

Fix And Flip Your Way To Financial Freedom Finding Financing Repairing And Selling Investment Properties Investfourmore Investor Series Book 2

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 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, 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. 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 and how to add value to a house." -Gary Keller, Founder and Chairman of the Board of Keller Williams Realty 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 approach that really works in any market." -Loral Langemeier, bestselling author of The Millionaire Maker FLIP extends the national bestselling Millionaire Real Estate series with a step-by-step guide that is quickly becoming "the model" for successfully finding, fixing and selling investment properties for profit. Based on 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 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 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 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.

Mark Ferguson, a successful rental property owner, fix and flipper and real estate agent, has learned the best way to find rentals, get great deals, manage properties, finance properties, find great markets and build wealth with rentals. In this book Mark shares with you the information you need to be a successful rental property investor.

Traces a young man's effort to escape the dangers of the streets and his own nature after graduating from Yale, describing his youth in violent 1980s Newark, efforts to navigate two fiercely insular worlds and life-ending drug deals. 75,000 first printing.

Developed from celebrated Harvard statistics lectures, Introduction to Probability provides essential language and tools for understanding statistics, randomness, and uncertainty. The book explores a wide variety of applications and examples, ranging from coincidences and paradoxes to Google PageRank and Markov chain Monte Carlo (MCMC). Additional

How to Build an Empire with Fix and Flip

Fix and Flip

The Business of Flipping Homes

Flip Your Classroom

As-Is:the Roadmap to Flipping Houses

Change the Way You Think about Yourself and Reinvent Your Future

Buy, Fix and Flip Residential Properties (Real Estate Guide)

A 7-Step System For Fixing and Flipping Properties! If you ever wanted a blueprint to succesfully fix and flip properties, then this guide to investing in real estate is the answer. This book takes the guesswork out of flipping houses and gives you exactly what you need to know that can quickly put you on the path to becoming a full time, successful real estate investor. In this no fluff guide, you'll get a clear, concise, and actionable system for fixing and flipping houses for beginners. You'll learn how to approach real estate investing in a way that practically guarantees success. After going through each section of the book, you'll have a clear and step by step formula for rehabbing houses. In The Beginner's Guide To Rehabbing Houses, you'll discover: - 5 proven marketing tactics to find off-market real estate deals in any market - The top 7 types of financing to fund your rehab deals and how to get access to them - My 3-step system for evaluating real estate investment deals - How to avoid common renovation mistakes - 5 ways to find the best contractors for your projects - And much more... DOWNLOAD The Beginner's Guide To Rehabbing Houses - A Step By Step System For Fixing and Flipping Houses If you've ever felt defeated or overwhelmed by how to get started in the real estate investing business, then this guide is for you. You can accomplish more than you imagine by modeling already successful real estate investors. The Beginner's Guide To Rehabbing Houses gives you a simple, but incredibly useful, step-by-step process you can use today! It's practical. It's actionable. Also, if you follow it closely, it will show you how to make money in real estate. Scroll to the top of the page and click the "BUY NOW" button to grab your copy.

Looking for a book from a house flipper doing deals in today's hot market? Mark Ferguson has had from 15 to 22 flips going at the same time in Colorado, one of the hottest real estate markets in the country. He does not rely on market appreciation to make money, but his techniques to find awesome deals. That is only part of the flipping business. "I am finishing up your excellent book Fix & Flip Your Way to Financial Freedom. I have probably read 6 fix & flip books over the past 6 months and your book is one of the best I have read."-Art. Are you ready to start an exciting career or side job flipping houses? Fix and Flip Your Way to Financial Freedom is written by Mark Ferguson, who runs Investfourmore.com a real estate blog with 300,000 views a month. Mark is also an active flipper, having flipped over 155 homes and is currently flipping multiple homes in today's hot market. Mark is also a real estate agent, a rental property owner and a trusted authority when it comes to real estate investing. This book contains all the details need to start flipping houses from scratch or to build your current flipping business bigger and better. In this book you'll discover how to: Finance your flips with banks, hard money, private money and more Find killer deals that make it possible to make a lot of money flipping houses Accurately predict the costs and repairs that will come with a flip Figure out what houses you should buy and which houses you should stay away from Structure offers and negotiate Find contractors and keep good contractors working hard Sell your houses for top dollar quickly! Scale your business to get to the point of doing ten or more flips at one time (like Mark)Fix and Flip Your Way to Financial Freedom is a wealth of information on flipping houses. It will help you know what it takes to make it big in real estate and avoid many of the costly mistakes most new flippers make.

"So many people are enthralled with house flipping, but they don't know how or where to start. The Flipping Blueprint is your guide to this business. Everything from finding the deals to dealing with contractors to negotiating contracts is covered. This is what works in our markets now! Luke Weber is a successful real estate entrepreneur who has flipped everything from manufactured homes to single family residences to apartment buildings. Tired of seeing so many people try and fail or get into bad deals and lose money, he has documented what he does in his business day in and day out so that you can reach your real estate investing goals." -- Back cover.

