



Effective Strategies to Maximize Returns and Cashflow with Out-of-State Rentals

2023

Dani Beit-Or

Dani Beit-Or

- ∞ 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, 4-plexes, duplexes, land, commercial, tax liens
- ∞ Guided & supported investors in **5,000+ transactions**
- ∞ Ex-special forces

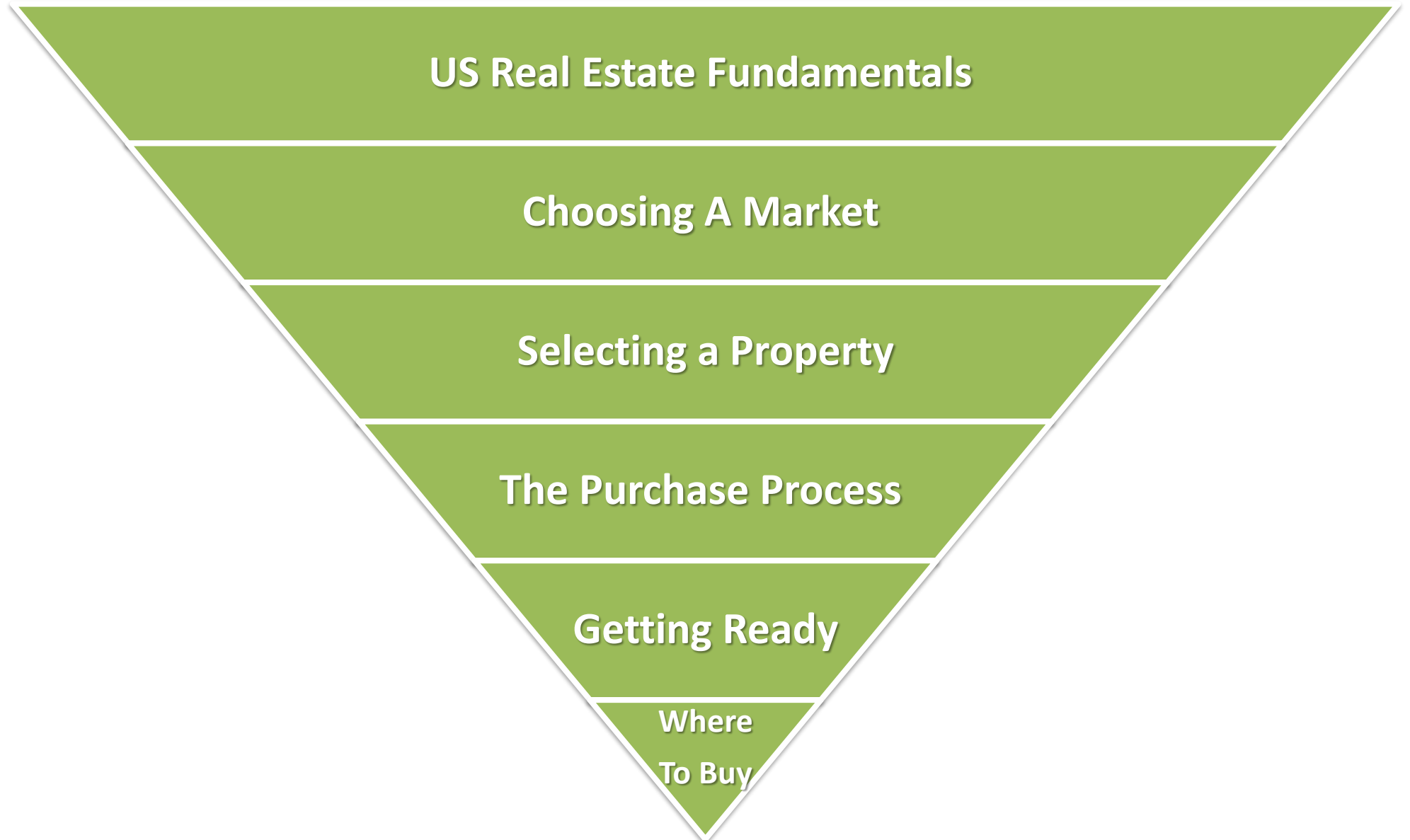


Disclaimer and Hold Harmless

The information in this presentation and the programs they present are for general informational purposes only. They do not provide legal, business, financial or personal advice related to individual situations and should not be relied on as such. The educators and presenters of the information and others involved have taken reasonable precautions in the preparation of the information and believe that what is presented is accurate as of the date it is written and presented. However, they do not guarantee or warrant that it is accurate, complete, up-to-date or will produce certain financial results. Further, they assume no responsibility for any errors or omissions and disclaim any liability resulting from the use or application of this information. All of it is general in nature and may not apply to particular factual or legal circumstances. Laws and procedures, particularly those relating to real estate, change from country to country, state to state and county to county, and are subject to differing interpretations. The information is not intended to substitute for obtaining legal advice from competent, independent legal counsel in the relevant jurisdiction. If you want legal advice, please consult a lawyer. The presentations are not intended to create and your use of the information presented does not constitute a business or lawyer-client relationship between you and the presenter, the authors of the information and others involved with the information. This information is not a substitute for sound business and legal judgment, and you should not act upon any of it without first confirming that it is appropriate for your situation.

