

Flip How To Find Fix And Sell Houses For Profit

Are you looking to flip your first house? Are you overwhelmed by the amount of information out there on real estate investing? In this book, we go over a simple and practical process for successfully flipping your first house and what to watch out for along the way. This is a great starting guide for beginners to real estate investing who are looking to become successful in this highly lucrative business. When properly done, house flipping is a great way to build wealth and provide a full time income no matter where you live. There is a lot of information on house flipping out there however in this book we have distilled it down to only the most important information so that you can succeed on your first deal. Everything in this book is practical, straightforward, and action oriented, so that you can get started in this business today! Discover How To:

- The right, and best ways to find discounted properties in any market using 5 proven strategies
- Become a transaction engineer so that you can flip any type of deal
- Partner with the top investors in your area to flip your first house
- Transition from your first deal all the way up to building a successful flipping business
- How to build a dream team of contractors, real estate agents, lenders, and more
- Avoid the top mistakes most new investors make
- The quickest way to tell if its a good deal or not
- 10 house flipping hacks that will save you time and money
- And MUCH MORE

How To Flip Your First House is a great way to start your real estate investing journey and will open your eyes

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to the possibilities out there to making money in house flipping.

With over 1,000 successful real estate deals between them, the authors combine the science of negotiation with real world experience to dive into all aspects of the real estate negotiation process -- from the first interaction with a buyer or seller, to renegotiating the contract after unexpected issues arise, to last-minute concessions at closing. Aimed at real estate investors and agents at any level, this book not only covers all aspects of negotiating real estate deals, but also contains dozens of true-life stories that highlight how strong negotiation can result in more and better deals, as well as dialogue that will teach you what to say and how to say it, strengthening your ability to close profitable transactions.

A 7-Step System For Fixing and Flipping Properties! If you ever wanted a blueprint to successfully fix and flip properties, then this guide to investing in real estate is the answer. This book takes the guesswork out of flipping houses and gives you exactly what you need to know that can quickly put you on the path to becoming a full time, successful real estate investor. In this no fluff guide, you'll get a clear, concise, and actionable system for fixing and flipping houses for beginners. You'll learn how to approach real estate investing in a way that practically guarantees success. After going through each section of the book, you'll have a clear and step by step formula for rehabbing houses. In *The Beginner's Guide To Rehabbing Houses*, you'll discover: - 5 proven marketing tactics to find off-market real estate deals in any market - The top 7

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types of financing to fund your rehab deals and how to get access to them - My 3-step system for evaluating real estate investment deals - How to avoid common renovation mistakes - 5 ways to find the best contractors for your projects - And much more...

DOWNLOAD The Beginner's Guide To Rehabbing Houses - A Step By Step System For Fixing and Flipping Houses If you've ever felt defeated or overwhelmed by how to get started in the real estate investing business, then this guide is for you. You can accomplish more than you imagine by modeling already successful real estate investors. The Beginner's Guide To Rehabbing Houses gives you a simple, but incredibly useful, step-by-step process you can use today! It's practical. It's actionable. Also, if you follow it closely, it will show you how to make money in real estate. Scroll to the top of the page and click the "BUY NOW" button to grab your copy.

The ultimate how-to guide to fixing-and-flipping properties Judging from the number of reality TV shows devoted to home renovation, it's easy to think that fixing-and-flipping is a sure-fire, straightforward way to make money, fast. But there's a lot more to the real estate business than a little hard work and some basic DIY skills. Just like every other business venture, to be successful you need to understand the potential pitfalls as well as the possible profits before diving in, and Fix and Flip: The Canadian How-To Guide for Buying, Renovating and Selling Property for Fast Profit is designed to help you do just that. Putting everything you need to know about how the business of fix-and-flips work right at your fingertips, authors Mark Loeffler and Ian Szabo are the perfect pair

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for the job, bringing you both the financing and contracting expertise that has made their own renovation business a huge success. Offering step-by-step guidance on exactly how to effectively renovate and sell, Loeffler and Szabo walk you through the skills you need to get started, how to identify properties with potential, saving money on materials, preparing to sell, and much, much more. Packed with expert advice on both the financing and contracting aspects of fixing-and-flipping properties Filled with checklists and practical techniques to help you get to work right away Explains the pitfalls to avoid and the profits to be made in the fix-and-flip business Packed with invaluable tips, handy checklists, and time- and cost-saving techniques to help you make the most money you can from distressed properties, this is the only book you need to start fixing-and-flipping like a pro.

In his blistering new novel, Cormac McCarthy returns to the Texas-Mexico border, setting of his famed Border Trilogy. The time is our own, when rustlers have given way to drug-runners and small towns have become free-fire zones. One day, a good old boy named Llewellyn Moss finds a pickup truck surrounded by a bodyguard of dead men. A load of heroin and two million dollars in cash are still in the back. When Moss takes the money, he sets off a chain reaction of catastrophic violence that not even the law—in the person of aging, disillusioned Sheriff Bell—can contain. As Moss tries to evade his pursuers—in particular a mysterious mastermind who flips coins for human lives—McCarthy simultaneously strips down the American crime novel and broadens its

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concerns to encompass themes as ancient as the Bible and as bloodily contemporary as this morning's headlines. *No Country for Old Men* is a triumph.