This blistering novel—from the bestselling, Pulitzer Prize-winning author of The Road—returns to the Texas-Mexico border, setting of the famed Border Trilogy. The time is our own, when rustlers have given way to drug-runners and small towns have become free-fire zones. One day, a good old boy named Llewellyn Moss finds a pickup truck surrounded by a bodyguard of dead men. A load of heroin and two million dollars in cash are still in the back. When Moss takes the money, he sets off a chain reaction of catastrophic violence that not even the law—in the person of aging, disillusioned Sheriff Bell—can contain. As Moss tries to evade his pursuers—in particular a mysterious mastermind who flips coins for human lives—McCarthy simultaneously strips down the American crime novel and broadens its concerns to encompass themes as ancient as the Bible and as bloodily contemporary as this morning's headlines. No Country for Old Men is a triumph.

The Complete Plan for Flipping Houses and Creating Your Real Estate-Investing Business

Introduction to Probability

The No-Nonsense Book on Finding Deals, Financing the Right Way, and Managing Wisely

The Utopian Plot to Liberate an American Town (And Some Bears)

Rewire Your Brain

Flipping Houses For Dummies

I Brake for Yard Sales

In a rhythmic alphabet chant, all the letters race one another up the coconut tree.

ENTIRELY REVISED AND UPDATED! Over 40,000 first edition copies sold. How much does it really cost to renovate your investment property? Learn detailed tips, tricks, and tactics to accurately budget nearly any house flipping project and investment property renovation from expert real estate investor and fix-and-flipper J Scott. Discover the tried-and-tested steps of his professional framework and methodology for precisely evaluating renovation costs in hundreds of his own successful rehab projects. Determine how to accurately estimate all the costs you are likely to face during renovation--and get all of your rehab questions answered in a single place! Whether you are preparing to walk through your very first rehab project or you're an experienced home flipper, this handbook will be your guide to identifying renovation projects, creating a scope of work, and staying on budget to ensure a timely profit! Inside, you will learn how to: -Inspect every aspect of a property to create your renovation scope -Decide which upgrade options provide the biggest bang for your buck -Identify the 150+ most common renovations you'll likely encounter -See big problems (like mold and termites!) and quickly fix them -Assign accurate prices to every rehab task to build a detailed budget -Determine which contractors are best for certain repairs or projects -Break down the top 25 basic components of a renovation -And so much more! You don't need to be a contractor to flip houses, but you do need to know the fundamentals of budgeting and pricing your renovation--including everything from cosmetic renovations to complex installations and upgrades. This book gives you the estimation tools needed to produce the income you desire on your first--or next--investment deal!

With over 1,000 successful real estate deals between them, the authors combine the science of negotiation with real world experience to dive into all aspects of the real estate negotiation process -- from the first interaction with a buyer or seller, to renegotiating the contract after unexpected issues arise, to last-minute concessions at closing. Aimed at real estate investors and agents at any level, this book not only covers all aspects of negotiating real estate deals, but also contains dozens of true-life stories that highlight how strong negotiation can result in more and better deals, as well as dialogue that will teach you what to say and how to say it, strengthening your ability to close profitable transactions.

Are you looking to flip your first house? Are you overwhelmed by the amount of information out there on real estate investing? In this book, we go over a simple and practical process for successfully flipping your first house and what to watch out for along the way. This is a great starting guide for beginners to real estate investing who are looking to become successful in this highly lucrative business. When properly done, house flipping is a great way to build wealth and provide a full time income no matter where you live. There is a lot of information on house flipping out there however in this book we have distilled it down to only the most important information so that you can succeed on your first deal. Everything in this book is practical, straightforward, and action oriented, so that you can get started in this business today! Discover How To: -The right, and best ways to find discounted properties in any market using 5 proven strategies -Become a transaction engineer so that you can flip any type of deal -Partner with the top investors in your area to flip your first house -Transition from your first deal all the way up to building a successful flipping business -How to build a dream team of contractors, real estate agents, lenders, and more -Avoid the top mistakes most new investors make -The quickest way to tell if its a good deal or not -10 house flipping hacks that will save you time and money -And MUCH MORE How To Flip Your First House is a great way to start your real estate investing journey and will open your eyes to the possibilities out there to making money in house flipping.

A Proven-Profit System for Finding, Funding, Fixing, and Flipping Houses...Without Lifting a Paintbrush

