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anchor.fm/simplydo (Hebrew)



Info - SimplyDolt.net



Properties – ReiStart.com





Out Of State Investing

March 2023

Presenter: Dani Beit-Or

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Dani Beit-Or **Simply Do It**

∞ Investor

∞ CEO ***Simply Do It*** Real Estate

Investing Network

∞ Investor since 2002

∞ Out-of-state(CA): AZ, OK, FL, TX, AR,
AL, NC, GA, ID, UT, MO, KS, TN . . .

∞ Single family, land, commercial, tax liens

∞ Guided & supported investors in ***5,000+ transactions***

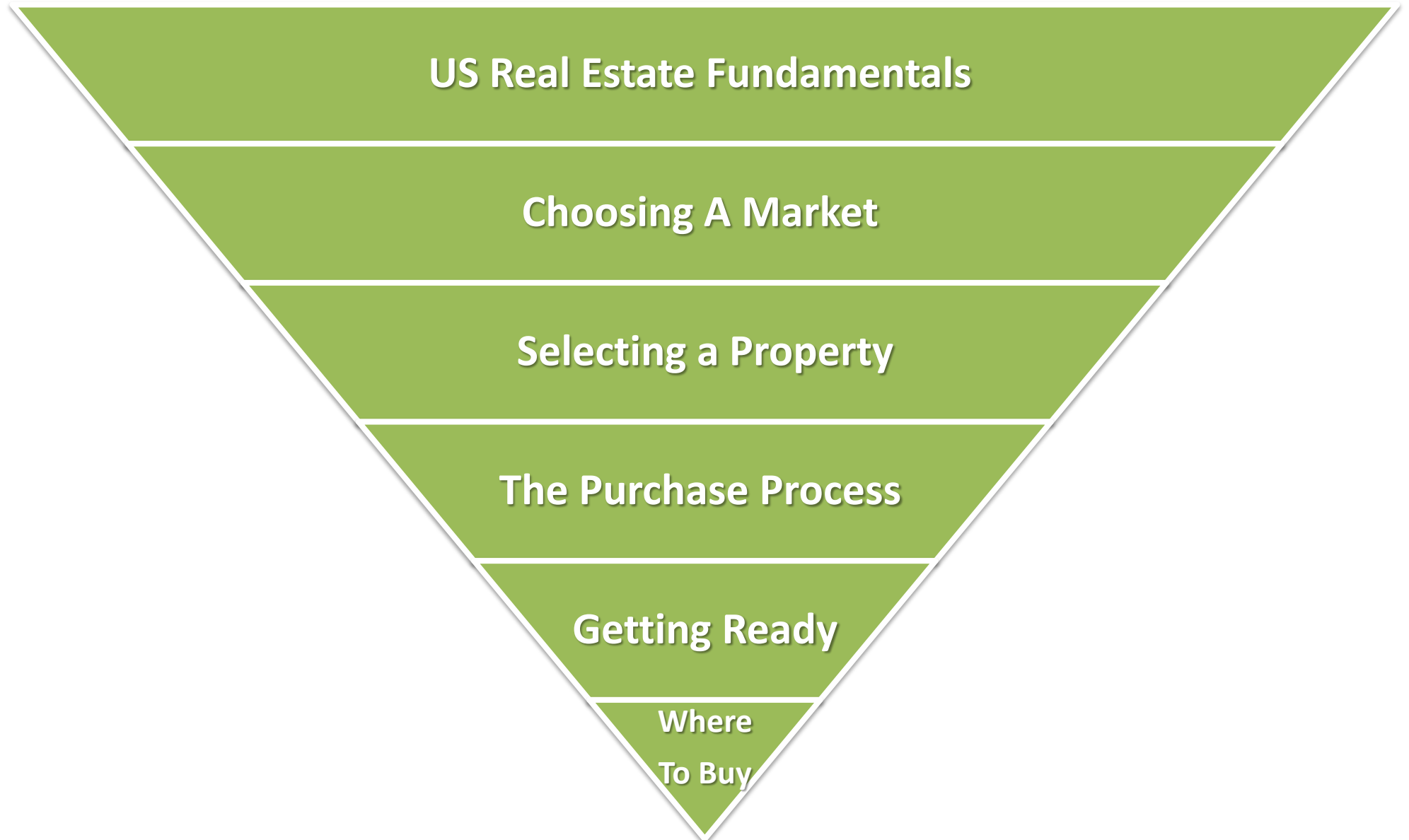
∞ Ex-special forces



SimplyDolt
Guided Real Estate Investing

WARNING

What Will Be Covered



BUYING IN TODAY'S MARKET

Awesomeness of Real Estate Investing



Mortgage Miracle

Leverage

Tax deductions

The Best “Side Biz”

Disadvantages

1. Time(r)
2. Down-payment per property
3. “Drama” issues

Indicators of a Good Metro

The numbers should talk:

- ✓ Population size
- ✓ Multiple employers and industries
- ✓ Projected employment & population growth
- ✓ Landlord friendly laws
- ✓ Purchase price – rent ratio
- ✓ weather



Locally vs Out of State

Locally or Out Of State

3+ / 2+ / 1250+ / 1980+

	1	2	3	4	
	Sunnyvale, CA	Santa Clara, CA	Newark, CA	Kansas City	Kansas City
Price	\$1,600,000	\$1,500,000	\$1,200,000	\$300,000	\$1,500,000