Presents recipes ranging in difficulty with the science and technology-minded cook in mind, providing the science behind cooking, the physiology of taste, and the techniques of molecular gastronomy.

ORPHAN, CLOCK KEEPER, AND THIEF, twelve-year-old Hugo lives in the walls of a busy Paris train station, where his survival depends on secrets and anonymity. But when his world suddenly interlocks with an eccentric girl and her grandfather, Hugo's undercover life, and his most precious secret, are put in jeopardy. A cryptic drawing, a treasured notebook, a stolen key, a mechanical man, and a hidden message from Hugo's dead father form the backbone of this intricate, tender, and spellbinding mystery.

Peopled by larger-than-life heroes and villains, charged with towering questions of good and evil, *Atlas Shrugged* is Ayn Rand's magnum opus: a philosophical revolution told in the form of an action thriller—nominated as one of America's best-loved novels by PBS's *The Great American Read*. Who is John Galt? When he says that he will stop the motor of the world, is he a destroyer or a liberator? Why does he have to fight his battles not against his enemies but against those who need him most? Why does he fight his hardest battle against the woman he loves? You will know the answer to these questions when you discover the reason behind the baffling events that play havoc with

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the lives of the amazing men and women in this book. You will discover why a productive genius becomes a worthless playboy...why a great steel industrialist is working for his own destruction...why a composer gives up his career on the night of his triumph...why a beautiful woman who runs a transcontinental railroad falls in love with the man she has sworn to kill. Atlas Shrugged, a modern classic and Rand's most extensive statement of Objectivism—her groundbreaking philosophy—offers the reader the spectacle of human greatness, depicted with all the poetry and power of one of the twentieth century's leading artists.

This no-fluff book contains detailed, step-by-step training perfect for both the complete newbie or seasoned pro looking to build a killer house-flipping business. In this book you'll discover: --How to get financing for your deals, even with no cash and poor credit! --How to evaluate a potential market or "farm" area! --What types of properties you should buy, where and from whom! --How to find great deals from motivated sellers! --How to evaluate deals quickly and accurately! --How to make competitive offers and complete your due diligence efficiently and effectively! --How to create a Scope of Work, a Budget and a Schedule! --How to hire the best contractors and manage your rehab to completion! --How to get your properties under contract for top dollar! --How to get your property to the closing table as efficiently as possible so you can collect

your check!

INSTANT NEW YORK TIMES BESTSELLER A Good Morning America, Esquire, and Read with Marie Claire Book Club Pick and a People Best Book of Summer Named a Most Anticipated Book of 2021 by Time, The Washington Post, Harper's Bazaar, Entertainment Weekly, Marie Claire, Bustle, BuzzFeed, Parade, Goodreads, Fortune, and BBC ??Urgent, propulsive, and sharp as a knife, *The Other Black Girl* is an electric debut about the tension that unfurls when two young Black women meet against the starkly white backdrop of New York City book publishing. Twenty-six-year-old editorial assistant Nella Rogers is tired of being the only Black employee at Wagner Books. Fed up with the isolation and microaggressions, she's thrilled when Harlem-born and bred Hazel starts working in the cubicle beside hers. They've only just started comparing natural hair care regimens, though, when a string of uncomfortable events elevates Hazel to Office Darling, and Nella is left in the dust. Then the notes begin to appear on Nella's desk: LEAVE WAGNER. NOW. It's hard to believe Hazel is behind these hostile messages. But as Nella starts to spiral and obsess over the sinister forces at play, she soon realizes that there's a lot more at stake than just her career. A whip-smart and dynamic thriller and sly social commentary that is perfect for anyone who has ever felt manipulated, threatened, or

overlooked in the workplace, *The Other Black Girl* will keep you on the edge of your seat until the very last twist.

Do you want to make money in real estate with no money and no experience? Ever Thought About Flipping Houses for Fast Real Estate Profit? Have you ever thought about flipping houses for a fast-real estate profit? If so, then keep reading! Hello! Welcome to "How to Build an Empire with Fix and Flip". This book is designed to explain to you how you can build wealth and independence through property flipping; the way to make the most of the most active property marketplace which we'll see in our life; the way to use the property to create the life span of your dreams. This book has secrets about how you can gain a profit from the real estate business. This book will teach you all you want to know to begin flipping houses now. After studying this book, you'll have the ability to start earning cash on flipping real property while having the ability to prevent most of the most dangerous mistakes new property investors make. This is your guide to making your property investment potential. In case you've ever thought about getting into real estate investing, this book will demonstrate just how you can do it safely and securely. This book shows property investors what they need to know to begin repairing and reselling real property as a significant sideline or a full-size small business. If you are ready to become a real estate entrepreneur making

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seven figures flipping real estate properties, then this book is for you. Here's what makes this book special: Flipping Properties Defined Evaluating Property How Real Estate Can Make You Wealthy Buying and Selling Property Ten Ways to Locate Properties Valuation Methodologies The Art of the Deal: Negotiations Much, much more! With this book, you will take a robust first action onto the real estate investment world! If you are worried about the complexities of the flix and flip business, this book will help you know out your fears using all the practical information written in this book. Interested? Then Scroll up, Click on "Buy now with 1-Click", and Get Your Copy Now!