Build a Rental Property Empire

Book & CD

7 Daily Habits to Help You Stress Less & Accomplish More

Flip

Flip Your Future

How to Flip Houses Like a Pro

Let's face it—fixing and flipping houses is sexy. Who doesn't love the idea of buying a rundown, mold-infested shack and transforming it into someone's dream home for massive profits? Reality TV shows make it look so easy. A little paint here, some new kitchen cabinets there, and presto! The house is sold for big bucks and everyone lives happily ever after. If only it were that simple. Fixing and flipping houses is a business. In order for a business to survive, prosper, and grow, systems must be put in place. Fixing and Flipping Real Estate: Strategies for the Post-Boom Era is a book that breaks down the four essential components of a fix-and-flip business, giving you the building blocks to efficiently buy and sell 1 to 20 properties a month in today's post-boom era housing market. You'll learn about each of the boxes: Acquisition—How to find and buy a profitable real estate deal. Rehabbing—How to systematically remodel a house and how not to underimprove, or overimprove, your property. Sales—How to sell your flip for the highest possible price in the shortest possible time. Raising Capital—How to get the capital you need to grow your business, including using other people's money, for your real estate deals without getting sued or going to jail. In the post-real estate boom era, fixing and flipping is again a solid business--especially in the "sand" states—Arizona, California, Nevada, Texas, and Florida, among others. It's also a good bet in states as diverse as North Carolina and Washington State. And with the real estate market projected to bottom out nationally in 2012 (this time for real), there are plenty of houses to be renovated and plenty of money to be made by the enterprising in all fifty states. This book shows real estate investors everything they need to know to get started fixing and reselling houses either as a substantial sideline or a full-on business.

Now in a newly updated second 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.

A tiny American town's plans for radical self-government overlooked one hairy detail: no one told the bears. Once upon a time, a group of libertarians got together and hatched the Free Town Project, a plan to take over an American town and completely eliminate its government. In 2004, they set their sights on Grafton, NH, a barely populated settlement with one paved road. When they descended on Grafton, public funding for pretty much everything shrank: the fire department, the library, the schoolhouse. State and federal laws became meek suggestions, scarcely heard in the town's thick wilderness. The anything-goes atmosphere soon caught the attention of Grafton's neighbors: the bears. Freedom-loving citizens ignored hunting laws and regulations on food disposal. They built a tent city in an effort to get off the grid. The bears smelled food and opportunity. A Libertarian Walks Into a Bear is the sometimes funny, sometimes terrifying tale of what happens when a government disappears into the woods. Complete with gunplay, adventure, and backstabbing politicians, this is the ultimate story of a quintessential American experiment -- to live free or die, perhaps from a bear.

THE ULTIMATE BEGINNER'S GUIDE TO LEARNING HOW TO FLIP HOUSES - INCLUDES A COMPREHENSIVE ONLINE LIBRARY OF HOUSE FLIPPING TOOLS AND TEMPLATES! What could flipping just one house a year help you accomplish? House flippers are real estate investors who don't believe in waiting years to turn a profit. For decades, fix-and-flip strategies have been the number one way to capitalize on the fluctuating housing market with minimal investing experience or little to no cash on hand. As a real estate investor, developer, and influencer, author Elisa Zheng Covington, MBA, knows exactly what it takes to find great properties, minimize risk, and turn a profit quickly. Drawn from her extensive experience in profitably fixing and flipping homes in a high-competition market, Flipping Houses QuickStart Guide is packed with actionable insight that applies to nearly any real estate market, regardless of whether that market is up or down. Whether you want to house flip as a side hustle or are starting a new career, you can use the guidance found in this book to buy, fix, and flip your first, fifth, or fiftieth property with less cash, less time, and less effort than you might think! Flipping Houses QuickStart Guide is perfect for: Current or new homeowners who want to create an additional income stream Current or new real estate investors looking for a quicker return on investment Nine-to-five professionals looking for a second career as their own boss Anyone, even someone with minimal investing experience or cash on hand, who is interested in the financial independence house flipping can provide Flipping Houses QuickStart Guide Explains: How to Scout and Analyze Properties – A profitable flip starts with a great property. Learn how to set yourself up for success by starting with properties that have potential and learning how to shop for properties in nearly any market. How to Fund Your Flips – You can start flipping houses with less cash on hand than you might think. Learn how to find, secure, and use financing to add value to properties. How to Lock In Returns – Learn how to list, stage, and sell your flips to motivated buyers fast. How Rewarding House Flipping Can Be – Money aside, successful flips have the potential to improve neighborhoods, increase surrounding property values, and provide a home that individuals, couples, or families can fall in love with. You Will Learn: House Flipping Fundamentals, Including How to Find, Finance, and Flip Great Properties for Profit How to Evaluate Properties, Spot Red Flags, Lock In Winning Properties, and Navigate the Real Estate Market How to Add Value to Properties by Renovating on a Budget and Maximizing Returns How to Cash Out Your Flip, List Your Property, Entice Motivated Buyers, and Close the Sale How to Reduce Your Tax Liability, Manage and Minimize Risk, Build a Flipping Business, and More! *LIFETIME ACCESS TO FREE HOUSE FLIPPING DIGITAL ASSETS!* Flipping Houses QuickStart Guide comes with free lifetime access to a comprehensive library of tools and templates to help you on your house flipping journey.

