land Faster" and "The Stuff

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How To Use Seller Financing the Best Land Agents Do." Both books are available at Amazon in ebook & audio book. You can also hear more practical information related to land, hunting, outdoor living and land-related topics by watching some of the videos at our video blog at <http://www.reclandtalks.com>. You will

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see that we are "hands on" land and outdoors people. We do much of the the work we suggest in this book and have put our own money on the line to learn what makes a difference...and what doesn't. RecLand Realty is the Duck Commander and Buck Commander Endorsed Land Broker

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and sells hunting land, timberland, farms and ranches in Louisiana, Arkansas, Mississippi, Texas, Iowa and Missouri. You can find it at <http://www.recland.net>. . Want to see more of us? We have Facebook pages at [facebook.com/recland](https://www.facebook.com/recland), [facebook.com/reclandoutdoors](https://www.facebook.com/reclandoutdoors),

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Now in a newly updated second

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edition, this guide covers all the ins and outs of buying, renovating, and reselling distressed properties at big profits. Berges shows investors how to excel at every aspect of flipping, from finding great deals to analyzing property values, negotiating sales, and closing deals.

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Comprehensive volume on buying and selling country property for profit. This book is designed to help anyone with a basic education make profit in rural real estate. Written by Accredited land broker, B.K. Haynes, this indexed, easy-to-read volume traces the country property field back 40 years. If

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used as instructed, this book can literally make you rich!

This no-fluff book contains detailed, step-by-step training perfect for both the complete newbie or seasoned pro looking to build a killer house-flipping business. In this book you'll discover:
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--How to evaluate a potential market or "farm" area! --What types of properties you should buy, where and from whom! --How to find great deals from motivated sellers! --How to evaluate deals quickly and accurately! --How to make competitive offers and complete

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your due diligence efficiently and effectively! --How to create a Scope of Work, a Budget and a Schedule!

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--How to get your properties under contract for top dollar! --How to get your property to the closing table as

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How to Buy Rural Real Estate

The Ultimate 5 Step System for a Broke Beginner to Get INSANE ROI

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Wheelbarrow Profits
A House-Flipper Mystery
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returns in a completely unsaturated market even if you're broke? Then you need to keep reading... When first I started my real estate journey, I wasted my life savings on a Guru who just gave me the same tired

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advice he gave all his students: Drive for dollars... Mailers... Cold Call... For 6 months, 40 hours a week I did everything this supposedly experienced investor said. But even that wasn't enough

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because I never even came close to closing a deal! Oh sure, I could find deals...

but as soon as I bid on them, I'd discover that 50 of my peers had beat me to it! How was I supposed to compete? I had just spent my

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last dollar on bad advice, I had a day job, and I had no experience! After 6 grueling months of failure, I was more than ready to throw in the towel. Maybe real estate just wasn't for me. Maybe I could find some other way to

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reach financial independence... Lucky for me, my wife wasn't ready to give up. She managed to talk me into going to one last club meeting. Who knows? She said, Some inspiration might hit you! So, there I was, in

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that familiar, dimly lit hotel conference room, surrounded by the hopeful faces of new investors at their first or second meeting. Wait a second... I don't recognize any of these people! That's when it hit

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me... all these new people make this market way too saturated. So I set out to find one that wasn't. In this book you will discover: 3 reasons why flipping land is 10x better than flipping houses! (despite what HGTV

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would have you believe) How to start land investing with an EXTREME BUDGET and ZERO KNOWLEDGE! Where to find undervalued deals other investors are overlooking! The simple formula to determine if a property is a

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deal or a dud! The Most Common Pitfalls and how you can avoid them! Where you can find unlimited help! (hint: It's not a guru and it's FREE) 5 Reasons why Land Investing is THE MOST beginner-friendly

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process you need to be successful. So if you're a broke beginner who wants to make double-digit ROIs then scroll up and click the "Add to Cart" button now.

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favorite will show you every strategy, tool, tip, and technique you need to become a millionaire rental property investor.

