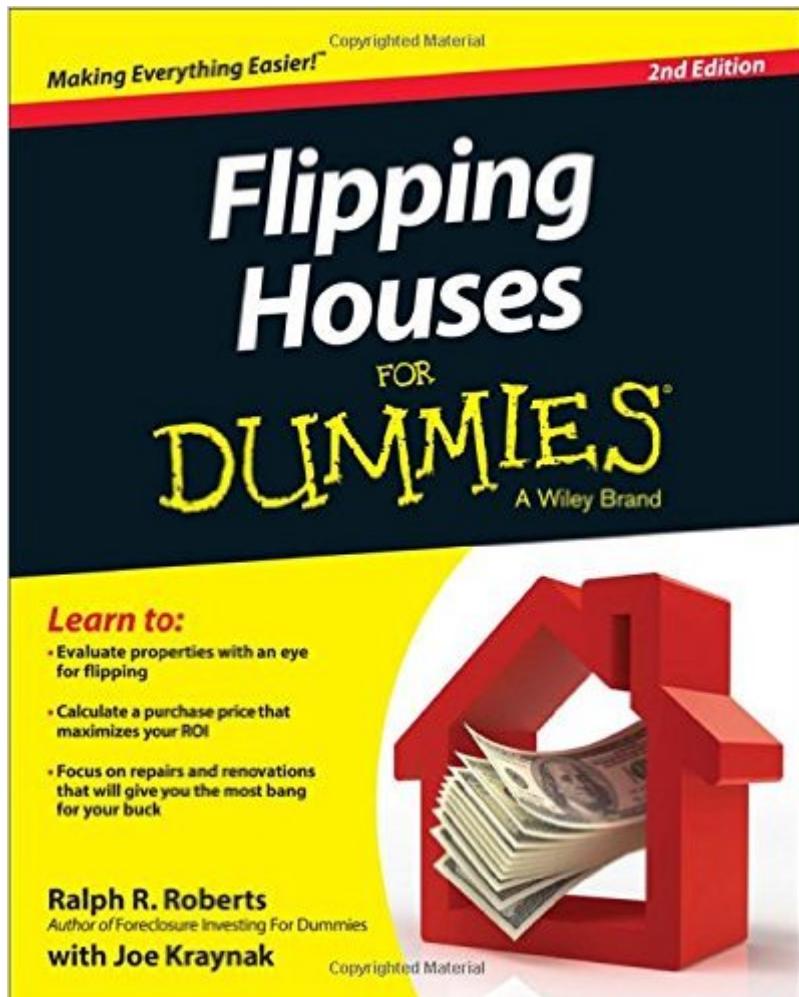


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# Flipping Houses For Dummies



## Synopsis

Not just another house flipping book You can find plenty of books about flipping houses that claim "anyone can do it." *Flipping Houses For Dummies* takes a different approachâ "honesty. We don't claim that flipping houses is "easy" or "simple" or "risk-free," because, quite frankly, it isn't. *Flipping Houses For Dummies* reveals the risks and rewards of flipping properties; helps you determine whether you have the time, energy, cash, and other resources to be successful; and then conveys the expert knowledge that those who wish to pursue house flipping need in order to minimize risk and maximize potential profits in a very competitive market. Negotiating strategies to close deals faster Mortgage myths in the new economy Time- and money-saving tips for making every day and every dollar count New strategies for scoring bank-owned and foreclosed properties Quick makeover solutions on everything from curb appeal to kitchens and bathrooms *Flipping Houses For Dummies* provides plenty of examples of successful and not-so-successful property flips, presenting the total investment (in time and money), the work involved, and the net profit. If you're ready for hard work and big profits, start flipping!

## Book Information

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## Customer Reviews

The primary author of the book, Ralph Roberts, filed for bankruptcy in June, 2012 in Detroit, MI. Not disclosing that fact is inexcusable. He has a website that still has a front page, but all the associated sites have been closed down. I sent an email to the contact from his website to query his bankruptcy, but the email was returned "undeliverable". I sent an email query to his co-author with no reply. To Mr. Robert's credit, he does mention to having lost property to foreclosure himself, but

he buries the admission in the introduction with no further explanation or detail. In addition to the omission of the author's bankruptcy, the book has one other glaring omission; the maxim that in real estate, never trust anyone. More politely put, trust but verify, then verify again. (Don't just trust my allegations above; jump on Google.) I am a 20-year real estate investor specializing in foreclosures, both flipping and renting, and I've never been foreclosed, never filed bankruptcy, never even been late on a mortgage payment. If Roberts is advocating the conservative approach that has worked for me, then he's the wrong person to be penning the book because that's not what he does. If he's advocating the high-flying approach that brought him great success and fame, then he should also write an epilogue about bankruptcy and personal foreclosure. The target reader for this book is a beginning or intermediate investor, and that person needs to have a boots-on-the-ground approach. You can't learn that from a guru that does 100 deals per year. My maximum production as an individual investor was about nine properties per year (flipping about six each year and keeping three) and I can't see any one person doing much more than that.

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