Fix and Flip Your Way to Financial Freedom

The Book on Estimating Rehab Costs

Win the Day

The Book on Flipping Houses

A Libertarian Walks Into a Bear

Strategies for the Post-Boom Era

Mind Flip is a new must-read career manual for anyone looking to change jobs, achieve promotion or find more fulfilling work. Written for all career stages from Graduate to Granddad, including Mum Returners, over 50s, women in business and the new self-employed, it is the culmination of Zena's many years of working in recruitment and career coaching. Mind Flipping is to flip your focus away from yourself and instead look outwards - on to the value you add and the problems you, uniquely, can solve for other people. Graham Norton believes that this philosophy will help you transform the way you look at your career - for ever! The book provides you with everything you need to fire up your career, on the future of

recruitment and talent management. The first part Figure It Out will help you figure out the unique value you provide. Why should someone hire you, or use your services? The second part Crack On gives you the practical tools and techniques to launch your job search, in the quickest and most straightforward way, to find a new job, gain promotion or find the free work you want. The third section Just For You is if you need extra help to get you to where you want to be (as a freelancer, returner, working Mum, over 50s, graduate or disabled job seeker). The final part Fulfill It helps you to keep going, to maintain your network, keep raising the bar on your aspirations and achieve the ambitions you previously thought were impossible: or maybe you didn't know you had. It even includes a chapter on when things can go wrong - such as working for a Narcissistic Boss - and what to do about them.

"I am finishing up your excellent book Fix & Flip Your Way to Financial Freedom. I have probably read 6 fix & flip books over the past 6 months and your book is one of the best I have read."-ArtAre you ready to start an exciting career or side job flipping houses? Fix and Flip Your Way to Financial Freedom is written by Mark Ferguson, who runs Investfourmore.com a real estate blog with 300,000 views a month. Mark is also an active flipper, having flipped over 100 homes and is currently flipping multiple homes in today's hot market. Mark is also a real estate agent, a rental property owner and a trusted authority when it comes to real estate investing. This book contains all the details need to start flipping houses from scratch build your current flipping business bigger and better.In this book you'll discover how to:Finance your flips with banks, hard money, private money and moreFind killer deals that make it possible to make a lot of money flipping housesAccurately predict the costs and repairs that will come with a flipFigure out what houses you should buy and which houses you should stay away fromStructure offers and negotiateFind contractors and keep good contractors working hardSell your houses for top dollar quickly!Scale your business to get to the point of doing ten or more flips at one time (like Mark)Fix and Flip Your Way to Financial Freedom is a wealth of information on flipping houses. It will help you know what it takes to make it real estate and avoid many of the costly mistakes most new flippers make. Table of Contents (Chapter Level)About the Author Introduction 1. How Much Money Can You Make Fixing and Flipping Homes? 2. Why I Like to Fix and Flip Homes: Money, Time, Enjoyment...3. What are possible downfalls involved in flipping houses? 4. Why it is Risky to Buy Old Houses to Flip 5. How Much Money Do You Need to Fix and Flip a Home? 6. What are the Costs Involved in Flipping? 7. How much does it cost to fix up a house? 8. How to Determine What to Repair on a Rental Property or Fix and Flip 9. How Long Does it Take to Fix and Flip a Home? 10. How to Finance Fix and Flips 11. How to Finance Fix and Flips with Hard Money 12. How to Portfolio Lender Who Will Finance Multiple Investment Properties 13. How to Make More Money Fix and Flipping Homes 14. What Is the 70 Percent Rule? 15. Should you use a contractor to repair a fix and flip or do the work yourself? 16. How to Find a Great Contractor 17. How to Make Sure the Contractor you Hire Will do a Great Job Repairing Your Home 18. Fix and Flip Case Study Part 1 19. Fix and Flip Case Study Part 2 20. How and Why I Lost Money on a Flip 21. How to Buy Real Estate below Market Value 22. How Can You Get a Great Deal on a House on the MLS? 23. Why You Should Become a Real Estate Agent if You Want to Buy Fix and Flips 24. How to Determine Market Value on Investment Properties 25. How to Flip House for the Most Money 26. How Much Does it Cost to Sell a House? 27. Why You Should Always Use a Real Estate Agent to Sell a House 28. How to Find an Investor Friendly Real Estate Agent 29. How Can an Investor Get a Real Estate Agent to Find Them a Great Deal? 30. How to Determine Whether to Fix and Flip or Buy and Hold a Property 31. Is it better to Flip Houses or Buy and Hold Rental Properties? 32. How to Make One Million Dollars a Year Flipping Houses33. Bonus Chapter: How I Bought My Last 20 Houses

Fix and Flip Your Way to Financial FreedomCreatespace Independent Publishing Platform

How to rewire your brain to improve virtually every aspect of your life-based on the latest research in neuroscience and psychology on neuroplasticity and evidence-based practices Not long ago, it was thought that the brain you were born with was the brain you would die with, and that the brain cells you had at birth were the most you would ever possess. Your brain was thought to be "hardwired" to function in predetermined ways. It turns out that's not true. Your brain is not hardwired, it's "softwired" by experience. This book shows you how you can rewire parts of the brain to feel more positive about your life, remain calm during stressful times, and improve your social relationships. Written by a leader in the field of Brain-Based Therapy, it teaches you how to activate the parts of your brain that have been underactivated and calm down those areas that have been hyperactivated so that you feel positive about your life and remain calm during stressful times. You will also learn to improve your memory, boost your mood, have better relationships, and get a good night sleep. Reveals how cutting edge developments in neuroscience, and evidence-based practices can be used to improve your everyday life Other titles by Dr. Arden include: Brain-Based Therapy-Adult, Brain-Based Therapy-Child, Improving Your Memory For Dummies and Heal Your Anxiety Workbook Dr. Arden is a leader in integrating the new developments in neuroscience with psychotherapy and Director of Training in Mental Health for Kaiser Permanente for the Northern California Region Explaining exciting new developments in neuroscience and their applications to daily living, Rewire Your Brain will guide you through the process of changing your brain so you can change your life and be free of self-imposed limitations.

