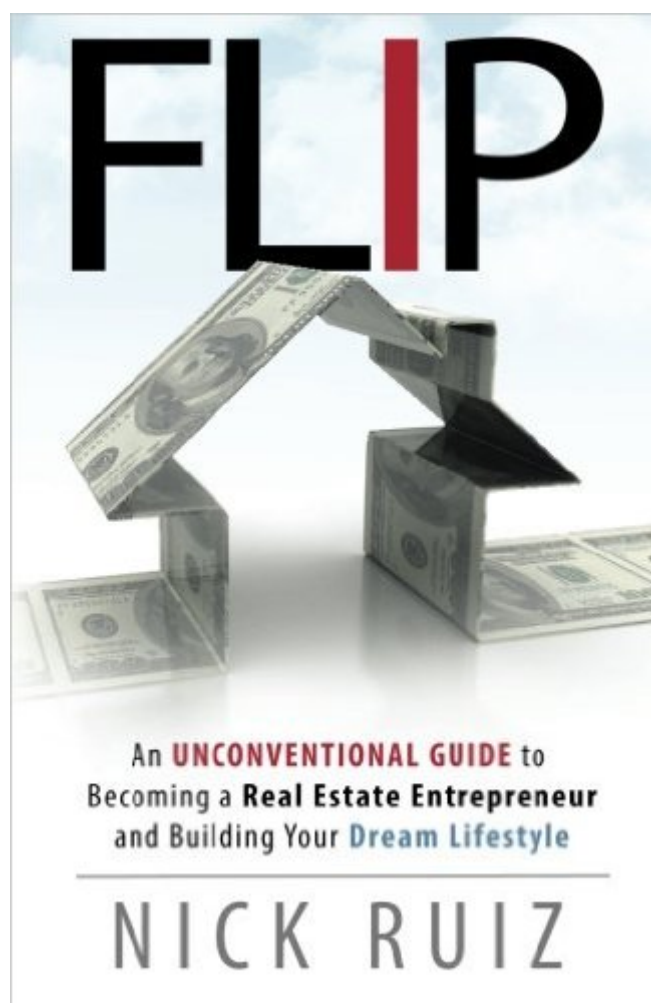


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# Flip: An Unconventional Guide To Becoming A Real Estate Entrepreneur And Building Your Dream Lifestyle



## Synopsis

Aren't you sick of the monotony of grinding it out and wishing that the right opportunity just lands in your lap to free you? Read this book to find out the right way to immediately start your journey as an entrepreneur in real estate. You should NOT be trying to "invest" in real estate but, rather, become a real estate entrepreneur. This book makes the difference very clear and reveals many things that most books in this industry fail to address. The truth is that before you even touch real estate, there are some essential items that need to be addressed and this book explains them. It talks about subtle things that may be happening in your life right now that could be sabotaging your entrepreneurial success without your even knowing it. This book reveals how to actually get paid from real deals that don't require lots of start up capital and credit. The bottom line is that real estate is the oldest and best business in the world because you can be an entrepreneur without trying to start some new idea, product, or service and hope people buy it from you. That's way too risky in this day and age. Take advantage of a product that already exists - Homes. This book breaks down, step by step, how to simply get in and out with a nice profit.

## Book Information

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## Customer Reviews

I originally thought this book was going to talk about flipping a home by buying it, fixing it up and reselling it. It actually doesn't talk about that at all, what it teaches you is even better. This book will teach you how to start a real estate business by wholesaling properties. You make a profit by essentially putting a deal together between a motivated seller and an investor who wants to fix the property up to resell it. It is probably the best way to get started in real estate. Once you get systems in place and are closing deals you can move onto keeping some properties to fix up and resell or fix

up and rent. This book teaches you what you need to do in order to find the deals to make that happen.