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



Analyzing

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

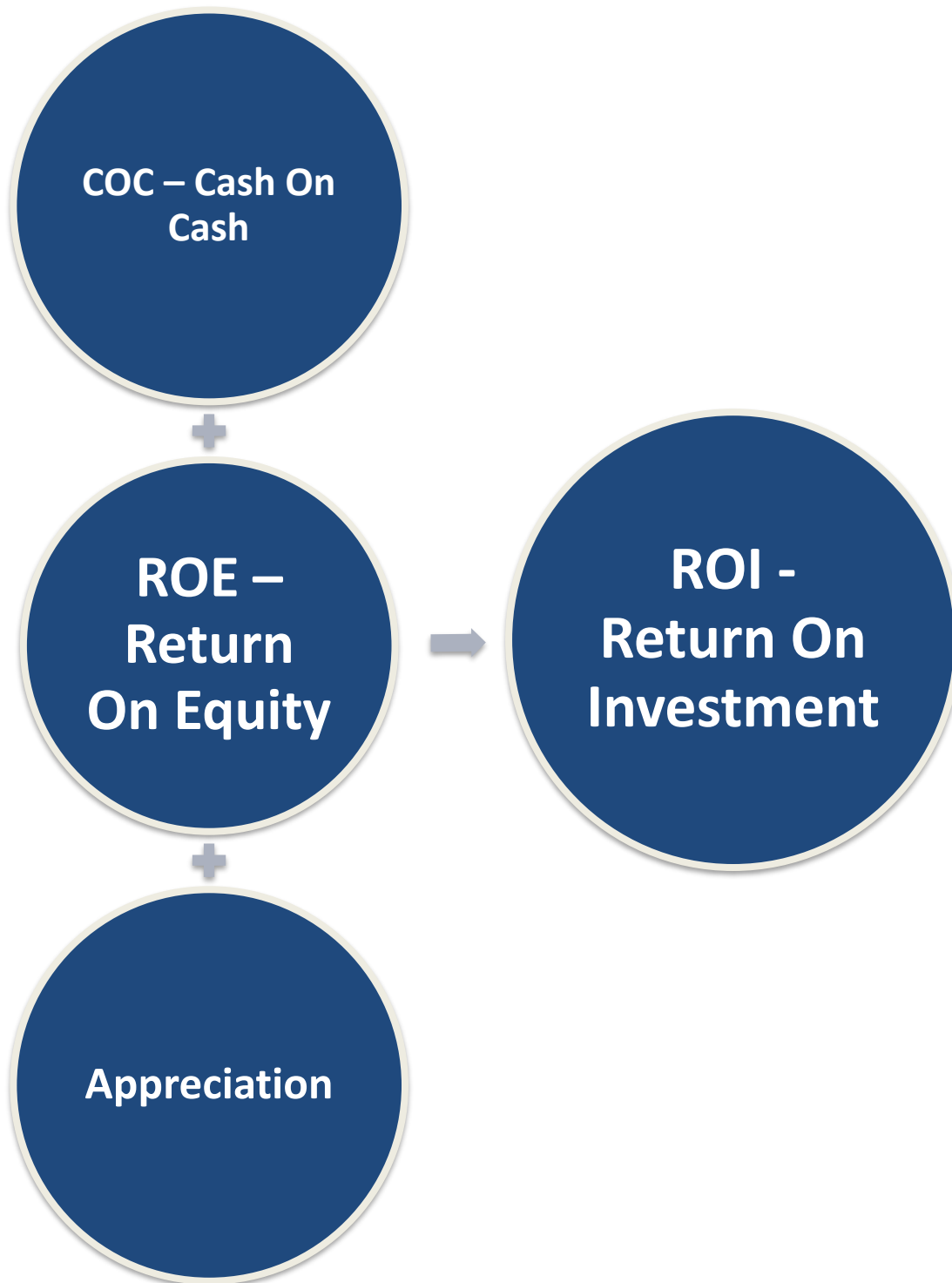
The Analysis