The Beginner's Guide to Rehabbing Houses: A Step-By-Step System to Find, Fix, and Flip Properties

Fixing and Flipping Real Estate

The Book on Negotiating Real Estate

How to Find, Fix, and Sell Houses for Profit

Short-Term Real Estate Investing for Long-Term Wealth

Think Your Way to a Better Life

Reach Every Student in Every Class Every Day

Flipping a home for profit can be an extremely lucrative endeavor, but only if you know how to go about it in the right way! That's what you will be able to do after reading this book. This book will provide you with all of the information that you'll need to get started flipping houses. Using the tips contained within the book, you can get on the road to success, but you need to be ready to take your investment very seriously. This book shows you how to take the various steps to ensuring that you are not only investing in property, but that you are able to make money at the end of your investment. Taking the time to read through the following strategies and concepts on flipping houses will be your first exercise in gaining that knowledge and applying that patience. Then, you can enter the investment market with a firm foundation of skills, knowledge, and resources that will position you for success.

This guide provides an overview of the many components of the popular practice of flipping properties. Coverage spans the flipping process from start to finish:finding, buying, fixing up, and sellingand the variables needed to make all of those steps successful and 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 who want to flip houses the right way and steer clear of legal gray areas that get some investors into trouble.

A trans boy determined to prove his gender to his traditional Latinx family summons a ghost who refuses to leave in Aiden Thomas's New York Times best-selling paranormal YA debut Cemetery Boys, described by Entertainment Weekly as "groundbreaking." Yadriel has summoned a ghost, and now he can't get rid of him. When his traditional Latinx family has problems accepting his true gender, Yadriel becomes determined to prove himself a real brujo. With the help of his cousin and best friend Maritza, he performs the ritual himself, and then sets out to find the ghost of his murdered cousin and set it free. However, the ghost he summons is actually Julian Diaz, the school's resident bad boy, and Julian is not about to go quietly into death. He's determined to find out what happened and tie off some loose ends before he leaves. Left with no choice, Yadriel agrees to help Julian, so that they can both get what they want. But the longer Yadriel spends with Julian, the less he wants to let him leave. Praise for Cemetery Boys: Longlisted for the National Book Award "The novel perfectly balances the vibrant, energetic Latinx culture while delving into heavy topics like LGBTQ+ acceptance, deportation, colonization, and racism within authoritative establishments." "TeenVogue.com "This stunning debut novel from Thomas is detailed, heart-rendering, and immensely romantic. I was bawling by the end of it, but not in sadness: I just felt so incredibly happy that this queer Latinx adventure will get to be read by other kids. Cemetery Boys is necessary: for trans kids, for queer kids, for those in the Latinx community who need to see themselves on the page. Don't miss this book." "Mark Oshiro, author of Anger is a Gift

The New York Times bestselling author of Chase the Lion reveals seven powerful habits that can help you tackle God-sized goals by turning yesterday's regrets and tomorrow's anxieties into fuel for a better today. "This book will change the trajectory of your life."John Maxwell, #1 New York Times bestselling author, entrepreneur, and leadership expert Too many people delay, downsize, or shrug off their dreams just because they don't know where to start, but playing it safe doesn't account for the massive cost of a life not fully lived. Win the Day is the jump-start you need to go after your goals, one day at a time. You'll discover how to: 1. Flip the Script: If you want to change your life, start by changing your story. 2. Kiss the Wave: The obstacle is not the enemy; the obstacle is the way. 3. Eat the Frog: If you want God to do the super, you've got to do the natural. 4. Fly the Kite: How you do anything is how you'll do everything. 5. Cut the Rope: Playing it safe is risky. 6. Wind the Clock: Time is measured in minutes; life is measured in moments. 7. Seed the Clouds: Sow today what you want to see tomorrow. As Batterson unpacks each of these daily habits, you'll see how simple it is to pursue them with focus and dedicationnot someday down the road, but now. Transform your perspective of a single day and you'll discover the potential waiting to be grasped at the beginning of each new sunrise.

The Simplified Beginner's Guide to Finding and Financing the Right Properties, Strategically Adding Value, and Flipping for a Profit

An All-Inclusive Guide to Buying, Renovating, Selling

How to Fix the Most Annoying Things About Your Favorite Presentation Program

The Canadian How-To Guide for Buying, Renovating and Selling Property for Fast Profit

Find It, Fix It, Flip It!