THREE E-BOOKS IN ONE The Millionaire Real Estate Investor Anyone who seeks financial wealth must first learn the fundamental truths and models that drive it. The Millionaire Real Estate Investor represents the collected wisdom and experience of over 100 millionaire investors from all walks of life who pursued financial wealth and achieved the life-changing freedom it delivers. This book--in straightforward, no nonsense, easy-to-read style--reveals their proven strategies. FLIP FLIP provides a detailed, step-by-step process to analyze each investment, identify the best improvements, accurately estimate the costs and intelligently oversee the construction. It takes out all the guess work and almost all of the risk. "Read this book before you flip that house! FLIP is an indispensable step-by-step

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guide to flipping houses that you will refer to again and again."-Carlos Ortiz, Executive Producer, "FLIP That House" (TLC's most popular real estate TV show) HOLD USA TODAY BESTSELLER Learn how to obtain financial freedom through real estate. The final book in Gary Keller's national bestselling Millionaire Real Estate Investor trilogy teaches the proven, reliable real estate investing process to achieve financial wealth

A revolutionary new argument from eminent Yale Law professor Daniel Markovits attacking the false promise of meritocracy It is an axiom of American life that advantage should be earned through ability and effort. Even as the country divides itself at every turn, the meritocratic ideal – that social and economic rewards should follow achievement rather than breeding – reigns supreme. Both Democrats and Republicans insistently repeat meritocratic notions. Meritocracy cuts to the heart of who we are. It sustains the American dream. But what if, both up and down the social ladder, meritocracy is a sham? Today, meritocracy has become exactly what it was conceived to resist: a mechanism for the concentration and dynastic transmission of wealth and privilege across generations. Upward mobility has become a fantasy, and the embattled middle classes are now more likely to sink into the working poor than to rise into the professional elite. At the same time, meritocracy now ensnares even those who

manage to claw their way to the top, requiring rich adults to work with crushing intensity, exploiting their expensive educations in order to extract a return. All this is not the result of deviations or retreats from meritocracy but rather stems directly from meritocracy's successes. This is the radical argument that Daniel Markovits prosecutes with rare force. Markovits is well placed to expose the sham of meritocracy. Having spent his life at elite universities, he knows from the inside the corrosive system we are trapped within. Markovits also knows that, if we understand that meritocratic inequality produces near-universal harm, we can cure it. When *The Meritocracy Trap* reveals the inner workings of the meritocratic machine, it also illuminates the first steps outward, towards a new world that might once again afford dignity and prosperity to the American people.

"So many people are enthralled with house flipping, but they don't know how or where to start. *The Flipping Blueprint* is your guide to this business. Everything from finding the deals to dealing with contractors to negotiating contracts is covered. This is what works in our markets now! Luke Weber is a successful real estate entrepreneur who has flipped everything from manufactured homes to single family residences to apartment buildings. Tired of seeing so many people try and fail or get into bad deals and lose money, he has documented what he does in his business day in and day out so that you can reach your real estate

investing goals." -- Back cover.

Brutally honest, often hilarious, hard-won lessons in learning to love and care for yourself from a young vice president at Comedy Central who was called "ahead of her time" by Jordan Peele "Compelling, persuasive, and useful no matter where you are in your life."--Chelsea Handler, #1 New York Times bestselling author of *Life Will Be the Death of Me* "A bracingly honest, funny read . . . like *Wild* meets *You Are a Badass*."--Adam Grant, #1 New York Times bestselling author of *Give and Take*, *Originals*, and *Option B* By the time she was in her late twenties, Tara Schuster was a rising TV executive who had worked for *The Daily Show* with Jon Stewart and helped launch *Key & Peele* to viral superstardom. By all appearances, she had mastered being a grown-up. But beneath that veneer of success, she was a chronically anxious, self-medicating mess. No one knew that her road to adulthood had been paved with depression, anxiety, and shame, owing in large part to her minimally parented upbringing. She realized she'd hit rock bottom when she drunk-dialed her therapist pleading for help. *Buy Yourself the F*cking Lilies* is the story of Tara's path to re-parenting herself and becoming a "ninja of self-love." Through simple, daily rituals, Tara transformed her mind, body, and relationships, and shows how to * fake gratitude until you actually feel gratitude * excavate your emotional wounds and heal them with kindness *

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identify your self-limiting beliefs, kick them to the curb, and start living a life you choose * silence your inner frenemy and shield yourself from self-criticism * carve out time each morning to start your day empowered, inspired, and ready to rule * create a life you truly, totally f*cking LOVE This is the book Tara wished someone had given her and it is the book many of us desperately need: a candid, hysterical, addictively readable, practical guide to growing up (no matter where you are in life) and learning to love yourself in a non-throw-up-in-your-mouth-it's-so-cheesy way.

