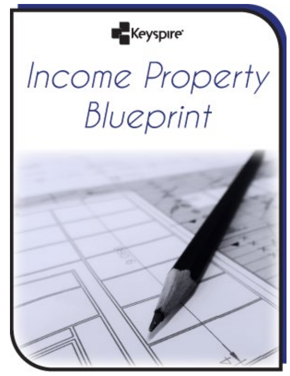
Module 4 – Lesson 2

Results Overview



RESULT

Week 43

In real estate investing, there are so many different strategies you can use to achieve the results you want, with most falling under two main strategies: Buy and Hold and Flip (Buy and Sell). When first setting your goals in Module 1 Lesson 1, you learned about these two common strategies. In this module, we're going to take a deeper dive and introduce two other strategies that fall under these two categories.

Strategies

Buy and Hold	Flip (Buy and Sell)
The Buy and Hold exit strategy involves purchasing a property with the intention to own the property for an extended period of time with no short-term intention to sell.	The Flipping exit strategy is a buy and sell investment strategy that involves purchasing a property, completing a short-term renovation to add active appreciation, then selling the property with the goal of gaining a profit.
Flip to Yourself: Passive Approach	**Flip to Yourself: Active Approach**
The Flip to Yourself: Passive Approach strategy can be categorized under the Buy and Hold Strategy. An investor purchases a turnkey investment property with the intention of holding it and then refinancing it after a determined number of years for the new appraised amount (typically when the mortgage term is up for renewal). This allows the investor to access the equity.	The Flip to Yourself: Active approach strategy combines both the Flip and the Buy and Hold strategies. An investor purchases a property to complete a Flip but then refinances after a short period of time to access the appreciation put into it. The investor then holds on to the property.