Rent Estimate	\$5,000	\$4,500	\$3,500	\$2,100	\$10,500
Rent Ratio	0.30%	0.30%	0.3%	0.7%	0.7%
Downpayment	\$320,000+	\$300,000	\$260,000	\$60,000	5 Houses 2.3 times the rent



A

Property Specifications

1

Bedrooms	3
Bathrooms	2
Square Feet	1603
Year Built	2000
Garage Size	2
Schools Rating (on scale of A-C)	A

C

Financing Assumptions

Down Payment (%)	30%
Down Payment Amount	\$89,700
Financed Amount	\$209,300
Interest Rate (5/6 ARM)	6.125%
Mortgage Term (Years)	30
Monthly Mortgage Payment	\$1,272
Cash Outlay (Total Out of Pocket)	\$97,680

B

Purchase Assumptions

My Offer

Offer used for analysis	\$299,000
Suggested offer (low)	\$290,000
Suggested offer (high)	\$299,000
Asking	\$299,000
Market Value (after improvements)	\$299,000
Improvements (lower)	\$1,500
Improvements (upper)	\$2,500
Closing Costs	\$2,990
Mortgage Costs	\$2,990
Other Fees At Closing	\$0
Total Cost	\$306,980

D

Financial Assumptions

Monthly

Yearly

Rent (upper)	\$2,200	\$26,400
Rent (lower)	\$2,000	\$24,000
Property Tax Rate (Approx.)	1.4%	
Property Taxes	\$300	\$3,600
Insurance	\$100	\$1,200
Repairs	\$75	\$900
Variable-Cost PM	7.0%	
Property Management Fee	\$147	\$1,764
Leasing Fee	\$59.1	\$709
HOA	\$0	\$0
Vacancy Rate	4.0%	
Total Fixed Expenses	\$759	\$9,110
Total Expenses (Fixed + Mortgage)	\$2,031	\$24,371

