



“How I Made \$37,650: The Free Report”

by Tabitha

My story

Hi, my name is Tabitha and I live in the town of Griffin, Georgia. I had been working in the cosmetic industry for 18 years. Then in 2006 I quit my job to pursue real estate investing full time. Since then, I've been more successful than I ever could have imagined.

In 2009 I closed a single deal that paid me \$37,650. That's more than I made in an entire year at my old job. And I'm not some fancy real estate expert, I just applied a few lessons I learned and kept my eye out for the right opportunity came along. I found that deal because I ran an ad in the free local paper for the last two or three years. Then the son of a local homeowner called me and told me his dad owed more to the bank than the property was worth. I went over and met the homeowner (we'll call him Smokey) and he told me he just wanted to get rid of the property. We talked about pursuing a Short Sale. A Short Sale is when the bank voluntarily agrees to accept less than is owed on the mortgage, which frees up the property to be sold.

The seller still owed \$325,000 on his mortgage, but the lender agreed to release him from the mortgage for \$97,000! That's a huge discount of about 70 percent! So I agreed to buy the property from Smokey for \$97,000 with the plan that I would immediately re-sell it to someone else for more than that. The home is located on a five-acre lake so I KNEW it could sell for a lot more.

And that's exactly what I did. I helped Smokey out of a jam by getting his Short Sale approved and buying the house from him. Buying the house was easy... I didn't even use my own money! There are lenders out there who will lend investors like me the money to purchase homes as long as they are re-sold. So I borrowed the money and then had my real estate agent find me a buyer quickly so that I didn't have to own and maintain the house for very long.

At such a low price, I knew we'd find a buyer... and we did. In fact, the buyer paid \$183,000 for the house! Whoa! Now, don't forget that not all that extra money is pure profit. You have to pay money for real estate agents and closing companies and the financing from when I purchased the home. But even with all those costs, I sold the house on July 28, 2009 and pocketed a nice check for \$37,650!

Tabitha
Griffin, Georgia

P.S. On the next page I have included a copy of the actual check. (While the amount on the check says \$57,650.49, about \$20,000 of that money was used to pay for various closing costs. My actual net profit was \$37,650.) This isn't some make-believe theory, this is 100% REAL!

A. REID TURNER, III ATTORNEY IOLTA TRUST ACCOUNT

0130

File No: 09-0153 Check Date: 7/28/2009
 Buyer / Seller
 Property Address: , GA
 Payee:
 Payee Address:

Line Items	Description	Amount
603	Proceeds of Sale	\$57,650.49
	TOTAL	\$57,650.49

A. REID TURNER, III
ATTORNEY IOLTA TRUST ACCOUNT



64-22/610

FILE NO: 09-0153

DATE

AMOUNT

7/28/2009

\$57,650.49

PAY Fifty Seven Thousand Six Hundred Fifty and 49/100 Dollars

TO THE
ORDER
OF

[Redacted]

[Signature]



⑆061000227⑆