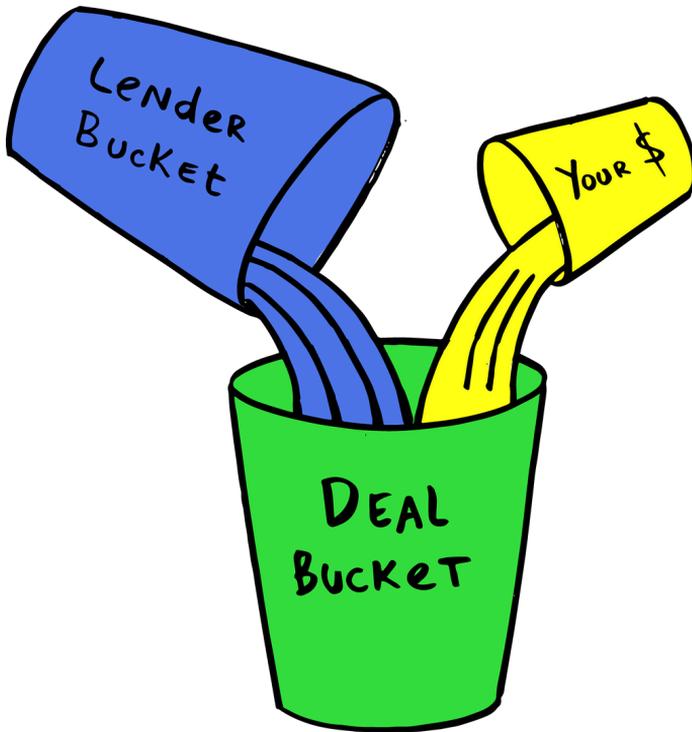


THE TRUTH ABOUT 100% FINANCING



YOUR LENDER WON'T FUND YOUR FLIPS 100%.
BUT YOUR MONEY BUCKETS WILL.

MIKE BONN

CONGRATULATIONS!

Welcome! And congratulations for downloading this ebook.

You've already proven you have the potential to be one of the greats in this business. Because, unlike most investors, you're willing to take a breath, roll up your sleeves, and learn how to finance your investments.

It might sound ridiculous, but about 90% of real estate investors never learn how to properly fund their fix and flips. Most believe a lender will provide 100% financing.

This is simply not true.

Most lenders only cover your purchase price and renovation budget. But there are other costs that need to be covered by YOU. We're talking thousands and thousands of dollars of other costs.

By the time investors realize their mistake, it's too late. Their profits get wiped out and they—usually—leave the business altogether. It's tragic, really.

But it doesn't have to be that way for you.

By reading this ebook, you'll take the first crucial step in succeeding as a real estate investor. You'll discover how to 100% finance your fix and flips while avoiding expensive mistakes.

Unlike your competitors, you won't jump into this business blind and unprepared. You'll go into your first investment with knowledge that even the "professionals" don't possess.

So, let's get going.

Don't risk losing thousands.

Take the opportunity to make millions.

MONEY BUCKETS

Let's say you've done it. You've found the perfect property to fix and flip. It's in your ideal location, has excellent comps, and should bring in BIG profits.

But how do you *actually* buy it? Especially before your competition swoops in and grabs it.

What about the money you need for renovations? Do you have enough in your savings account to buy materials and pay a contractor?

And what about other expenses you might not know about? How will you cover those?

I don't want you to experience any sort of disaster. I want you to experience incredible success.

So, let's jump in.

When you purchase a fix and flip, you'll need multiple resources to support it from start to finish.

I've broken these resources down into something I like to call **Money Buckets**.

Money Buckets are where you get all the money you need to **secure, renovate, and sell investment properties**.



Think of it like buckets of paint. To create a specific color, like green, you need to use multiple colors to create it, like blue and yellow.

It's the same way in real estate investing. Every flip is different, so you'll need multiple money sources to buy, renovate, and sell it...**and earn the profits you expect.**

What do these Money Buckets look like? Well, let's look at your **Deal Bucket** first.



A lot of investors think their lender will pay for everything. I'm sorry to say that's not true.

If you want to walk away with good profits (15% - 20%), you need to fill up your Deal Bucket. That way, you never have to worry about running out of money.