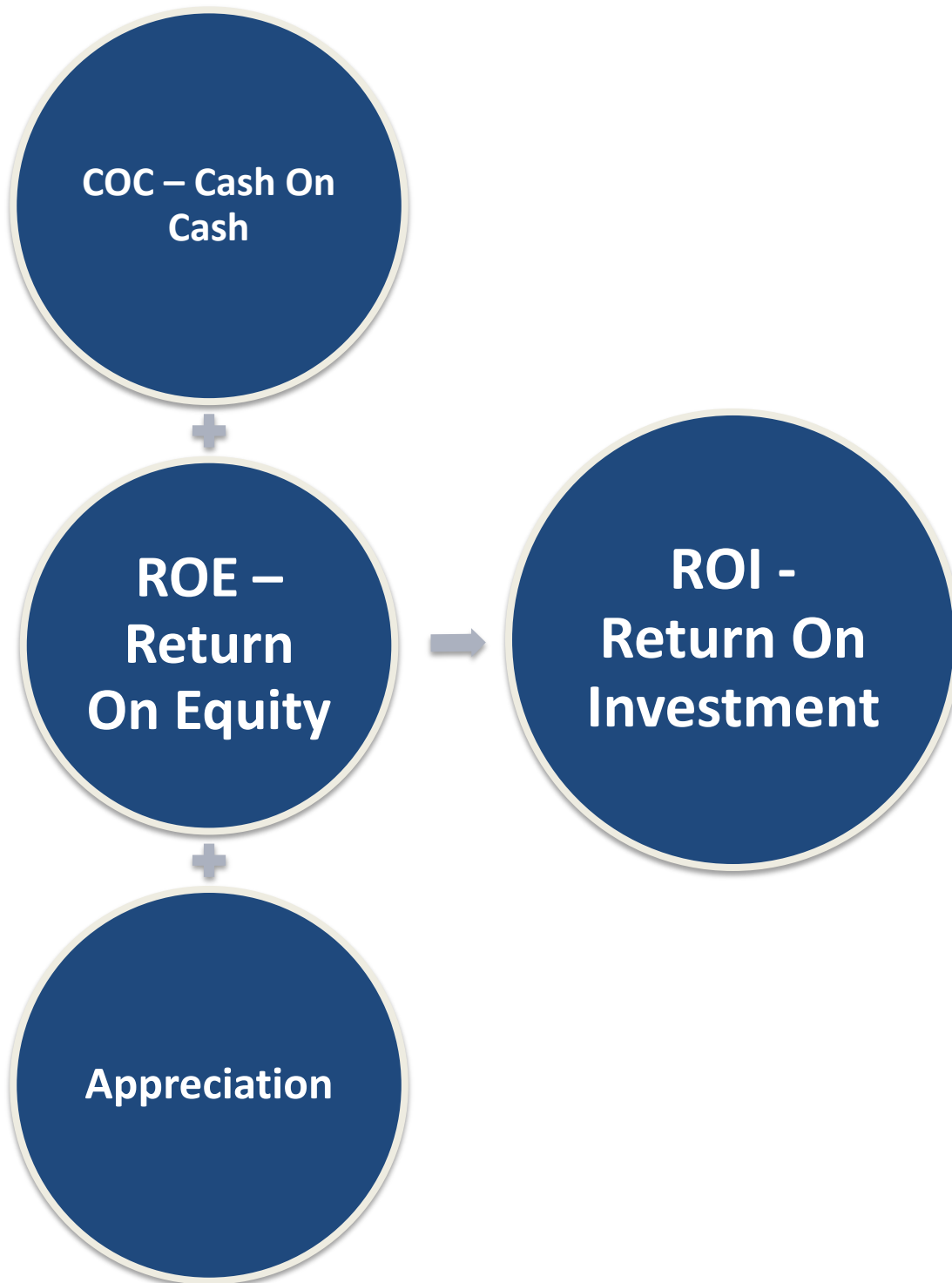
The Analysis

Simply Do It Analysis Excel
SimplyDolt.net/Excel

Financial Analysis / Deal Attractiveness

Years:	5	10	15
Net Cash Flow	\$7,428	\$23,571	\$49,337
Equity Increase	\$79,018	\$177,158	\$299,277
Total Gain	\$86,446	\$200,729	\$348,614
Average Cash Flow/Year	\$1,486	\$2,357	\$3,289
Average Cash Flow/Month	\$124	\$196	\$274
Average Gain/Year	\$17,289	\$20,073	\$23,241
Average ROI	88.5%	205.5%	356.9%
Annual ROI	17.7%	20.5%	23.8%
Projected Property Value	\$363,779	\$442,593	\$538,482