The Secret Steps to Investing in Real Estate, Wholesaling, and Flipping Houses with Little to No Money

And Flea Markets, Thrift Shops, Auctions, and the Occasional Dumpster

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: --How to get financing for your deals, even with no cash and poor credit! --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 your due diligence efficiently and effectively! --How to create a Scope of Work, a Budget and a Schedule! --How to hire the best contractors and manage your rehab to completion! --How to get your properties under contract for top dollar! --How to get your property to the closing table as efficiently as possible so you can collect your check!

The ultimate how-to guide to fixing-and-flipping properties Judging from the number of reality TV shows devoted to home renovation, it's easy to think that fixing-and-flipping is a sure-fire, straightforward way to make money, fast. But there's a lot more to the real estate business than a little hard work and some basic DIY skills. Just like every other business venture, to be successful you need to understand the potential pitfalls as well as the possible profits before diving in, and Fix and Flip: The Canadian How-To Guide for Buying, Renovating and Selling Property for Fast Profit is designed to help you do just that. Putting everything you need to know about how the business of fix-and-flips work right at your fingertips, authors Mark Loeffler and Ian Szabo are the perfect pair for the job, bringing you both the financing and contracting expertise that has made their own renovation business a huge success. Offering step-by-step guidance on exactly how to effectively renovate and sell, Loeffler and Szabo walk you through the skills you need to get started, how to identify properties with potential, saving money on materials, preparing to sell, and much, much more. Packed with expert advice on both the financing and contracting aspects of fixing-and-flipping properties Filled with checklists and practical techniques to help you get to work right away Explains the pitfalls to avoid and the profits to be made in the fix-and-flip business Packed with invaluable tips, handy checklists, and time- and cost-saving techniques to help you make the most money you can from distressed properties, this is the only book you need to start fixing-and-flipping like a pro. Do you want to make money in real estate with no money and no experience? Ever Thought About Flipping Houses for Fast Real Estate Profit? Have you ever thought about flipping houses for a fast-real estate profit? If so, then keep reading! Hello! Welcome to "How to Build an Empire with Fix and Flip". This book is designed to explain to you how you can build wealth and independence through property flipping; the way to make the most of the most active property marketplace which we'll see in our life; the way to use the property to create the life span of your dreams. This book has secrets about how you can gain a profit from the real estate business. This book will teach you all you want to know to begin flipping houses now. After studying this book, you'll have the ability to start earning cash on flipping real property while having the ability to prevent most of the most dangerous mistakes new property investors make. This is your guide to making your property investment potential. In case you've ever thought about getting into real estate investing, this book will demonstrate just how you can do it safely and securely. This book shows property investors what they need to know to begin repairing and reselling real property as a significant sideline or a full-size small business. If you are ready to become a real estate entrepreneur making seven figures flipping real estate properties, then this book is for you. Here's what makes this book special: Flipping Properties Defined Evaluating Property How Real Estate Can Make You Wealthy Buying and Selling Property Ten Ways to Locate Properties Valuation Methodologies The Art of the Deal: Negotiations Much, much more! With this book, you will take a robust first action onto the real estate investment world! If you are worried about the complexities of the fix and flip business, this book will help you know out your fears using all the practical information written in this book. Interested? Then Scroll up, Click on "Buy now with 1-Click", and Get Your Copy Now!

What if you were able to quit your job today and make six figures in 12 months or less? Would you take the chance and go for it? Flip Your Future is the step by step guide on how to achieve your dreams through flipping houses! In this book, you'll learn every aspect of the flip: How to buy a home without using your own money! Where to look for deals! How to get other people to find deals for you! How to determine rehab costs! Where to find great contractors! How to market effectively! How to safely analyze deals and maximize profits! Ryan Pineda will share his methods for turning \$10,000 into more than \$1,000,000 in just three years. Flip Your Future is for anyone wanting to break free from the nine to five and live the life of their dreams. Whether you're new or experienced in real estate investing, Flip Your Future will teach you everything you need to know about flipping houses to ensure maximum profitability--and security for your future.

How to Quit Your Job, Live Your Dreams, and Make Six Figures Your First Year Flipping Real Estate

Make Millions in Real Estate--One House at a Time

The Art of Becoming a Multimillionaire Real Estate Investor

The Investor's Guide to Defining Your Renovation Plan, Building Your Budget, and Knowing Exactly How Much It All Costs

How To Flip Your First House: The Beginner's Guide To House Flipping

Chicka Chicka Boom Boom

How to Buy, Rehab, and Resell Residential Properties

This booklet is a specialized guide about the topic of house flipping in which the author shares some personal ideas and insights for those who may be interested in learning modern professional techniques in the industry. how to flip a house like the professionals.

Expert advice to find, fix, and flip any residential property! Are you ready to capitalize on the rising real estate market and get in on the red-hot house flipping scene? You need a step-by-step guide to evaluate property, avoid rookie mistakes, and build a profitable, successful business. In The Everything Guide to Flipping Houses, successful house flipper Melanie Williamson walks you through the opportunities, the risks, the work involved, and the potential for real profits in flipping real estate. She teaches you to: Assess properties, work with contractors, and manage renovations Handle legal and tax regulations Flip multiple houses at one time Use green renovation options to keep costs low Select the right banks, investors and real estate agents Choose marketing strategies that guarantee sales Inside you'll find detailed information for every milestone, from purchase to planning renovations to making the sale and managing profits. It's a competitive market out there, but with this guide in hand, you'll have everything you need to successfully flip any residential property--and reap the lucrative rewards.