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

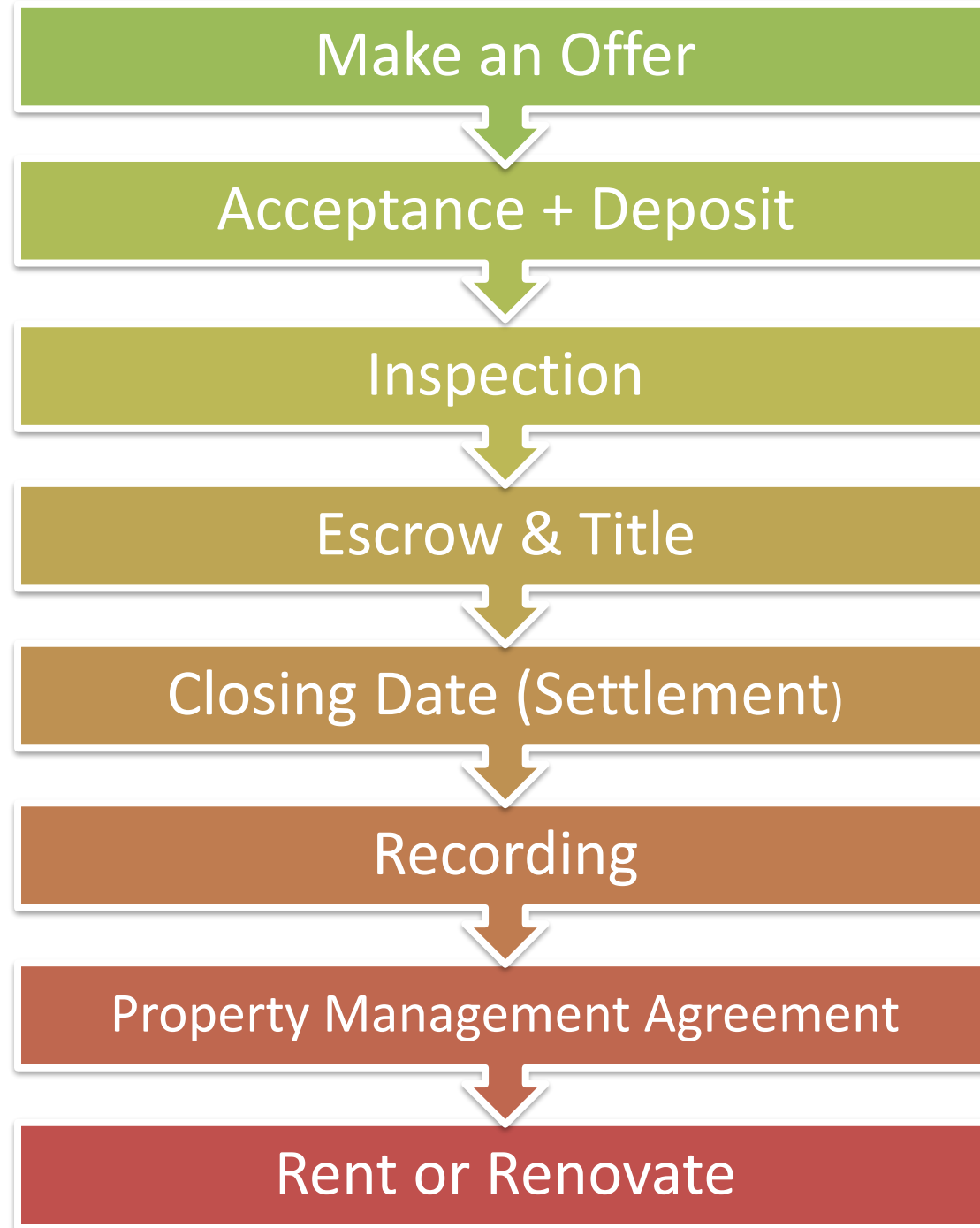
Growth Vectors



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

#1

ASKED

QUESTION

HOW DO I
GET STARTED?