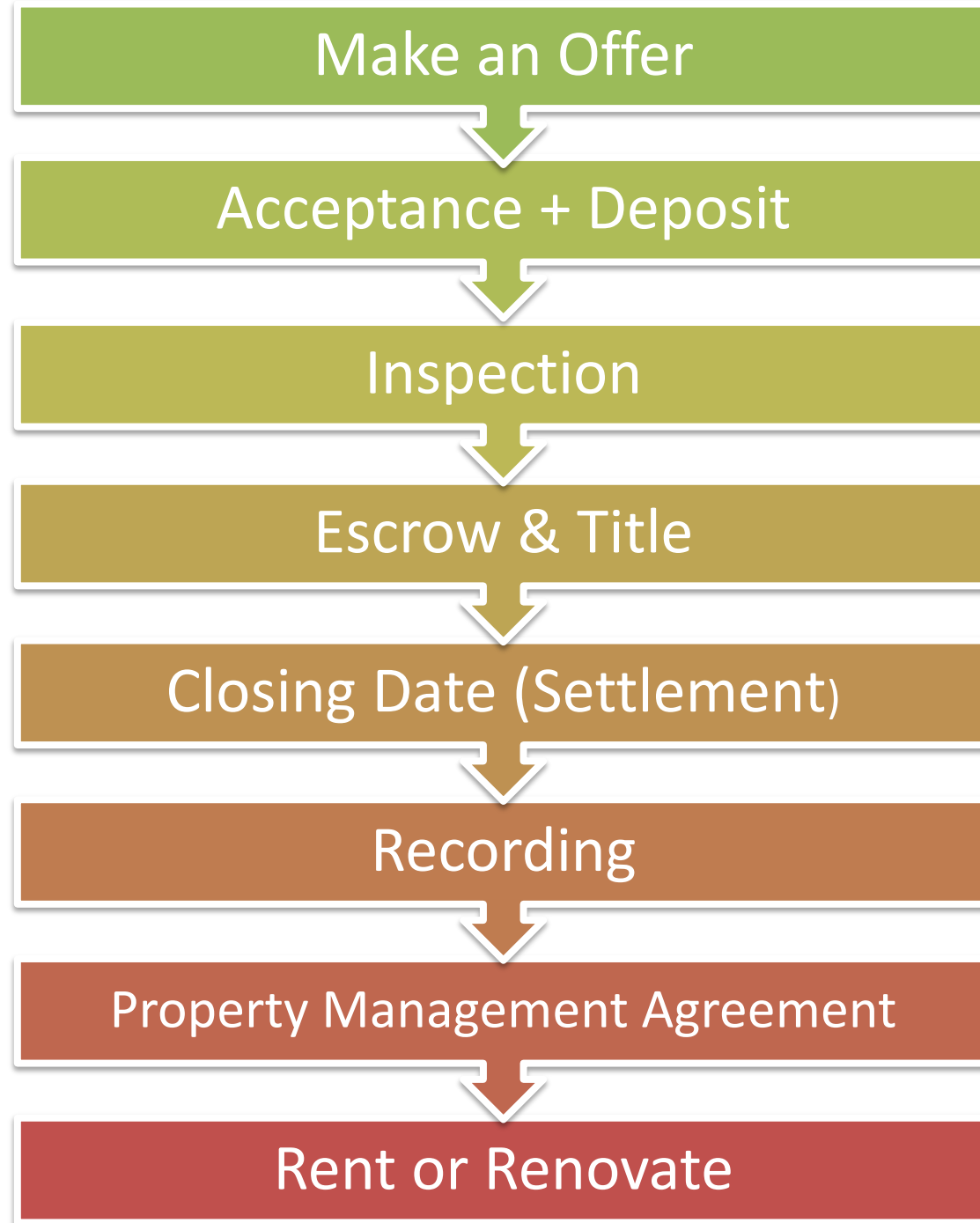
Growth Vector



Purchase Process

Leading Steps

- ✓ Market ID
- ✓ Reliable local team
- ✓ ID Property



Who Pays What?

