House flipping investors near me

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Throw out things that you don't plan to hold and box up most of your possessions. Take down photos and personal things that allow people to identify the house with you. Most investors see houses as potential sources of income rather than homes, and the absence of personal items allows a potential buyer to better assess the home. Cut your yard and thoroughly clean the interior so that it appears as a clean and pleasant environment for potential buyers. Contact local real estate agents. Explain that you want to sell your house to an investor. Ask the agents about their areas of expertise and try to find an agent who has worked with investors. You can find an agent working with several investors who can take an interest in the home. Go to the Better Business Bureau website and read customer reviews before deciding with which real estate agent to work. Ask an agent with good reviews and experience to list your home. If applicable in your state, sign a list agreement with the agent. Tell the agent to market your home as ideal for an investor. If your home needs extensive repairs, you can advertise it as a fixer-upper. You need to price the house appropriately, so ask for a price that reflects the state of the home and allows you to make a quick sale. Hire a home inspector to inspect your home. You need do this but doing so reduces your liability if the buyer later tries to sue you for problems with the home that were not obvious at the time of Sales. Many buyers rent home inspectors before agreeing to buy homes; and to speed things up and create goodwill, you can offer your inspection to the buyer. Show the home to buyers. Agree on an acceptable price for the home, and set an end date. Allow your real estate agent to conduct negotiations on your behalf because agents have knowledge of the market that will allow them to negotiate more efficiently than the average home seller. Sign mortgage documents to transfer ownership of the home. Tip If you are currently renting out the home and have had a good record with tenants, you should share that information with potential buyers. For privacy reasons, you can't show the buyers the leases, but sharing information about the price you rent the home will allow potential investors to determine whether the property fits their needs. Warnings Make sure the investor has funding or funds in place before approving a sales contract. Mortgages for non-primary homes are much harder to qualify for than primary home loans, and you can waste time if you sign a contract with an investor who can't qualify for a loan. These days, house flipping is a popular concept. There are entire TV shows devoted to it. It may even be something you've thought of doing yourself. The starting point is simple: You buy a home that may not be in the best condition. Because of its state of decay, you get it for a good deal. You spend a few weeks fixing the site up, slapping on a new coat of paint – literally or figuratively – then quickly list and get the site sold. You should go away with a nice little win. [Read: You Bought a Fixer-Upper. Now what?] Yes, on paper, it's pretty simple. But in practice there are a number of reasons why your house flip can go wrong. Here are five house flipping mistakes to avoid being able to derail your investment:-- Not having enough money.-- Not having a business plan.-- Don't have real estate insurance.-- Don't understand the market.-- Overpricing your listing. Don't have enough MoneyYou've probably heard the old expression about how you need to spend money to make money. Well, that's really true in the house turn. Before you can realize a win, you have to drop some money into fixing the spot up – making repairs, adding new fixtures, replacing appliances and more. How much exactly all this could cost depends on the upgrades you are willing to make and the materials you want to use. For example, if you want to replace the countertops in the kitchen, the difference between choosing marble or granite can make a big difference. But what if you buy a house that is in disrepair, and then realize that you don't have the resources you need to fix it? It can ruin all your plans for a successful house flip. Always make sure you have some money on hand before investing in a house flip property. Not having Business PlanHouse turnaround isn't just about getting the site sold. It's about getting it on the Right. It requires that you do not overpay on the front; to stay on time and on budget when making repairs; to list and sell expediently; and to get a certain selling price. If any of these components are out of place, you may end up losing money on your house flip. That's what makes it so necessary to have a business plan where you put it all out in advance – and maybe leave you a little room for error. A business plan could include:1. A list of all the repairs you want to do.2. A list of prices for everything you want to replace so you can stay on budget.3. A schedule to make sure