Whether you're looking to make a career out of flipping homes or see it as a part-time venture, you can make fast money legitimately. Before you get started, you need to know the right way to flip, regardless of local market conditions and current economic trends. There's more to flipping than redoing a kitchen or staging a property. Every deal is different, and each investor must have a clear business strategy. Expert investors William Bronchick and Robert Dahlstrom have learned how to be successful in all types of markets—and now they share their secrets with you. From the bestselling authors of Flipping Properties, which brought the term "flipping" to American households, The Business of Flipping Homes is an A-to-Z guide for both new and seasoned investors. The book explains what flipping is and isn't, goes beyond the investment of a basic single-family home, and demonstrates how to find, renovate, and sell properties using proven methods. With more than 40 years combined experience in buying and selling investment properties, Bronchick and Dahlstrom explain how to avoid many of the pitfalls and issues that could drain your funds and come back to haunt you. They give systematic approaches on long-term planning, including how to find and work with partners, structure a business, and utilize your specific talents, resources, and aspirations in realistic ways. You'll learn how to figure out timelines, work with real-estate agents, understand the paperwork, analyze the numbers, utilize technology, and, most important, find the money.

If you're vexed and perplexed by PowerPoint, pick up a copy of Fixing PowerPoint Annoyances. This funny, and often opinionated, guide is chock full of tools and techniques for eliminating all the problems that drive audiences and presenters crazy. There's nothing more discouraging than an unresponsive audience--or worse, one that snickers at your slides. And there's nothing more maddening than technical glitches that turn your carefully planned slide show into a car wreck. Envious when you see other presenters effectively use nifty features that you've never been able to get to work right? Suffer no more! Fixing PowerPoint Annoyances by Microsoft PowerPoint MVP Echo Swinford rides to the rescue. Microsoft PowerPoint is the most popular presentation software on the planet, with an estimated 30 million presentations given each day. So no matter how frustrated you get, you're not about to chuck the program in the Recycle Bin. Fixing PowerPoint Annoyances, presents smart solutions to a variety of all-too-familiar, real-world annoyances. The book is divided into big categories, with annoyances grouped by topic. You can read it cover to cover or simply jump to the chapter or section most relevant to you. Inside its pages you'll learn how to create your own templates, work with multiple masters and slide layouts, and take advantage of various alignment and formatting tools. You'll also learn how to import Excel data; insert graphics, PDF, and Word content; create, edit, and format organization charts and diagrams; use action settings and hyperlinks to jump to other slides; and add sound, video, and other types of multimedia to spark up your presentations. Entertaining and informative, Fixing PowerPoint Annoyances is filled with humorous illustrations and packed with sidebars, tips, and tricks, as well as links to cool resources on the Web.

Mind Flip

How Our Modern World Is Threatening Sperm Counts, Altering Male and Female Reproductive Development, and Imperiling the Future of the Human Race

A Brilliant Young Man Who Left Newark for the Ivy League

The Real Estate Rehab Investing Bible

Their Eyes Were Watching God

Cemetery Boys

The Complete Guide to Flipping Properties

THE HOUSE-FLIPPING HOW-TO THAT TURNS EVERYDAY PEOPLE INTOENTREPRENEURS Everyone likes the idea of turning the ugliest house on theblock to the best house on the block and making a profit. Until nowa system has not been shared on how to successfully complete thistask on time and budget without getting your hands dirty. This booknot only cracks the code but shares the proven path and system tohave a systems based rehab business that makes consistent profitsfor ordinary everyday people. The Real Estate Rehab Investing Bible revealsthe lucrative seven-stage system that allows author Paul Esajian and his students all across North America, to manage multiple rehabprojects at once, while staying on time and under budget to buildand grow their wealth. No experience? No problem. You'll learnstrategies to find the right properties, negotiate the right offer,identify the right licensed and insured contractor for the job, andget the property sold to a happy homeowner for a profit. No capital? No problem. You'll learn how you can use otherpeople ' s money to fund your deals and the IRS guidelines thathelp you keep more of the money you make. By learning andleveraging the principals of rehabbing and real estate, you'llstart thinking like a business owner rather than a consumer. Breaking into residential real estate provides an amazingopportunity for those with little, or no experience, and usingother people's money. This book gives you the information,education, and systems every investor needs to start flipping andrehabbing houses without doing the work yourself,and withoutlosing your shirt to contractors and badinvesting decisions. Find Deals:where and how to find deals, analyzing deals,and estimating repairs in minutes to acquire a rehab Fund Deals:where and how to borrow money, creativingnancing, and the finance request template to present to assetbased lenders and private lenders to fund your deal Fix Deals:how to run a rehab with a proven system withoutoutfitting a hammer, identify A+ licensed and insured contractors atwholesale pricing, and what to focus on to maximize your profit Flip Deals:how to properly price, stage, and add thesizzle features to get properties sold within weeks of listing theproperty by properly analyzing comparables and staging the rehabproperly The proven techniques Paul shares work in any location, in anymarket. If you're ready to get in the game, The Real EstateRehab Investing Bible teaches you how to play.