Landlord

- Taxes
- Insurance
- Property Management
- Repairs
- HOA
- Vacancies

Tenant

- Rent
- Rental deposit
- Utilities

Requirements

Primary POWER TEAM

- Agent
- Property manager
- Rehabber
- Lender
- Mentor

Secondary POWER TEAM

- Insurance agent
- Lawyer
- Accountant
- Financial advisor



Team Effort

How Much Does It Cost You?



1015 Wyndham Ln, Helena AL (**Birmingham**)

3/2 | 1,210 Sq. Ft. | 1998 Built | 2 Car | No HOA

Listed: \$240,000

Market Value: \$240,000

Down-payment+ : \$72,000

Closing costs, repairs, etc: \$8,000

Acquisition costs: \$80,000

Estimated Rent: \$1,650



Financial Analysis / Deal Attractiveness

Years:	5	10
Net Cash Flow	\$4,817	\$16,593
Equity Increase	\$63,164	\$141,680
Total Gain	\$67,981	\$158,273
Average Cash Flow/Year	\$963	\$1,659
Average Cash Flow/Month	\$80	\$138
Average Gain/Year	\$13,596	\$15,827
Average ROI	85.8%	199.7%
Annual ROI	17.2%	20.0%
Projected Property Value	\$291,875	\$355,111

Top Asked Questions March 2023

1. What strategies are most effective for successful real estate investing in the current market?
2. How can real estate investors mitigate risk in today's environment?
3. What are the biggest challenges and opportunities for real estate investors right now?
4. What types of real estate investments offer the best returns?
5. What advice would you offer to beginner real estate investors?
6. What are some of the most important factors to consider when investing in real estate?

Starting – Main Steps

- ✓ Education
- ✓ Strategy
- ✓ Investing Criteria (next page)
- ✓ Team
- ✓ Focus
- ✓ Buddy (optional)
- ✓ Time line
- ✓ Apply, Apply Apply

Timeline



Don't listen to **conventional stupidity**

Investing Criteria

Property Ratings Suggestions			
Item	Suggested Criteria (Min.)	This Property	FAVORABLE / INSUFFICIENT
Schools	B	B	FAVORABLE
Square Feet	1,200	1,900	FAVORABLE
Bedrooms	3	3	FAVORABLE
Bathrooms	2	2.5	FAVORABLE
Year Built	1980	1978	INSUFFICIENT
Rent/Price (%)	0.75%	0.72%	INSUFFICIENT
Average Cash Flow (at year 5)	\$125	\$140	FAVORABLE
Average ROI (at year 5)	15%	20.9%	FAVORABLE

#1

ASKED

QUESTION

HOW DO I
GET STARTED?

Average Property By The Numbers

Purchase Price: \$200,000

Acquisition costs: \$65,000

Cashflow: \$175/month; \$2,100/year


ROI: 15%+/year


What Do You Need To Get Started


1. \$70,000
2. Qualify for a loan
3. Commitment (time, energy)


