



Where To Find Properties

Skip The MLS! Here Are 10 Secret Sources Of Properties Right In Your Own Town!

**Tap Into These Sources To Discover Properties That May Turn Into Deals...
And CASH FOR YOU!**

The job of a property finder is simple: Find properties that match our parameters, and get paid when that property turns into a deal. The more properties you send us (that match our parameters), the more deals we can do and **the more we can pay you!**

To help you find even more properties, we've created this list to help you find more properties:

1. Vacant/ Distressed houses (*Top Producer*)

Drive around looking for vacant properties. You can spot them easily – they have long grass and boarded up windows. Jot down the address of the house, snap a pic the condition of the house, and the contact information of the owner (if you can find it).

2. Driving For Dollars (*Top Producer*)

Many neighborhoods have at least 1 or 2 old houses that are vacant or distressed. Drive a new neighborhood or part of town looking for these. They are easily spotted and stick out like a sore thumb. We are looking for the “Ugliest houses in the Best Neighborhoods”

3. Craigslist

Check Craigslist for your area for properties that are for sale by owner. You may also consider looking for properties that are listed as “owner financing”.

4. Classifieds

Check your local classified ads in newspapers for homes that are for sale by owner. Be sure to check both print and online versions (many newspapers have bigger online classifieds than their print editions).

5. Corkboard

Many businesses put up corkboards where people can post items for sale, and in which people post ads for the property they want to sell. Check local supermarkets, libraries, and community centers for the corkboards.

6. The newsmedia

Here's an unusual method to find properties: Watch your local newspaper or news channel for news stories about large companies that are relocating their factories or headquarters to another town. Their employees will need to find new accommodations in the new town and will want to sell their property quickly. You might not get a list of employee names from the company but you might be able to post an ad in the employee newsletter or intranet and invite them to contact you.

7. For Rent

If your community has a single place where rental properties are posted (such as a website or newspaper), this can be an excellent source. Look for properties that aren't owned or operated by a management company but are owned by an individual. The reason is: These landlords can easily burn out and they don't like having an expensive vacant property – they might be thinking of selling!

8. Word Of Mouth

This is one of the most powerful ways to find great properties. It's also the cheapest, fastest, and most reliable! Just start telling people that you're looking for properties to buy. Ask them to tell their friends. Print business cards and hand them out wherever you go. The grocery store clerk or the Walmart greeter probably knows someone who knows someone who has a house they want to sell.

9. Real estate agents who can't sell properties

Not all real estate agents "get" investors, especially since we often work with properties that aren't represented by an agent. However, investor-savvy agents know the value that investors bring, especially on properties that agents cannot sell to other homeowners. Connect with real estate agents and invite them to share their expired or soon-to-expire listings with you.

10. Neighborhood websites and forums

Homeowners who want to sell often start by offering their property locally, and some will even start talking about selling their property before they actually do. Look for neighborhood websites and forums in your area and search those websites for people offering their home for sale or who are talking about selling their home in the near future.

Properties can be submitted at

<http://www.gulfcoastpropertygroup.com/submit-a-property/>

Or Emailed Directly to Teresa@gulfcoastpg.com

Thanks, and look forward to working with you soon!

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