

## 20 Real Estate Investment Strategies with Funding Sources

Investment Strategy	Traditional Lender <i>- includes regional and national banks</i>	Non-Traditional Lender <i>- includes private/hard money lenders, 401k funds, self-directed IRA</i>	Cash	No Money Needed
Purchase a Home	√	√	√	
First Time Home Buyer	√		√	
203k (Owner Occupant)	√			
HomeStyle Renovation Loan (Owner Occupant or Fix-n-Flip)	√			
Fix-n-Flip	√	√	√	
Value Add (BRRRR) Residential or Commercial	√	√	√	
Performing/Turnkey Property	√	√	√	
Tax Liens		√	√	
Tax Deeds		√	√	
Land	√	√	√	
Mobile Home	√	√	√	
Mobile Home Park	√	√	√	
Partnership Purchases	√	√		
House Hack	√	√	√	
Wholesale				√
Bank Foreclosures		√	√	
Bird Dog				√
Sub-Lease For Profit				√
Owner Financing		√	√	√
Subject To		√	√	√

## 20 Real Estate Investment Strategies & Commitment Levels

Investment Strategy	Barrier of Entry	Cash Savings Needed	Estimated Time Required	Recommendation
Purchase a Home	LOW	3%+ Down Payment	Low Level Education Low Time Commitment	Read, YouTube, partner with realtor or attend home buying course.
First Time Home Buyer	LOW	\$1,500+	Mid Level Education Mid Time Commitment	Read, YouTube, partner with realtor or attend home buying course.
203k (Owner Occupant)	MID	\$1,500+	Mid Level Education Mid Time Commitment	Read, YouTube, partner with realtor or investor.
HomeStyle Renovation Loan (Owner Occupant or Fix-n-Flip)	MID	\$1,500 - 20% Down	Mid Level Education Mid Time Commitment	Read, YouTube, partner with realtor or investor.
Fix-n-Flip	HIGH	Closing Costs - 50% Down	High Level Education High Time Commitment	Read, YouTube, partner with investor.
Value Add (BRRRR) Residential or Commercial	HIGH	Closing Costs - 50% Down	High Level Education High Time Commitment	Read, YouTube, partner with investor.
Performing/Turnkey Property	MID	15%+ Down	Mid Level Education Mid Time Commitment	Read, YouTube, partner with realtor or investor.
Tax Liens	LOW	\$250+	High Level Education Low Time Commitment	Read, YouTube, partner with investor.
Tax Deeds	MID	Based Upon Auction	High Level Education Low Time Commitment	Read, YouTube, partner with investor.
Land	LOW	Based Upon Seller	Mid Level Education Low Time Commitment	Read, YouTube, partner with investor.
Mobile Home	LOW	\$1,500+	Mid Level Education Mid Time Commitment	Read, YouTube, partner with investor.
Mobile Home Park	HIGH	20%+ Down	High Level Education High Time Commitment	Read, YouTube, partner with investor.
Partnership Purchases	HIGH	Depends on Terms	Mid Level Education Low Time Commitment	Read, YouTube, partner with investor.
House Hack	MID	\$1,500+ Down	Mid Level Education Mid Time Commitment	Read, YouTube, partner with investor or house hacker.
Wholesale	LOW	None	High Level Education High Time Commitment	Read, YouTube, partner with investor or wholesaler.
Bank Foreclosures	HIGH	Depends on Auction	High Level Education High Time Commitment	Read, YouTube, partner with investor.
Bird Dog	MID	None	High Level Education Low Time Commitment	Read, YouTube, partner with investor or bird dog.
Sub-Lease For Profit	LOW	None	Low Level Education Low Time Commitment	Read, YouTube, partner with investor or an experienced sub leasor.
Owner Financing	MID	None	High Level Education Mid Time Commitment	Read, YouTube, partner with investor.
Subject To	MID	None	High Level Education Mid Time Commitment	Read, YouTube, partner with investor.