SDI Properties Map


33 views
Last edit was on February 9


 Houston, Harris County, Texas, U


 Dallas/Fort Worth International Ai


 Kansas City, Jackson County, Mis

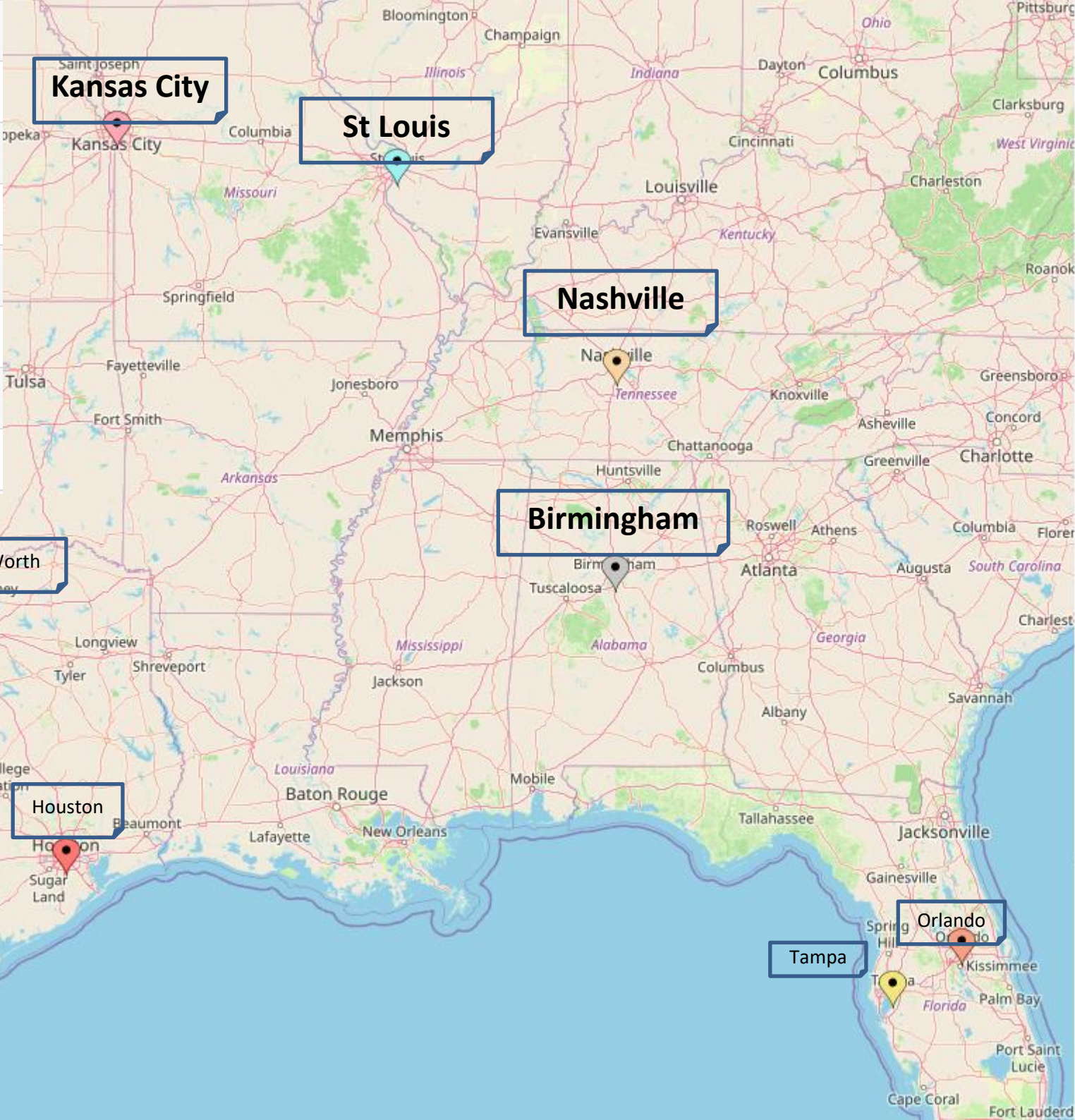
 St. Louis, Missouri, United States

 Nashville-Davidson, Davidson Co

 Birmingham, Jefferson County, Al

 Tampa, Hillsborough County, Flor

 Orlando, Orange County, Florida,



Simply Do It

Guided Real Estate Investing

Buy-and-Hold Residential Rentals

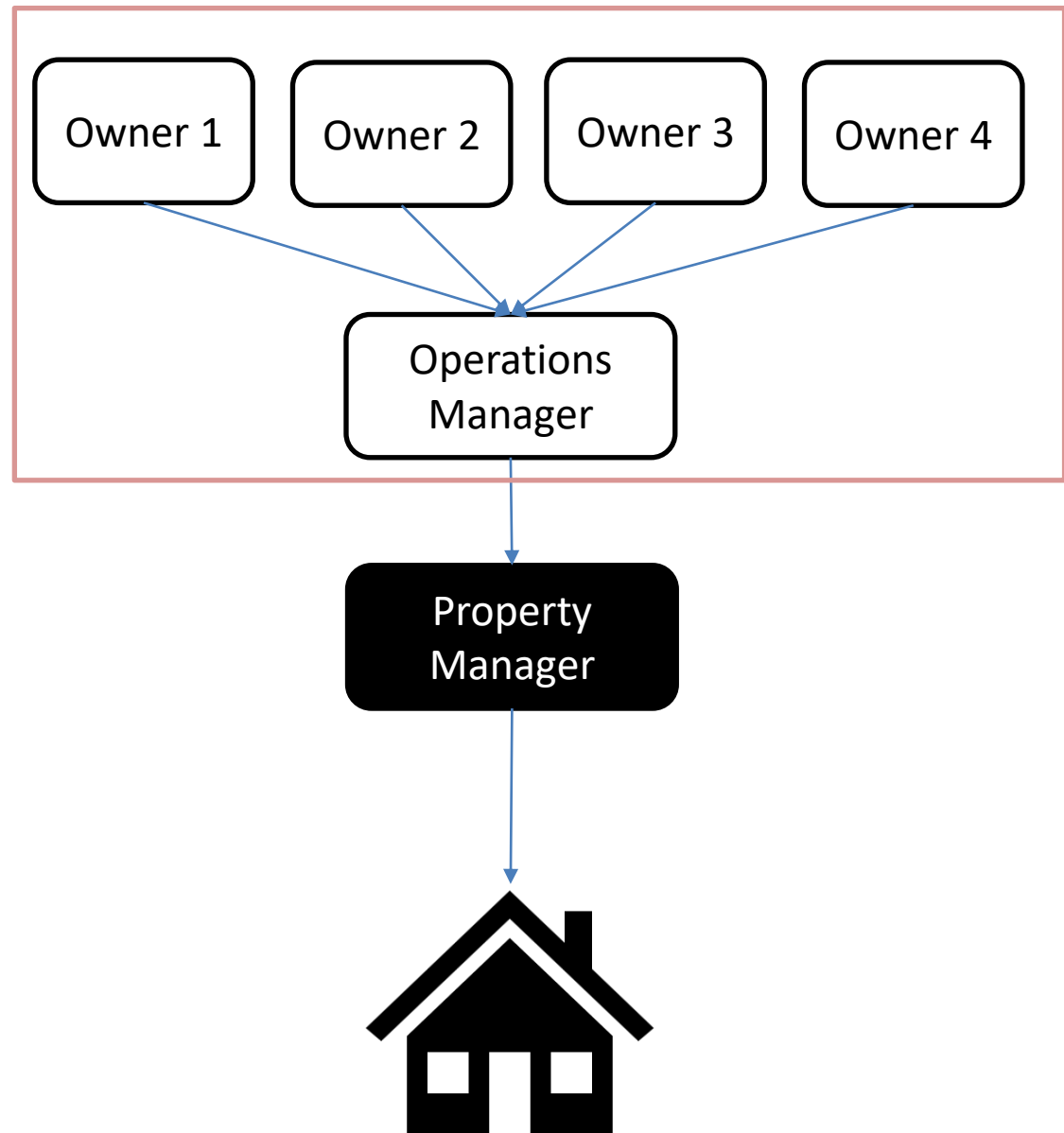
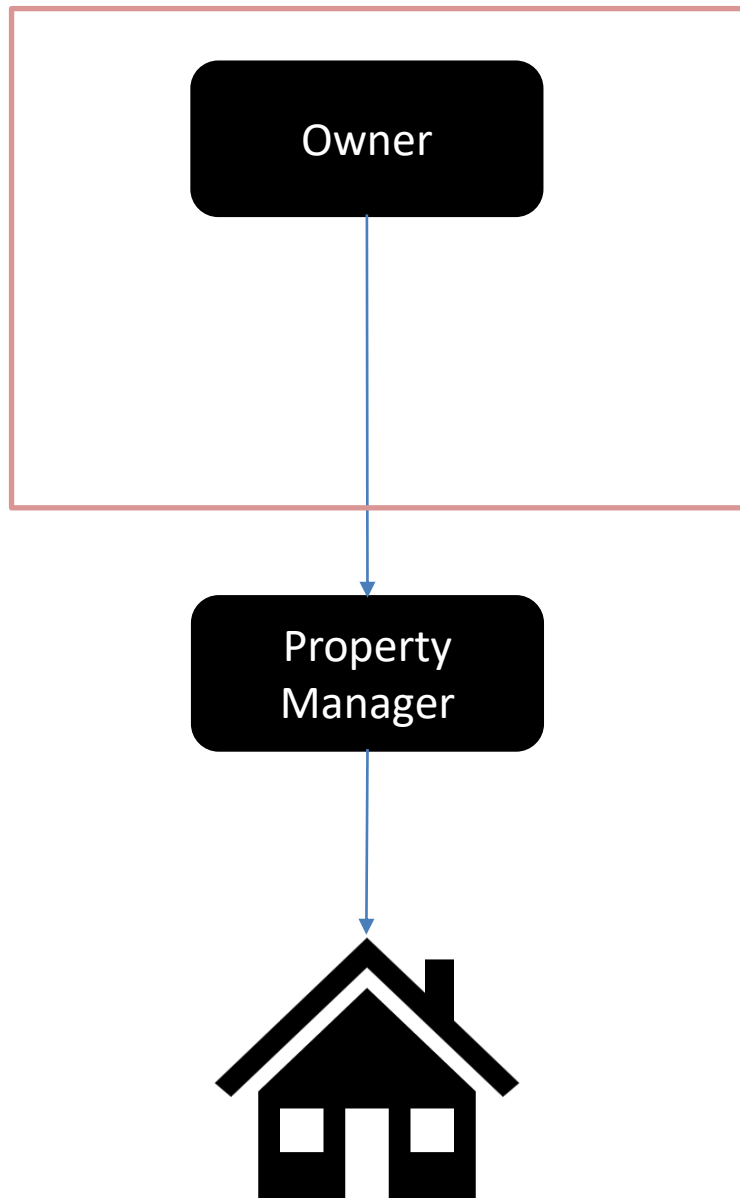
Nashville, Kansas City, St Louis, Birmingham

(as well Tampa, Orlando, Houston, Dallas-Fort Worth)

New
Program

Co-ownership – multiple investors owning a rental

Traditional vs. Co-ownership



Simply Do It Network's Main Benefits

- ✓ Sharing our valued resource and tools with you.
- ✓ Choosing the Markets and Investment Properties
- ✓ Ongoing Support – From signing to post purchase and beyond.
- ✓ Access ticket to an expert
- ✓ Insiders Only Deals

Steps to Get Started

1. Strategy session FREE
2. Sign *Simply Do It*'s documents
3. Hold *Kickoff* meeting
4. Get introduced to *Simply Do It* local team
5. Review properties
6. Submit offers
7. Acquire property

GET STARTED WITH INVESTING

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www.SimplyDolt.net

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Investing Strategy Session

~~\$375~~ FREE

ONE ON ONE STRATEGY SESSION

(in-person | phone | Zoom)

30 minutes meeting



[SimplyDoIt.net/Intake]



Gift—eBook



Remote Real Estate Investing

A Busy Person's Guide to Successful Investing

simplydoit.net/ebook

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GET STARTED WITH INVESTING

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