Learn what a flipped classroom is and why it works, and get the information you need to flip a classroom. You ' ll also learn the flipped mastery model, where students learn at their own pace, furthering opportunities for personalized education. This simple concept is easily replicable in any classroom, doesn ' t cost much to implement, and helps foster self-directed learning. Once you flip, you won ' t want to go back!

Their Eyes Were Watching God is a 1937 novel by African-American writer Zora Neale Hurston. It is considered a classic of the Harlem Renaissance of the 1920s, and it is likely Hurston's best known work.

In the tradition of Silent Spring and The Sixth Extinction, an urgent, meticulously researched, and groundbreaking book about the ways in which chemicals in the modern environment are changing—and endangering—human sexuality and fertility on the grandest scale, from renowned epidemiologist Shanna Swan. In 2017, author Shanna Swan and her team of researchers completed a major study. They found that over the past four decades, sperm levels among men in Western countries have dropped by more than 50 percent. They came to this conclusion after examining 185 studies involving close to 45,000 healthy men. The result sent shockwaves around the globe—but the story didn't end there. It turns out our sexual development is changing in broader ways, for both men and women and even other species, and that the modern world is on pace to become an infertile one. How and why could this happen? What is hijacking our fertility and our health? Count Down unpacks these questions, revealing what Swan and other researchers have learned about how both lifestyle and chemical exposures are affecting our fertility, sexual development—potentially including the increase in gender fluidity—and general health as a species. Engagingly explaining the science and repercussions of these worldwide threats and providing simple and practical guidelines for effectively avoiding chemical goods (from water bottles to shaving cream) both as individuals and societies, Count Down is at once an urgent wake-up call, an illuminating read, and a vital tool for the protection of our future.

Fixing PowerPoint Annoyances

Flipping Houses QuickStart Guide

The Flipping Blueprint

Flipping Houses for Beginners & Dummies

The Short and Tragic Life of Robert Peace

The Everything Guide to Flipping Houses

Count Down

The New York Times bestseller by the host of HGTV's Flea Market Flip, packed with expert tips for bargain-hunting home decorators. Former Good Morning America and Antiques Roadshow host Lara Spencer is a self-confessed frugalista with a passion for shopping at yard sales, thrift shops, and estate sales, and for decorating her home—and friends' homes—with her fabulous finds. In I Brake for Yard Sales, Lara shares her secrets for bargain hunting and tells you where to shop, what to look for, how to pay for it, how to restore it, and finally, where to put it in your house. Peppered with wisdom from world-renowned appraisers as well as contributions from well-known designers, this book also features the house of comedienne and good friend Kathy Griffin, which Spencer herself refurbished and decorated.

In The Art of Becoming a Multimillionaire Real Estate Investor, the Godfather and First Lady of real estate, Mike and Tolla Cherwenka, reveal the secrets behind their success in fixing and flipping houses. Using an array of personal examples and stories, the Cherwenkas detail six key steps to obtaining your real estate goals. Whether you have investing goals of flipping one house per year or two per week, this guide will help pave your way to reputable real estate success. It teaches you to: have an unbreakable focus; get money (good or bad credit/money or no money); find the right property; stage it so it sells; and sell with large returns. The Art of Becoming a Multimillionaire Real Estate Investor offers an informative, enthusiastic, and realistic look at investing in real estate. It includes both psychological and practical advice to help you overcome yours fears and resistance to taking on the challenge as well as the nuts-and-bolts knowledge needed to act and succeed.

“Shows us how to turn passion into profit.”—Tony Robbins, bestselling author of Awaken the Giant Within Michael Corbett—host of Extra's Mansions and Millionaires—shares his strategies, tips, and never-before-revealed insider techniques that have helped him make a fortune in real estate. This book is for aspiring flippers, first-time home buyers, or any homeowner who wants to create big profits and own their ultimate dream home—mortgage free! Starting with the essentials, Corbett shares how to crunch the numbers to instantly determine a house's profit potential. He then covers every step from purchase to sale: • Get the profit-making house at the price you can afford • Make the improvements that make you millions • Insider secrets that save you thousands • Take advantage of the market's ups and downs • Sell your home tax free and pocket the profits Filled with practical tips, illustrated with before-and-after case studies and easy to use charts and worksheets, Find It, Fix It, Flip It! offers the insider expertise needed to tap into an exciting—and potentially limitless—new source of income and financial independence.

A Step-By-Step Guide to Achieving Real Estate Success

No Country for Old Men

Finding, Financing, Repairing and Selling Investment Properties

Expert Strategies for Getting the Best Deals When Buying & Selling Investment Property

The Blueprint To Harness The Power Of Real Estate Flipping

The House Flippers Guide