Thirty-something Gretchen Hanover is stuck. Seeking solace from a broken heart, she traded her wedding plans for home improvement shows and ice cream—but she knows she can't live on Ben and Jerry's forever. She also knows that her enthusiastic Lab puppy has outgrown her tiny apartment. The perfect patch for Gretchen's dilapidated plans? She'll become a first-time house-flipper. As ideas go, it's daring and genius. She'll take out a short-term loan, buy a fixer-upper, renovate it, resell it, and use the profit for an adorable house of her own. What could be easier? But Gretchen's plans to flip quickly flop when the house turns out to be in worse shape than she expected. She is relying on her retired contractor-father, but he wants to draw in his carpenter friend Noah Campbell. And although Noah is handy with tools, Gretchen isn't so sure about the

baggage he brings with him. Will she be able to loosen her grip on the tools when it seems Noah may be her only help? A whimsical look at color swatches, mismatched curtain rods, and the building of relationships, *A Mile in My Flip-Flops* reminds us that it takes faith to renovate the heart, as well as the home.

THE HOUSE-FLIPPING HOW-TO THAT TURNS EVERYDAY PEOPLE INTO ENTREPRENEURS Everyone likes the idea of turning the ugliest house on the block to the best house on the block and making a profit. Until now a system has not been shared on how to successfully complete this task on time and budget without getting your hands dirty. This book not only cracks the code but shares the proven path and system to have a systems based rehab business that makes consistent profits for ordinary everyday people. The *Real Estate Rehab Investing Bible* reveals the lucrative seven-stage system that allows author Paul Esajian, and his students all across North America, to manage multiple rehab projects at once, while staying on time and under budget to build and grow their wealth. No experience? No problem. You'll learn strategies to find the right properties, negotiate the right offer, identify the right licensed and insured contractor for the job, and get the property sold to a happy homeowner for a profit. No capital? No problem. You'll learn how you can use other people's money to fund your deals and the IRS guidelines that help you keep more of the money you

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make. By learning and leveraging the principals of rehabbing and real estate, you'll start thinking like a business owner rather than a consumer. Breaking into residential real estate provides an amazing opportunity for those with little, or no experience, and using other people's money. This book gives you the information, education, and systems every investor needs to start flipping and rehabbing houses without doing the work yourself, and without losing your shirt to contractors and bad investing decisions. Find Deals: where and how to find deals, analyzing deals, and estimating repairs in minutes to acquire a rehab Fund Deals: where and how to borrow money, creative financing, and the finance request template to present to asset based lenders and private lenders to fund your deal Fix Deals: how to run a rehab with a proven system without lifting a hammer, identify A+ licensed and insured contractors at wholesale pricing, and what to focus on to maximize your profit Flip Deals: how to properly price, stage, and add the sizzle features to get properties sold within weeks of listing the property by properly analyzing comparables and staging the rehab properly The proven techniques Paul shares work in any location, in any market. If you're ready to get in the game, The Real Estate Rehab Investing Bible teaches you how to play.

This guide provides an overview of the many components of the popular practice

of flipping properties. Coverage spans the flipping process from start to finish—finding, buying, fixing up, and selling—and the variables needed to make all of those steps successful and profitable. Also included is coverage on negotiating, property inspections, mortgages, taxes, and working with contractors, brokers, and real estate agents. The book is perfect for responsible investors who want to flip houses the right way and steer clear of legal gray areas that get some investors into trouble.

Buy it, fix it, flip it! Are you a wanna-be flipper looking to get the property, get the job done, and get out—all while maximizing your profit? Not just another house-flipping book, this hands-on guide shows you how to roll up your sleeves and find the perfect property, secure a mortgage, negotiate with condo associations, increase curb appeal, and much more. Flipping a house is more than just buying, updating, and selling. To be successful, you have to be a bit fearless, highly organized, and, at times, creative. This new edition of *Flipping Houses For Dummies* gives you practical guidance on 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 you need to succeed in a very competitive market. Find, fix, and sell houses for profit Score bank-owned and foreclosed properties Identify the best improvements for

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maximum ROI Get quick makeover solutions If you're ready for hard work and big profits, start flipping!