Average Property By The Numbers

Purchase Price: \$200,000

Acquisition costs: \$65,000









Cashflow: \$125/month; \$1,500/year

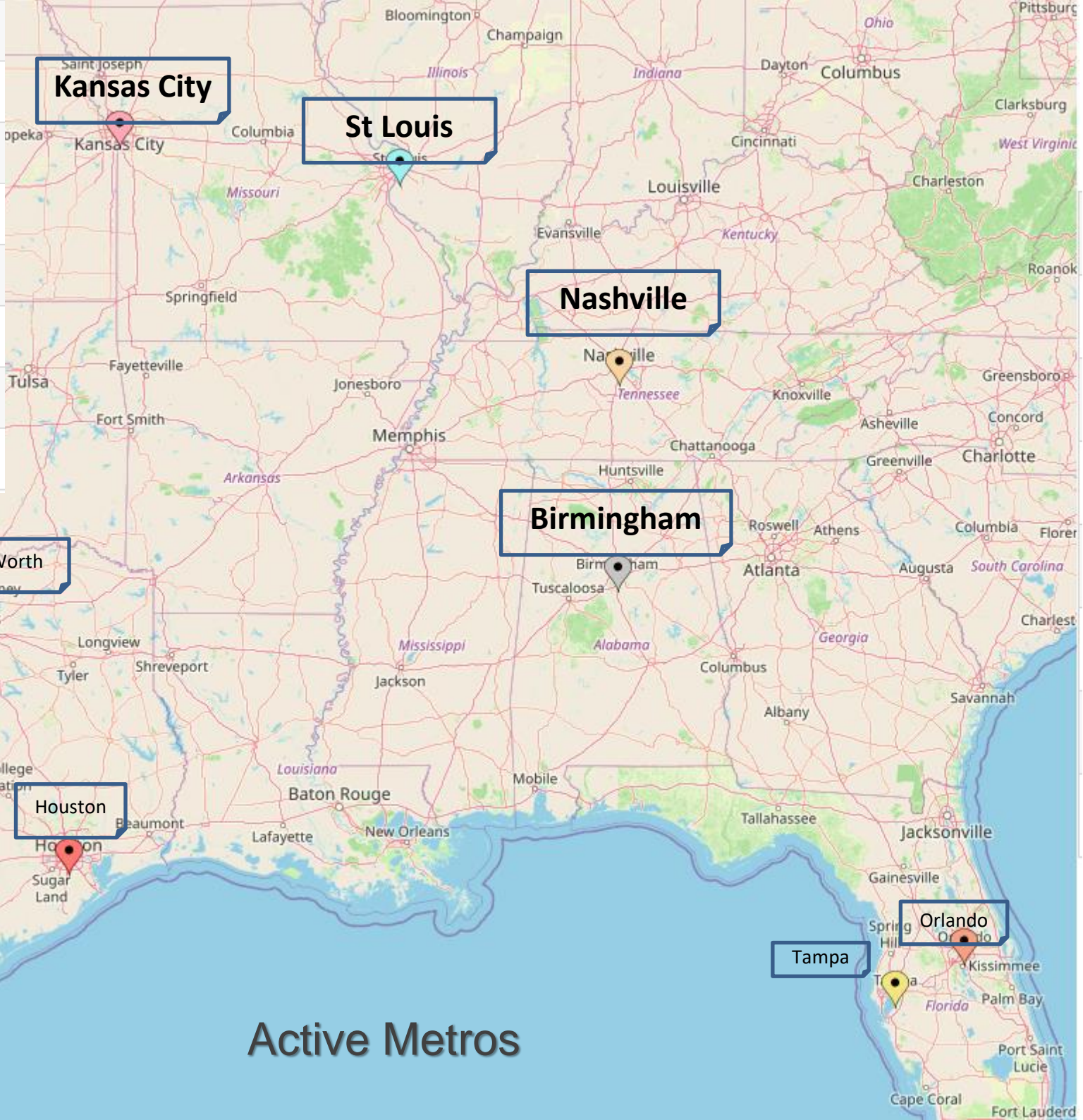
TOTAL ROI: 15%+/year

What Do You Need To Get Started

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



-  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,



Active Metros

Simply Do It

Guided Real Estate Investing

Buy-and-Hold Residential Rentals

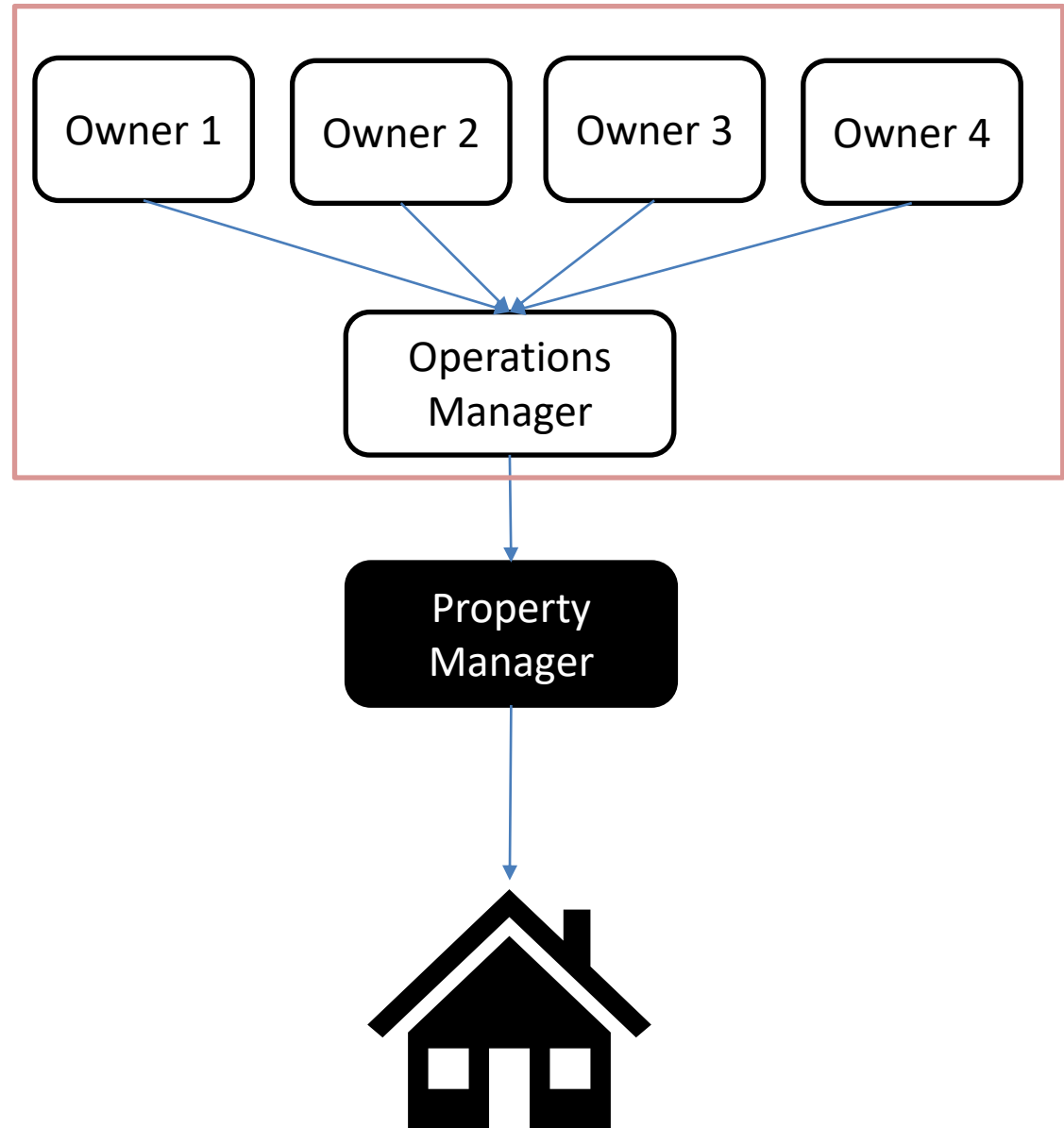