you spend the right time on certain projects. [Read: The Guide to Selling Your Home] Not Having Property InsuranceOne of the best house selling tips for flippers: Get insured. Yes, indeed. Property insurance is not just for your residential property. It can also help you protect your house flip from fire, flooding or items and materials lost to theft. Yes, it will eat in your margins just a little. But imagine the alternative - to buy an investment property and lose everything in some kind of natural disaster. Insurance can make it a non-issue. Don't Understand MarketA's successful house flip isn't just about the property; it is about the market itself. Simply put, you can get a lot on your initial investment, you can spruce up the place and you can list it for a competitive price. But if the market is bad, you may still have a hard time selling. Intimate knowledge of your local property market is crucial for any successful flip. Look at the comparable home sales in the neighborhood. How much are houses with similar floor plans and square meters listing for? How are the neighboring houses that have been listed? Have they received any offers or has the home sales process been really slow? Have these offers been below the asking price, and by how much? How long have neighboring houses been on the market? These are all useful questions to ask yourself before you buy a home you intend to turn around. [Read: How Many Homes Does It Take For First Time Buyers To Find One?] Overpricing Your ListingWhen it comes to how to sell a house, pricing is always key. And that's very much the case when you turn around. If you underestimate it, you leave money on the table. And if you overcharge it, you won't get any takers – and the property can just languish on the market. Either way, your investment is in trouble. Make sure you do your due diligence, check the comps and surveying market, before you price your home. And by the way, you want to start thinking about pricing before investing, making sure it will actually be worth your time. House flipping can be exciting – and profitable. But it is only possible when you are careful to do it right, avoiding these common errors. More from U.S. News & World Report Investor's Business DailyThe Dow Jones slipped as Senate Minority Leader Chuck Schumer beat a Covid-19 Covid-19 check bargains with Republican rival Mitch McConnell.Investor's Business DailyIt has been a year of contrasts for investors. Owns the wrong S&; P 500 stocks and you lose billions, but big profits were there to take too. The rumors of Bill Ackman's passing were greatly exaggerated. After a brutal three-year period from 2015 to 2017, Ackman's Pershing Square Holdings Ltd. (OTC: PSHZF) has now put together back-to-back years of stellar returns, and Ackman has eased fears that he lost his stock-picking touch. As of December 22, Pershing Square's net asset value increased by 67.5% so far this year in 2020. Pershing Square's stock is also up 82% in 2020, crushing the S&P P 500's 15.4% gains. From 2015 to 2017, Ackman's fund lost about 30% of its NAV and lagged the S&P P 500 by about 60%. Ackman, however, followed up his 58% NAV profit in 2019 with another big year in 2020.Related Link: Q3 13F Roundup: How Buffett, Einhorn, Ackman and others adjusted their PortfoliosAckman's Huge Year: Ackman boosted his 2020 return with a spectacular $27 million short bet on corporate bonds back in March that finally netted him a $2.6 billion profit in what some have called one of the biggest deals in history. Ackman also made headlines this year by raising $4 billion to launch his Pershing Square Tontine Holdings Ltd. (NYSE: PSTH) SPAC, which is now the largest SPAC on the market. At the time of the IPO in July, Ackman said SPAC planned to take about six months to identify a target and announce a deal in the first quarter of 2021.Even after Pershing Square's big run in 2020, the stock still traded at a significant discount to NAV. Pershing's equity investment portfolio is relatively concentrated. Pershing had shares of just seven shares. His three largest holdings include Lowe's Companies Inc (NYSE: LOW), Chipotle Mexican Grill, Inc. (NYSE: CMG) and Restaurant Brands International Inc (NYSE: QSR). Benzinga's Take: Ackman has a long track record of home run trades and dud investments. In the year to 2020, he seems like an investment genius, while past losing bets on Valeant Pharmaceuticals and Borders bookstores have left investors scratching their heads. Investors should look for Ackman and his fund to continue to be high risk, high reward investments in 2021 and beyond. See more from Benzinga * Click here for alternative disconnections from Benzinga * S & P 500 Just Did Something That Has Been Bullish Every Time Since WWII * 10 Best Performing S & P 500 Stocks Of 2020(C) 2020 Benzinga.com. Benzinga does not provide investment advice. All rights reserved. The New York Stock Exchange announced late Thursday that it has initiated the delisting of three Chinese telecommunications companies to comply with an executive