This guide provides an overview of the many components of the popular

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practice of flipping properties. Coverage spans the flipping process from start to finish—finding, buying, fixing up, and selling—and the variables needed to make all of those steps successful and

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profitable. Also included is coverage on negotiating, property inspections, mortgages, taxes, and working with contractors, brokers, and real estate agents. The book is perfect for responsible investors

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who want to flip houses the right way and steer clear of legal gray areas that get some investors into trouble. The trusted guide that Backwoods Home magazine calls ""the bible"" of buying rural property. City

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dwellers and suburbanites who dream of a simpler life in the country will appreciate the Schers' straightforward explanations of the particulars of buying rural land. Everything is covered in these pages, from

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looking for property, through evaluating it and negotiating price, to the contract of sale. Important topics such as water and easement rights, zoning, and eminent domain are made clear. Sample legal forms

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and checklists provide the basics, and resource listings point to sources of regional and local information, including Internet sites. A special chapter discusses Canada's real estate market. Covering

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current property laws and financing options, this comprehensive resource offers insiders' knowledge on how to avoid common pitfalls and prevent costly mistakes.

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There are only two ways to retire

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*young and wealthy: * Building a pile of cash large enough that can't be outspent. For many, this is an unrealistic task what would take an entire lifetime. And many who have built it have lost it in a market crash or by squandering it **

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*stumbling upon these principles
Jack Bosch escaped the “hamster
wheel of financial hell” to retire at
the age of 37. He now shares these
strategies around the world
teaching that anyone---no matter
the situation, working fulltime*

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starting with little money or assets---can reach financial freedom by following the simple proven strategies laid out in Forever Cash. Packed with real-world examples of success and struggle this inspirational guide to

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Buying and selling land can be a complicated endeavor. There are dozens of details that must be

researched with many choices to make prior to closing on a

transaction. Failing to properly perform due diligence can mean

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leaving money on the table, or worse: buying a property that cannot be used. This book provides the necessary information for becoming successful in maneuvering through this thing we call "land." Learn what you need

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to know and where to find the information. Over time, this will become your go-to and carry-with-you reference for land transactions. This book is for you if: You OWN land You want to BUY land You want to SELL land You want to

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BROKER land You INHERITED land Cheryl L. Sain has been in the real estate industry since 2001. She has executed thousands of land transactions with investors, land developers, national builders, and individuals. This book is a result of

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her experiences and the need for such a resource within the industry.

"The following pages were written by request. They claim to give an accurate and impartial narrative of my four years' life while a cadet at

West Point, as well as a general idea of the institution there. They are almost an exact transcription of notes taken at various times during those four years."

Buy bank-owned properties at fire-sale prices! Banks and lending

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institutions today own more than one million foreclosed properties, more are in the foreclosure pipeline. Banks desperately want to get these properties off their balance sheets, but there aren't enough buyers. The result is a soft

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real estate market with prices investors and homeowners may not see again in their lifetime. In recent years many bargain-hunting investors and homebuyers made the mistake of trying to get foreclosure prices via short sales and pre-

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foreclosure-- before the bank reclaimed the property. They've been burned by endless delays and uncertainty of the messy foreclosure process. With bank-owned properties, that's over. You deal directly with a motivated

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seller—the bank—and get the foreclosure price without the hassles and complexity of a short sale or pre-foreclosure. This book shows you how to negotiate the best possible terms with the real estate owned (or REO) department of a

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bank or lender, including step-by-step instructions and no-nonsense advice on finding great deals, estimating fair market value, and closing the deal. You don't need a ton of cash, because REO investing at fire-sale prices is affordable for

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almost any investor or homebuyer. Provides detailed, step-based guidance on buying REO properties Written by a super-successful REO investor with fifteen years of experience

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Fun and Profit*

*How to Find, Fix, and Sell Houses
for Profit*

10 Things You Need To Know

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About Land: A How-To Guide

About Lots and Vacant Land for Agents, Investors, and You!

The Land Flipper on Roads

Reverse Wholesaling

Investing in Vacant Land reveals lessons learned by the author from

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almost two decades of successful vacant land investing. The author has pursued a unique investment approach, generating cash flow while utilizing exceptional wealth-building techniques. His low-risk strategy involves acquiring out-of-favor rural vacant land, creatively adding value to that land, and selling at profit

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levels traditionally associated only with high-risk investments. This is a "how to" book, using detailed descriptions of investment techniques the author has employed illustrate the basic principles of vacant land investing. The reader is lead through a process that includes how to decide if investing in vacant land

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is appropriate for him or her, then developing a vacant land investment strategy that is unique to the reader's circumstances.