I have followed Nick for quite some time now after seeing his story on Secret Entourage. After reading his blogs, following him on Instagram, and even having a personal call with him, I knew Nick was the real deal and sincerely cared about teaching people and helping them achieve their dreams of financial freedom. When Nick's book came out I wasted no time ordering it. Listen, all the other real estate books out there are TRASH! Yes, I said it. TRASH! They will not break down everything like Nick did step by step, word by word, scenario by scenario. Besides Nick focuses on one main topic that makes this all possible, ENTREPRENEURSHIP! Becoming a Real Estate Entrepreneur NOT investor! This book right here is the single handily greatest blueprint I've ever read in my entire life to starting your own real estate business let alone business from the ground up with ZERO capital involved tackling every scenario you could possibly face along the way. If this book doesn't FIRE you up and make you want to take MASSIVE action ASAP, then you deserve to be stuck in your menial cubicle for the rest of your working life, PERIOD! I DEVoured this book in one sitting taking pages of notes because I couldn't believe the priceless information I was receiving. I'm not taking action tomorrow, I'm taking action NOW! Thank you Nick, this book is truly life changing!

My family is in the construction business and a way we are trying to grow our business is to learn more about real estate, how to acquire it, buy it, sell it, flip it, etc. As there is a lot of material out there covering this topic, I've sifted through a load of different books websites and articles trying to learn the best way to get into this industry. One thing I hate is seeing self proclaimed gurus making outlandish claims that their "strategy" or "secret" will get you ahead of the competition with little work or investment. I had to weed through a lot of it, but I finally found the Alpha Home Flipping website and ultimately this book. Nick makes it immediately clear that while his strategies are simple, that doesn't mean they're easy. It will take time and effort and resilience. Nothing of worth comes easy, and the real estate business is no exception. This book covers everything from start to finish on how to land your first real estate deal. It's all in an easy to read and conversational (and sometimes funny) format that grabs you right away. It's not a slow pitch for another product, or a pipe dream strategy. This stuff works, but as the author has said, make sure you stay persistent and don't get frustrated immediately. All it takes is one!

I'm half way through your book bro and I gotta say THANK YOU for spelling things out the way you

did. I've read different books on real estate but no one really dives into explicit detail and even write what to say to different people like you did. I started this project of getting into this real estate earlier this year and I can say I'm now confident to begin with the foundations and knowledge I've put together so far. I'll be contacting you later for one on one mentorship. Thanks again for putting in the effort to spread the secrets to the upcoming business owners. You're appreciated.

Mr. Ruiz gave his readers some good practical stuff as well as some formulas that are well known by other writers such as  $ARV \times 70\% - \text{repair cost} - \text{wholesalers fee}$ . One investor I heard rejected the idea of subtracting the wholesale fee in this formula, because of the 30% the buyer receives from the 70% subtracted from the ARV. Also, I liked Nicks urging his readers to take Massive Action in order to get deals going, and his take on building your buyer list and finding motivated sellers but I did not agree with him telling his readers to use a " Fake House Deal " on craigslist and backpage. No matter how he tries to justify the outcome, it is LYING, and that's not acceptable ethically for an entrepreneur who wants to veraciously do his or her deals. Another writer called this practice " Ghost Ads ", His telling his reader to lie as well. That one LIE leads to another, because when a BUYER calls on the ad, you will have to tell another LIE by telling the BUYER that the deal is already sold. This is not good business practice, and they ought to be ASHAME to teach such things.

You truly are an excuse crusher, Nick! I finished your book in 6 hours and it has an insane amount of value even a 10 year old could understand it. I've been through the courses that just left me more confused and in the dark because I never had the thousands of dollars necessary to get coaching to actually do a deal. This book is a LIFE changer and I truly FEEL like I can do it. You inspired my dreams to peek up at me again and remind me that they're still there waiting for me. Thank you SO much, Nick. I highly recommend this book to anyone looking to become an entrepreneur and who is looking to start a biz. This book is the final item I needed to finally push me to take my first step. I've made my decision. Done.

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