"This book is a message from autistic people to their parents, friends, teachers, coworkers and doctors showing what life is like on the spectrum. It's also my love letter to autistic people. For too long, we have been forced to navigate a world where all the road signs are written in another language." With a reporter's eye and an insider's perspective, Eric Garcia shows what it's like to be autistic across America. Garcia began writing about autism because he was frustrated by the media's coverage of it; the myths that the disorder is caused by vaccines, the narrow portrayals of autistic people as white men working in Silicon Valley. His own life as an autistic person didn't look anything like that. He is Latino, a graduate of the University of North Carolina, and works as a journalist covering politics in Washington D.C. Garcia realized he needed to put into writing what so many autistic people have been saying for years; autism is a part of their identity, they don't need to be fixed. In *We're Not Broken*, Garcia uses his own life as a springboard to discuss the social and policy gaps that exist in supporting those on the spectrum. From education to healthcare, he explores how autistic people wrestle with systems that were not built with them in mind. At the same time, he shares the experiences of all types of autistic people, from those with higher

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support needs, to autistic people of color, to those in the LGBTQ community. In doing so, Garcia gives his community a platform to articulate their own needs, rather than having others speak for them, which has been the standard for far too long.

Achieve “bullet-proof” wealth in any real estate market The real key to achieving sustained wealth in real estate is finding just the right investment strategy--and then learning how to adapt it to changing market conditions. For that, you'll need the help of a mentor with a proven track record. A third-generation real estate investor, James Dicks made his first million before the age of thirty and went on to head his own international investment and financial services firm. Now, in *How to Buy and Sell Real Estate for Financial Freedom*, he teams up with fellow real estate investor and wealth-building expert J.W. Dicks to help you map out a winning strategy for realizing your dream of financial freedom. Regardless of your level of experience or bankroll size, this book will put you in the position to start making serious money in real estate--right away! Step-by-step, you'll learn how to Find and buy the best investment properties Write winning offers and money-making contracts Negotiate deals like a pro Take advantage of traditional and creative financing techniques Master more than 25 proven investment strategies, including buy-hold-sell, rentals, flipping, equity sharing, lease options, and more

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Do you want to make money in the lucrative real estate market? Interested in flipping and selling houses, but not sure where to start? Then this book is for you! House flipping is a BIG money-making market - but knowing how to pick and rehab your houses is a skill which few people truly understand. Now, this guide breaks down the fundamentals behind successful house flipping and gives you all the tools you need to start making money! Covering everything from taxes and financing to whether or not you should purchase at an auction, it's never been easier to make money house flipping - even if you have no experience or little money to invest! Inside this guide, you'll learn: How House Flipping Works in Today's Market Taxes, Financing, and Funding Your House Flipping Where (and When) to Buy Common House Flipping Pitfalls to Avoid The Pros and Cons of Different Purchasing Methods The Incredible "Flip Formula" That Makes House Flipping Easy! How to Market Your Newly Flipped Houses "Rehabbing" Properties - Teams and Tactics And Much More! From understanding how to select the best properties to flip, to knowing how to market your home and get the most for your money, this guide is your ticket to the world of house flipping! So don't lose out on this incredibly lucrative market - now you can make BIG money in no time at all! Buy now to join the millions of people making money with house flipping today!

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Photoshop CC is truly amazing, but it can also be overwhelming if you're just getting started. This book makes learning Photoshop as easy as possible by explaining things in a friendly, conversational style—without technical jargon. After a thorough introduction to the program, you'll delve deep into Photoshop's secrets with expert tips and practical editing advice you can use every day. The important stuff you need to know: Learn your way around. Take a tour of Photoshop's workspace and learn how to customize it. Unlock the magic. Use layers, masks, and Smart Objects to safely edit your images. Perfect your photos. Learn techniques for cropping, color-correcting, retouching, and combining photos. Master color. Drain, change, and add color; create gorgeous black-and-whites, partial-color effects, and duotones. Be artistic. Create illustrations, paintings, and pro-level text; use filters effectively, edit video, and create 3D art. Share your work. Produce great-looking images for print, presentations, and the Web. Work smarter and faster. Automate common chores and install plug-ins for complex tasks.

Make workplace conflict resolution a game that EVERYBODY wins! Recent studies show that typical managers devote more than a quarter of their time to resolving coworker disputes. The Big Book of Conflict-Resolution Games offers a wealth of activities and exercises for groups of any size that let you manage your

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business (instead of managing personalities). Part of the acclaimed, bestselling Big Books series, this guide offers step-by-step directions and customizable tools that empower you to heal rifts arising from ineffective communication, cultural/personality clashes, and other specific problem areas—before they affect your organization's bottom line. Let The Big Book of Conflict-Resolution Games help you to: Build trust Foster morale Improve processes Overcome diversity issues And more Dozens of physical and verbal activities help create a safe environment for teams to explore several common forms of conflict—and their resolution. Inexpensive, easy-to-implement, and proved effective at Fortune 500 corporations and mom-and-pop businesses alike, the exercises in The Big Book of Conflict-Resolution Games delivers everything you need to make your workplace more efficient, effective, and engaged.