Nunavut tigummiun! Hold on to the land! It was just fifty years ago that the territory of Alaska officially became the state of Alaska. But no matter who has

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staked their claim to the land, it has always had a way of enveloping souls in its vast, icy embrace. For William L.

Iggiagruk Hensley, Alaska has been his home, his identity, and his cause. Born on the shores of Kotzebue Sound, twenty-nine miles north of the Arctic Circle, he was raised to live the

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traditional, seminomadic life that his Inupiaq ancestors had lived for thousands of years. It was a life of cold and of constant effort, but Hensley's people also reaped the bounty that nature provided. In Fifty Miles from Tomorrow, Hensley offers us the rare chance to immerse ourselves in a

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firsthand account of growing up Native Alaskan. There have been books written about Alaska, but they've been written by Outsiders, settlers. Hensley's memoir of life on the tundra offers an entirely new perspective, and his stories are captivating, as is his account of his devotion to the Alaska Native land

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claims movement. As a young man, Hensley was sent by missionaries to the Lower Forty-eight so he could pursue an education. While studying there, he discovered that the land Native Alaskans had occupied and, to all intents and purposes, owned for millennia was being snatched away

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from them. Hensley decided to fight back. In 1971, after years of Hensley's tireless lobbying, the United States government set aside 44 million acres and nearly \$1 billion for use by Alaska's native peoples. Unlike their relatives to the south, the Alaskan peoples would be able to take charge of their economic

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and political destiny. The landmark decision did not come overnight and was certainly not the making of any one person. But it was Hensley who gave voice to the cause and made it real. Fifty Miles from Tomorrow is not only the memoir of one man; it is also a fascinating testament to the resilience of

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the Alaskan ilitqusiat, the Alaskan spirit.

Looking to get into real estate but don't have the capital? Already in the game but can't grow as quickly as you'd like? The solution may be easier than you think. In this short work, the author of *The Land Flipper: Turning Dirt into*

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Dollars covers the basics of owner financing from the perspective of both buyers and sellers. What is it? How does it work? What are some of the specific issues to consider when approaching an owner-financed deal? In an overview of three decades spent flipping land, E.B. Farmer discusses how seller financing

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benefits both sides of the transaction and how a bit of contractual maneuvering can be used to make difficult real estate deals happen quickly and with ease. What's inside? In this book we will discuss: How to wrap notes so that you can both buy and sell using owner financing on the same flip.

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Creating mailbox money that is 100% passive (after you've done the work upfront, that is). Deedless deals like lease-purchases (aka: Land Contracts, Rent to Own, etc.), and how to manage your real estate note once it is created. How to invest in such a way that you are guaranteed a 10% interest rate on

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your money with absolutely zero risk (try that with a stock broker). Stories of EB Farmer's (our family's collective pen name) rise as a successful land flipper (complete with multiple concrete examples). And a lot more! Ideas and knowledge are valuable, especially in the world of real estate financing. Read

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this book, absorb this knowledge, apply these techniques... and you might be astounded at what you can pull off with your next real estate deal. Click download to get started on your rise to financial freedom and passive income! You've heard of flipping everything from houses to antiques. But land? This

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is the definitive text, the 101 course, the nuts and bolts of an unexploited niche of the real estate market. The Land Flipper is the result of thirty years in the business and lays out in simple English how to start from scratch and build a real estate empire out of the earth beneath your feet. They keep

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making people but they stopped making land a long time ago. It's a business where demand goes up and supply goes down every day. Let E.B. Farmer walk you through the basics of getting started in an under-appreciated honey hole of the market where the laws of supply and demand are firmly on your side.

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Broken down into step-by-step chapters, The Land Flipper contains detailed information about: * How to find, negotiate and buy land with very little money out of pocket - including tips on how to mold land-related real estate contracts to your advantage. * Dividing land in order to multiply your

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profit. * How to navigate county offices to find and research stellar deals. *

Techniques for improving the land in order to make it attractive to buyers, including a review of the tools of the trade. * Specialized financial techniques - like wrapping notes and partial releases - which you can set up to make

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your land much easier to sell. * Cheap, easy ways to market and sell your land. And a whole lot more. The Land

Flipper is a must-read book for anyone interested in approaching real estate from a unique angle that hasn't yet been saturated.

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Iceland was the last country in Europe to become inhabited, and we know more about the beginnings and early

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history of Icelandic society than we do of any other in the Old World. This world was vividly recounted in The Book of Settlements, first compiled by the first Icelandic historians in the thirteenth century. It describes in detail individuals and daily life during the Icelandic Age of Settlement.