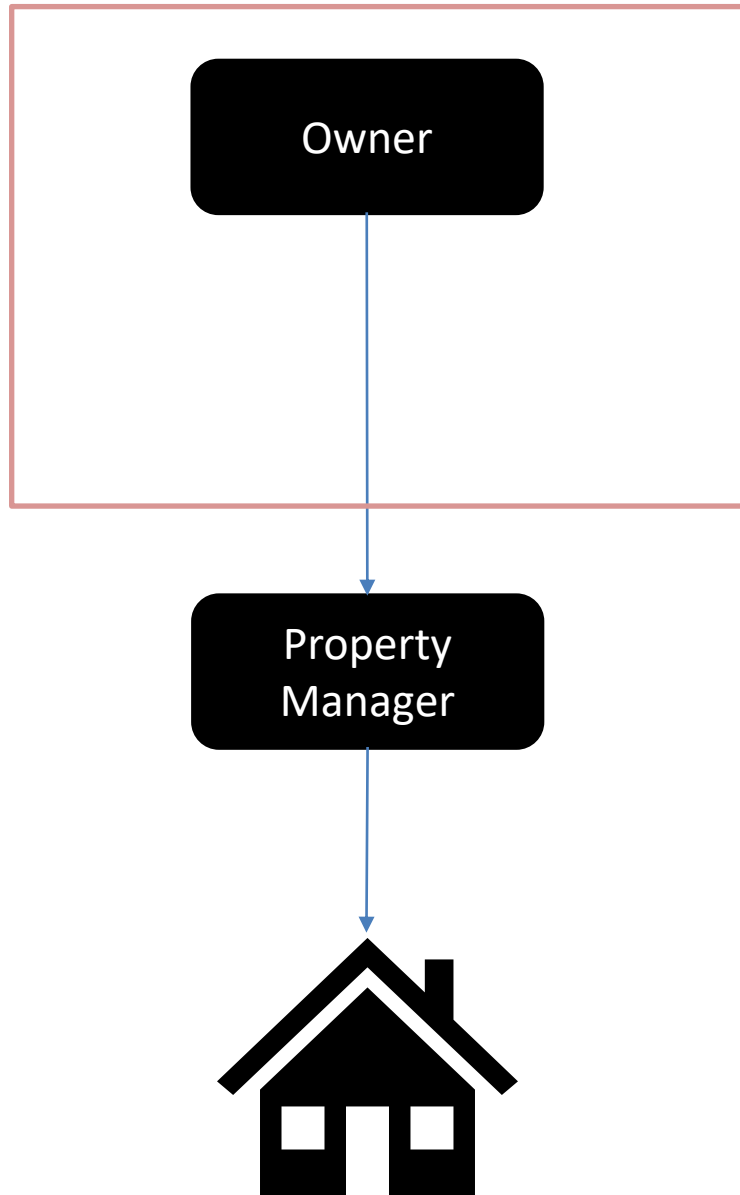
Nashville, Kansas City, St Louis, Birmingham & Tampa

(as well as 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

Dani Beit-Or

meet@simplydoit.net

www.SimplyDolt.net

www.ReiStart.com



SimplyDolt

Guided Real Estate Investing

No experience? No problem.

lots more info on . . .



youtube.com/simplydoit1



anchor.fm/simplydoit (English)



anchor.fm/simplydo (Hebrew)



Info - SimplyDolt.net



Properties – ReiStart.com



Investing Strategy Session

~~\$375~~ FREE

ONE ON ONE STRATEGY SESSION

(in-person | phone | Zoom)

30 minutes meeting



[SimplyDoIt.net/Intake]



lots more info on . . .



youtube.com/simplydoit1



anchor.fm/simplydoit (English)



anchor.fm/simplydo (Hebrew)



Info - SimplydDolt.net



Properties – ReiStart.com



GET STARTED WITH INVESTING

Dani Beit-Or

meet@simplydoit.net

SimplyDolt.net

ReiStart.com



SimplyDolt

Guided Real Estate Investing

No experience? No problem.