FLIP, the third book in the National Bestselling Millionaire Real Estate Series (More than 500,000 copies sold!) FLIP provides a detailed, step-by-step process to analyze each investment, identify the best improvements, accurately estimate the costs and intelligently oversee the construction. It takes out all the guess work and almost all of the risk. Here's what industry experts are saying about FLIP: "Read this book before you flip that house! FLIP is an indispensable step-by-step guide to flipping houses that you will refer to again and again." -Carlos

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Ortiz, Executive Producer, "FLIP That House" (TLC's most popular real estate TV show) "At HomeVestors, we're in the business of buying and selling homes for profit and I can attest that there are few, if any, who can rival Rick's and Clay's expertise when it comes to fixing up houses for profit. This book is a must-read for any investor." -Dr. John Hayes, President and CEO of HomeVestors of America (the largest homebuyer in America) "FLIP is a must-read book for everyone in the real estate business. Every agent should have this book. They should read it and master its contents. Why? Because it is the best guide ever written on how to evaluate real estate and how to add value to a house." -Gary Keller, Founder and Chairman of the Board of Keller Williams Realty International and author of bestselling *The Millionaire Real Estate Agent* and *The Millionaire Real Estate Investor* "For anyone looking to build wealth in real estate, FLIP provides a step-by-step approach that really works in any market." -Loral Langemeier, bestselling author of *The Millionaire Maker* FLIP extends the national bestselling *Millionaire Real Estate* series with a step-by-step guide that is quickly becoming "the model" for successfully finding, fixing and selling investment properties for profit. Based on their involvement in over a 1,000 flips, Rick Villani and Clay Davis walk you through the proven five-stage model for successfully flipping a house: FIND: How to select ideal neighborhoods, attract

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sellers, and find houses with investment potential **ANALYZE:** Identify which improvements to make and analyze the profit potential of any house **BUY:** How to arrange financing, present the offer, and close on the purchase **FIX:** A 50-step, easy-to-follow plan for fixing up houses that keeps you on time, in budget and assures top quality **SELL:** How to add finishing touches to quickly sell for maximum profit Woven through the book is an entertaining narrative that follows the flipping adventures of Samantha, Ed, Bill, Nancy, Amy and Mitch as they find, buy, fix and sell their first investment houses. With all this plus the experience of over a thousand flips condensed into one book, **FLIP** gives new investors the tools they need to avoid common pitfalls, make a profit, and enjoy the process of house flipping. Rick Villani and Clay Davis are senior executives at HomeFixers, North America's leading real estate rehab franchise. HomeFixers has been involved in more than 1,000 flips nationwide.

What does it mean to have a soul whose will to live knows no limits? This gripping psychological thriller establishes Martyn Bedford as a hot new literary talent for young adults. Friday, December 14th. Fourteen-year-old Alex rushes home that night to beat his curfew. The next morning, he wakes up in an unfamiliar house, in a different part of the country, and it's the middle of June. Six months seem to have disappeared overnight. The family at the breakfast table?

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Total strangers. And when Alex looks in the mirror, another boy — called Philip, or Flip — stares back. The race against the clock is on, and unless Alex finds out what's happened and how to get back to his own life, he'll be forever trapped in someone else's body and life.

You have probably heard about flipping houses and have even given thought to the process and wondered whether you could get involved in this kind of investment. The truth is that if you are willing to put in the homework and learn what it takes to do it, and have the money to invest, you can! This book gives you an uplifting look at what it takes to become a property speculator from the point of view of someone who has already done this. Using the tips contained within the book, you can get on the road to success in as little as 30 days, but you need to be ready to take your investment very seriously. This book shows you how to take the various steps to ensuring that you are not only investing in property, but that you are able to make money at the end of your investment. All it takes is know-how and a little common sense, and you could be on the road to making money.

ENTIRELY REVISED AND UPDATED! Over 40,000 first edition copies sold. How much does it really cost to renovate your investment property? Learn detailed tips, tricks, and tactics to accurately budget nearly any house flipping project and

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investment property renovation from expert real estate investor and fix-and-flipper J Scott. Discover the tried-and-tested steps of his professional framework and methodology for precisely evaluating renovation costs in hundreds of his own successful rehab projects. Determine how to accurately estimate all the costs you are likely to face during renovation--and get all of your rehab questions answered in a single place! Whether you are preparing to walk through your very first rehab project or you're an experienced home flipper, this handbook will be your guide to identifying renovation projects, creating a scope of work, and staying on budget to ensure a timely profit! Inside, you will learn how to:

- Inspect every aspect of a property to create your renovation scope
- Decide which upgrade options provide the biggest bang for your buck
- Identify the 150+ most common renovations you'll likely encounter
- See big problems (like mold and termites!) and quickly fix them
- Assign accurate prices to every rehab task to build a detailed budget
- Determine which contractors are best for certain repairs or projects
- Break down the top 25 basic components of a renovation
- And so much more!

You don't need to be a contractor to flip houses, but you do need to know the fundamentals of budgeting and pricing your renovation--including everything from cosmetic renovations to complex installations and upgrades. This book gives you the estimation tools needed to produce the income you desire on your first--or next--investment deal!

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Depicts the hardships and suffering endured by the Joads as they journey from Oklahoma to California during the Depression.