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Have you ever bought a dresser at a Goodwill store, only to find some bills taped under a drawer? Maybe enough money to recoup the price of the furniture? Probably not. It's the sort of story you only hear about but which most of us never get to experience ourselves. But imagine if you could buy

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real estate that way. And not just accidentally. Imagine that you could do it methodically, intentionally, repeatedly. Yes, that is possible with land. There is treasure on some of it, and it's not hidden under a drawer. Instead, it stands right out in plain view. The seller knows it's there and is

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selling it anyway. That's because he's not an expert regarding this particular treasure. But, after reading this book, you will be on track toward becoming that expert yourself. It's a valuable crop, accumulated one growing season after another for many years... the trees. In this book E.B. Farmer -

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author of The Land Flipper and The Land Flipper on Owner Financing - draws on 30+ years of experience in the land and timber business and outlines the basic knowledge you'll need to get started in this underappreciated niche of the real estate market.

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This Book Could Be Worth a Million Dollars to You

Records the courage and self-reliance of an Indian girl who lived alone for eighteen years on an isolated island off the

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**California coast when her
tribe emigrated and she
was left behind.**

**Real estate investment is
nothing new, but
attaining financial
freedom through property**

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without ever having to deal with the headaches of renters, renovations, or rodents isn't something you hear about every day. Yet with Mark Podolsky's tried-and-true technique

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of raw land investment, you can become Dirt Rich without ever having to battle with a tenant, toilet, or termite. In this step-by-step guide, Mark breaks down his "ultimate

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subscription model" for creating passive income through the niche of raw land investment.

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mind, and advice on working smart instead of hard, this handbook will show you how to obtain a life of fiscal independence, with the flexibility to work where

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**you want, when you want,
and with whom you want.**

**Financial freedom is
within your reach. It's
time to make your dreams
a reality by starting to
think dirty.**

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What happens when a young elephant steps on a buried land mine? What happens when a sea turtle's flipper is injured by a predator? Thanks to recent advances in

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technology, we have new ways to design and build prosthetic body parts that can help these animals thrive. Meet an Asian elephant named Mosha, a Kemp's ridley sea turtle

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named Lola, a German Shepherd named Cassidy, a greylag goose named Vitória, and Pirate, a Berkshire-Tamworth pig. Each of these animals was struggling, but through a

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variety of techniques and technologies, humans created devices that enabled the animals to live and move more comfortably. Discover the stories of how

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veterinarians, doctors, and even students from around the world used 3D printing and other techniques to build bionic body parts for these amazing animals.

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Updated for 2020, curious kids will love looking at the photos as they listen to the engaging text describing different animal's flippers.

Break-Through Self-

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**Funding Flip System
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Saving Animal Lives with
Artificial Flippers, Legs,
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professional looking to explore a different type of investment strategy or a new investor looking to start building your portfolio, Jake and Gino's system will provide you with the step-by-step guide you need to secure your financial independence.

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easier to buy a property if you use cash or if you use loans, but it's NOT any easier to make money. If you make a mistake when you use money and loans, you risk your cash and you risk your credit. None of that is necessary. No money down structures for buying real estate and will show

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you how to determine which financing structure to use for ANY kind of property. You never need to use down payments or cash to buy properties again. In fact, Joe recommends that you never do a deal if you don't GET cash when you close. Often that means thousands of dollars in your

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pocket for a few hours of work. Using these structures also means you will never need to use your credit again. No one will ever check your credit score or ask you to verify your income to buy these properties. I know it's hard to believe, but Joe and his students have bought thousands of

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properties using these techniques over the years and he speaks with expert knowledge about the subject. This book will show you how to buy and sell properties with zero cash or credit and take chunks of cash every time you close a deal. It will also show you how to buy and HOLD properties using the

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same techniques. It will show you how to build a huge portfolio of property in a very short period of time. You will make money every time you buy a new 'no down payment' property and you will build your passive monthly cash flow with every property you buy. The beauty of this is that you can buy

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houses or apartments in any area, any price range and any condition. You will also learn how to get a flood of very inexpensive, seller leads who would consider doing these kinds of deals and learn how to make offers to those potential sellers.

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shares stories and adventures based on her own experiences in mobile home investing. The obstacles, the struggles, and eventually the triumphs.

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