

Invest in Oklahoma City



30 Day Plan of Action

By Professional Investor and Broker, Gary Lieber

This guide outlines a step by step process for using our services to buy investment property. We will look at a timeline of activities to put you into a property in as little as 30 days.

We work with all types of investors and all types of property. If you want to buy investment properties or REO's, we can to help you do it.

As a new client, we show you the buying process and give you an idea for the kind of services we provide you as your Buyers Broker.

There are some great deals to be had buying REO properties, and this comprises 90% of our sales. They are here today and gone tomorrow so you have to be able to act quickly to get the best deals.

Please take a look at the timeline outlined on the following page to see how our process can help you buy real estate in as little as 30 days!

30 Plan of Action

We work very hard to bring our clients the best deals available. When a good deal is found, this can be communicated to you through our email lists, call lists, and website. As a new client, we want to understand your investment goals so that we can find properties that fit into your demographic. This process does take a little while to define, but once we zoom in on exactly what you are looking for, it starts to move more quickly. Here is a simple outline to explain the process of becoming a client and working with Metro First as your Buyer's Broker.

Paperwork

- New Client Information
- Broker Agreement
- Services Form

The information gathered in the paperwork will inform us of your experience, investment strategy, and financial situation as a buyer. The Broker Agreement outlines the terms of our services.

Assessment

- Personal or Phone Interview
- Investment Preference
- Area Preference

During our interview we will discuss your type of investment strategy and try and come up with a model for your **"target"** investment.

Searching

- Web Tools
- MLS Searches
- Time Schedules
- Reaction Time
- View Property

You will have the option to define specific MLS search areas that you would like to target. We will also discuss times when you can be available to view property, and anticipate your reaction time for fast moving deals.

Closing Arrangements

- Termite Inspections
- Title Work
- Delays

Once you have a property under contract, we will handle all of the necessary arrangements and keep you informed of the closing process. All you will have to do is show up at the closing with the funds.

Successful Buyers

There are 3 things that our most successful buyers have in common:

1. They react quickly to our leads about potential deals
2. They make multiple offers on property
3. They close in 30 days or less

The success rate bidding on REO's is about 25%, or 1 out of 4. This means that in order to buy 2 properties in the next 30 days, you may have to make about 8-10 offers. We are dedicated to helping our clients find great deals on investment property. We can help you too!!