

Property Finder Checklist

Here's Your Money-Making Checklist – Use This To Find The Perfect Property That We Invest In

There are a lot of properties out there, so which ones make the best investment for us? We're looking for a very specific kind of property that we know will make money for us... and for you. Here's an easy-to-follow step-by-step checklist that you can use to help you discover the very best money-making properties.

Simply find a property and work through this checklist. If you can check off all the boxes, send the information to us. If it turns into a deal, you'll cash in!

The property is NOT listed with an agent

We're looking for properties that are not currently for sale through a real estate agent and is not currently listed on the MLS. (Some properties might have been listed on the MLS but have since expired – that's okay. We're looking for properties that the general public cannot purchase through an agent).

The owner needs to sell fast

There are many reasons that someone needs to sell fast: for example, they might be going through a divorce or have a new job in a different city; they might be landlords who are tired of the hassles of renting; they might be facing foreclosure; etc. Note: Many people SAY they are motivated to sell quickly but few actually are, so talk to them to understand what motivates them to sell and what their desired timeline is.

You have double-checked the property address and contact information

We need the correct house address (including zip code). We also need a way to contact the owner – including at least one phone number for the property owner (preferably two) as well as their mailing address (if they live elsewhere). No email addresses.

There are no liens on the property

Please check with the homeowner to make sure that there are no liens on the property and that the title is clear. (Note: Some homeowners don't know, and that's okay. But please ask.)

The house is intact

You do NOT need to perform an inspection, and we will consider properties that are vacant, have been vandalized, or are not in great condition. However, we do not want properties that are just a shell, have burned down, or has been condemned and is considered unsafe to enter. Please give us a list of the work that needs to be done based on the owner's explanation as well as your observation. (The more detailed, the better).

The each dwelling on the property has at least two bedrooms

We're looking for properties with multiple bedrooms. An ideal property is a 3 bedroom/2 bathroom or 3 bedroom/1 bathroom. We will look at 2 bedroom/1 bathroom. Please do not send properties with only 1 bedroom.

There should be a reason why you think this property is an investment

You are our "eyes and ears" on the ground. Why do you think we should invest in this property? Is the area changing? Are there new factors that make this area more rental-friendly? Is the property already rented with happy tenants who would like to stay? Are the repairs low-cost but high value? Share your opinion on why you are recommending the property to us.

When you find a property that meets all of these simple requirements, send it to us and we'll check it out. **If we do a deal, you get paid!**