Here are the average costs you will need to consider for each fix and flip:

- **Purchase Price:** Money needed to buy a property.
- **Rehab:** Money needed to renovate.
- **Closing & Reserves:** Money needed to close a property and meet certain lender requirements.
- **Payments & Carry Costs:** Money needed to pay for your loan and other monthly expenses, like insurance and taxes.
- **Miscellaneous/Other Overrun:** Money needed to deal with unexpected problems, like miscalculated expenses, a bad market, or renovation hiccups.

Now that you know what expenses you need to cover for each deal, let's talk about how to pay for them. We'll start with your **Lender Bucket**.

Lender Bucket



This bucket contains multiple options from institutional lenders, such as:

- **Fix and Flip lenders:** A non-bank lender for properties that need to be renovated and brought up to market standards.
- **Hard money lenders:** The main type of financing for investors outside the normal lender box. These loans are based on the property loan to value (LTV) and after repair value (ARV).
- **Local banks:** A more flexible option than larger traditional banks. Small local banks are the prime lenders for rehab projects.
- **Other:** Creative financing options, such as subject-to and owner carry. This is where the seller becomes the mortgage holder.

The funds from your Lender Bucket are best used for:

- Purchase price
- Rehab

What about all the other expenses we talked about in your Deal Bucket? How do you cover those costs?

You need to fill up **Your Money Bucket**.

YOUR MONEY BUCKET



Your Money Bucket represents funds you can access at any point, including:

- **Cash / Savings:** The money you have in your bank account. This includes loans from your IRA or 401(k).
- **Lines of Credit:** The most flexible funds available besides cash. They work like a credit card. Once you have them set up, you can use the funds as you see fit.
- **Credit Cards:** Usually used to pay for materials, contractors, and company expenses.
- **Real Other People's Money (ROPM):** Exactly what it sounds like. You use other people's money to fund your investments. This can be anyone from a family member to your neighbor to your dentist.
- **Partners:** General public who has money and wants to invest in real estate without doing the work. A partner usually has both experience and money.

Although the funds in Your Money Bucket are available at any time, it doesn't mean you have to use them. **The key is simply having them ready to use.**

When you have both your Lender Bucket and Your Money Bucket filled up, you will never need to chase money to keep your investments alive. With money available right at your fingertips, you will always be able to:

- Secure good deals
- Keep your project moving forward at full speed
- Keep your contractor and lender(s) happy
- Cover staging costs so your property sells fast
- Secure the next flip while you wait on your current flip to sell

Now that you know what you need to finance your real estate investments, let's dig into **why you need these Money Buckets.**



NEXT STEP

Being prepared is crucial in real estate investing. You must know how to 1) find good properties and 2) buy good properties.

Many investors put all their effort into learning how to find properties. They spend countless hours watching videos, reading books, and hiring coaches to show them how to search, evaluate, and fix up a property.

But very few investors make the same effort learning how to buy those properties.

Which is mind-blowing because fifty percent of your success depends on how you finance your investments. If you neglect that aspect, you neglect half your investment!

Why would anyone choose to put in only fifty percent of the work? Especially when you're here to make as much money as possible.

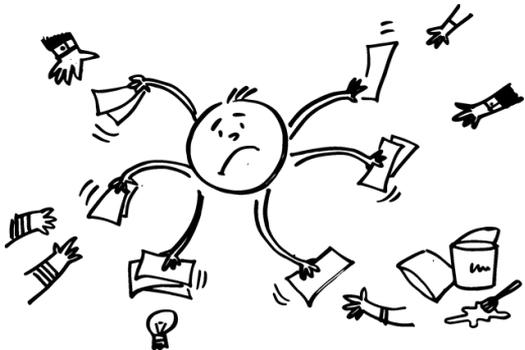
So, don't neglect it.

Set yourself up to win by going full throttle. If you put in 100% of the work, you'll get 100% of funding.

How do you do that?

The next step is to download my full book, along with its supplement workbook. Educate yourself on how to fill up your Money Buckets so you never have to worry about financing your investments again.

With my help, you'll always have money to buy, renovate, and sell your properties. No more scrambling to secure a good deal, sweating bullets during renovations, or getting stuck in a bad situation.



If you take the time to learn about financing your real estate investments, then you'll be lightyears ahead of your competition. You'll know things that even the pros don't know and start making the kind of money you've always dreamed of.

Do this for yourself, your family, and your future.