Is Flipping Houses Really A Science? According to author, Justin Colby, one of the nation's premiere house-flipping experts, it is. And, it's a science that can be followed by beginning and expert investors alike to start down the path of financial freedom or scale their current business to new heights. Justin Colby is in field every day, putting the principles in this book to work in his own business and now he lays out the simple steps you can follow to remove confusion, streamline the processes and finally achieve the results you've been looking for.

When Samantha, the daughter of a Republican state senator, falls in love with the boy next door, she discovers a different way to live, but when her mother is involved in an accident Sam must make some difficult choices.

Are you working on a codebase where cost overruns, death marches, and heroic fights with legacy code monsters are the norm? Battle these adversaries with novel ways to identify and prioritize technical debt, based on behavioral data from how developers work with code. And that's just for starters. Because good code involves social design, as well as technical design, you can find surprising dependencies between people and code to resolve coordination bottlenecks among teams. Best of all, the techniques build on behavioral data that you

already have: your version-control system. Join the fight for better code! Use statistics and data science to uncover both problematic code and the behavioral patterns of the developers who build your software. This combination gives you insights you can't get from the code alone. Use these insights to prioritize refactoring needs, measure their effect, find implicit dependencies between different modules, and automatically create knowledge maps of your system based on actual code contributions. In a radical, much-needed change from common practice, guide organizational decisions with objective data by measuring how well your development teams align with the software architecture. Discover a comprehensive set of practical analysis techniques based on version-control data, where each point is illustrated with a case study from a real-world codebase. Because the techniques are language neutral, you can apply them to your own code no matter what programming language you use. Guide organizational decisions with objective data by measuring how well your development teams align with the software architecture. Apply research findings from social psychology to software development, ensuring you get the tools you need to coach your organization towards better code. If you're an experienced programmer, software architect, or technical manager, you'll get a new perspective that will change how you work with code. What You Need: You don't

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have to install anything to follow along in the book. TThe case studies in the book use well-known open source projects hosted on GitHub. You'll use CodeScene, a free software analysis tool for open source projects, for the case studies. We also discuss alternative tooling options where they exist.

NEW YORK TIMES BESTSELLER WALL STREET JOURNAL BUSINESS BESTSELLER
USA TODAY MONEY BESTSELLER "Tough times make or break people. My friend Gary teaches you how to make the tragic into magic. Read & reap from this great book." --Mark Victor Hansen, Co-creator, #1 New York Times best selling series Chicken Soup for the Soul Co-author, Cracking the Millionaire Code, The One Minute Millionaire, and Cash in a Flash. Author, Richest Kids in America "Real estate buyers and sellers have to SHIFT their mindset to new and more creative strategies in this challenging real estate market. This book shows them excellent ways to survive and thrive." --Robert Allen, author of the New York Times bestsellers Nothing Down, Creating Wealth, Multiple Streams of Income and The One Minute Millionaire. "Change happens. It's natural. It's ever present. It's reoccurring. So when markets shift you need to as well. No one explains this better in the real estate industry than my good friend Gary Keller and his team of talented co-authors. Their latest book, SHIFT, is perfect for all real estate professionals. It captures the very essence of a shifting housing market and what Realtors need to do to thrive therein. SHIFT will help you alter your focus and your actions to ensure that you get your head back in the game and increase your market share, irrespective of strong or weak market conditions. It's a great book – read it today." --Stefan Swanepoel, author of Swanepoel TRENDS Report, 2006-2009 "Need help weathering the storm in today's

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real estate market? If so, reach for Gary Keller's new book, *Shift*-- it's the lifesaver you need today to thrive tomorrow. *Shift* is rich in easy-to-understand strategies, charts, and illustrations that show you exactly what you need to do to thrive in today's very challenging and 'shifted' real estate market." --Bernice Ross, *Inman News The Millionaire Real Estate Series* More than 1,000,000 copies sold! *SHIFTS* happen... Markets shift, and you can too. Sometimes you'll shift in response to a falling market, and other times you'll shift to take your business to the next level. Both can transform your business and your life. You can change your thinking, your focus, your actions, and, ultimately, your results to get back in the game and ahead of the competition. The tactics that jump-start your business in tough times will power it forward in good times. No matter the market-shift! *SHIFT* explores twelve proven strategies for achieving success in any real estate market, including Master the Market of the Moment: Short Sales, Foreclosures, and REOs Create Urgency: Overcoming Buyer Reluctance Re-Margin Your Business: Expense Management Find the Motivated: Lead Generation Expand the Options: Creative Financing

"Shows us how to turn passion into profit."—Tony Robbins, bestselling author of *Awaken the Giant Within* Michael Corbett—host of *Extra's Mansions and Millionaires*—shares his strategies, tips, and never-before-revealed insider techniques that have helped him make a fortune in real estate. This book is for aspiring flippers, first-time home buyers, or any homeowner who wants to create big profits and own their ultimate dream home—mortgage free! Starting with the essentials, Corbett shares how to crunch the numbers to instantly determine a house's profit potential. He then covers every step from purchase to sale:

- Get the profit-making house at the price you can afford
- Make the improvements that make you millions
- Insider secrets that

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save you thousands • Take advantage of the market's ups and downs • Sell your home tax free and pocket the profits Filled with practical tips, illustrated with before-and-after case studies and easy to use charts and worksheets, Find It, Fix It, Flip It! offers the insider expertise needed to tap into an exciting—and potentially limitless—new source of income and financial independence.

If you're vexed and perplexed by PowerPoint, pick up a copy of Fixing PowerPoint Annoyances. This funny, and often opinionated, guide is chock full of tools and techniques for eliminating all the problems that drive audiences and presenters crazy. There's nothing more discouraging than an unresponsive audience--or worse, one that snickers at your slides. And there's nothing more maddening than technical glitches that turn your carefully planned slide show into a car wreck. Envious when you see other presenters effectively use nifty features that you've never been able to get to work right? Suffer no more! Fixing PowerPoint Annoyances by Microsoft PowerPoint MVP Echo Swinford rides to the rescue. Microsoft PowerPoint is the most popular presentation software on the planet, with an estimated 30 million presentations given each day. So no matter how frustrated you get, you're not about to chuck the program in the Recycle Bin. Fixing PowerPoint Annoyances, presents smart solutions to a variety of all-too-familiar, real-world annoyances. The book is divided into big categories, with annoyances grouped by topic. You can read it cover to cover or simply jump to the chapter or section most relevant to you. Inside its pages you'll learn how to create your own templates, work with multiple masters and slide layouts, and take advantage of various alignment and formatting tools. You'll also learn how to import Excel data; insert graphics, PDF, and Word content; create, edit, and format organization charts and diagrams; use action

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settings and hyperlinks to jump to other slides; and add sound, video, and other types of multimedia to spark up your presentations. Entertaining and informative, Fixing PowerPoint Annoyances is filled with humorous illustrations and packed with sidebars, tips, and tricks, as well as links to cool resources on the Web.

A Washington Post bestselling cookbook Become the favorite family chef with 100 tested, perfected, and family approved recipes. The healthy cookbook for every meal of the day: Once upon a time, Jenn Segal went to culinary school and worked in fancy restaurants. One marriage and two kids later she created Once Upon a Chef, the popular blog that applies her tried and true chef skills with delicious, fresh, and approachable ingredients for family friendly meals. With the authority of a professional chef and the practicality of a busy working mom, Jenn shares 100 recipes that will up your kitchen game while surprising you with their ease. • Helpful tips on topics such as how to season correctly with salt, how to balance flavors, and how to make the most of leftovers. • Great recipes for easy weeknight family dinners kids will love, indulgent desserts, fun cocktails, exciting appetizers, and more. • Jenn Segal is the founder of Once Upon a Chef, the popular blog showcasing easy, family friendly recipes from a chef's point of view. Her recipes have been featured on numerous websites, magazines, and television programs. Fans of Chrissy Teigen, Skinnytaste, Pioneer Woman, Oh She Glows, Magnolia Table, and Smitten Kitchen will love Once Upon a Chef, the Cookbook. With 100 tested, perfected, and family approved recipes with helpful tips and tricks to improve your cooking. • Breakfast favorites like Maple, Coconut & Blueberry Granola and Savory Ham & Cheese Waffles • Simple soups, salads and sandwiches for ideal lunches like the Fiery Roasted Tomato Soup paired with Smoked Gouda & Pesto Grilled Cheese Sandwiches •

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Entrées the whole family will love like Buttermilk Fried Chicken Tenders • Tasty treats for those casual get togethers like Buttery Cajun Popcorn and Sweet, Salty & Spicy Pecans • Go to sweets such as Toffee Almond Sandies and a Classic Chocolate Lover's Birthday Cake

Real estate has probably made more millionaires than any other financial vehicle. Flipping Properties highlights one method of investing in real estate, "flipping," which is a great way to begin building wealth with real estate. Flipping is growing so popular, in fact, that in Broomfield, CO (a suburb of Denver), 40 percent of newly built homes were sold to investors who intended to "flip" the properties. This practice is continuing to grow in cities across the country. Flipping Properties teaches beginners how to reap the financial and personal rewards of a full or part-time venture in real estate investing, including cash flow, security, and long-term wealth.

What if you were able to quit your job today and make six figures in 12 months or less? Would you take the chance and go for it? Flip Your Future is the step by step guide on how to achieve your dreams through flipping houses! In this book, you'll learn every aspect of the flip: How to buy a home without using your own money! Where to look for deals! How to get other people to find deals for you! How to determine rehab costs! Where to find great contractors! How to market effectively! How to safely analyze deals and maximize profits! Ryan Pineda will share his methods for turning \$10,000 into more than \$1,000,000 in just three years. Flip Your Future is for anyone wanting to break free from the nine to five and live the life of their dreams. Whether you're new or experienced in real estate investing, Flip Your Future will teach you everything you need to know about flipping houses to ensure maximum profitability--and security for your future.

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