order from President Donald Trump targeting companies with ties to China's military. Plus, how much will you get? There was, in any case, Despite the Covid-19 pandemic, which ground the U.S. economy to a halt, dow and and of the major indices ended the year at or near record levels. As is so often the case when there is a wide gap between stock market gains and economic pain, many investors are beginning to wonder if we've seen a massive financial bubble. The death of a spouse can be emotionaland mentally trying on many levels. There may also be financial stress if a spouse leaves after credit card debt, outstanding loans or other monetary obligations. You may wonder: Am I ... Continue reading ->The post Am I responsible for my deceased husband's guilt? Here's what'll be new when you sit down to do your 2020 taxes in the new year. Every October, the Social Security Administration (SSA) announces its annual changes to the Social Security Program for the coming year. Here are the social security changes announced in October 2020 to take effect on January 1, 2021, according to the SSA's annual fact sheet. Keep them in mind when updating your social security information. By 2021, nearly 70 million Social Security recipients are seeing a 1.3% cost-of-living adjustment (COLA) to their monthly benefits. The adjustment helps benefits keep pace with inflation and is based on the Consumer Price Index for Urban Wage earners and Office Workers (CPI-W) calculated by the Bureau of Labor Statistics (BLS). Investors Business DailyFinding top semiconductor stocks to buy means understanding the health of markets that buy chips for their products. Chip stocks rose in 2020 as the industry emerged from a downturn. The bond market has been a barren backfield, as interest yields are still stuck at historic lows. With prices just barely above all-time lows, yield opportunities are clustered in the stock market, said David King, co-manager of the Columbia Flexible Capital Income fund. King says that income-hungry investors need look no further than the so-called Dogs of the Dow, the top 10 yielding stocks in the 30-stock Dow Jones Industrial Average.Momentum may be an elusive quality, but it's also pretty easy to spot. Right now it's clearly on the BioNano Genomics (BNGO) page. In December, shares in the life sciences company amassed a mighty 328%. Apparently, investors are buying into the cytogenetics specialist's steady stream of positive development. On Monday, the company revealed that its through mapping platform Saphyr has been accredited in the United States by the College of American Pathologists. The platform will be used by Bionano's customer Praxis Genomics, which marks it as the first company to offer a laboratory-developed test (LDT) using the entire genome analysis. Saphyr's optical genome mapping is an alternative to traditional cytogenetic methods, and Maxim analyst Jason McCarthy thinks it could be a game changer. Digital cytogenetics is one of the areas where Saphyr has the potential to change the clinical diagnostic landscape, says the 5-star analyst. methods are labour and time-intensive, and Costly. Saphyr offers a more efficient and streamlined option as well as potentially improved diagnostic returns. As more LDTs develop, we anticipate that adoption for Saphyr should increase, driving revenues for Bionano. While accreditation is the first of its kind in the United States, in Europe, full genome clinical trials are already underway across several applications, including hereditary genetic disorders and leukemia. The news followed the recent publication of an article that further emphasized Saphyr's qualities. In a comparison test, PacBio's HiFi chemistry could only detect 72% of the major SVs (structural variants) discovered by Saphyr.All in all, McCarthy reiterated a Buy rating on BNGO shares along with a $2 price target. Due to Bionano's recent rise, the figure indicates a 5% disadvantage from current levels. (To look at McCarthy's track record, click here) Two other analysts recently posted BNGO reviews, with one saying Buy and the other recommend a Hold, adding up to a moderate Buy consensus rating. That said, it's hard to keep up with the current rate of stock gains, and the $1.42 average price target, suggests the downside of 32%. (See BNGO stock analysis at TipRanks) To find great ideas for health care stocks trading at attractive valuations, visit TipRank's Best Stocks to Buy, a recently launched tool that unites all tipranks stock insights. Disclaimer: The views expressed in this article are solely those of the analysts presented. The content is intended for informational purposes only. It is very important to do your own analysis before making any investment. Investors Business DailyApple and Moody's are two well-known winning Warren Buffett stocks. But many of his top stocks are not obvious. Mortgage rates are closed in 2020 around the lowest levels on record. The 30-year fixed-rate mortgage averaged 2.67% for the week ending December 31, up a baseline from the new record low of 2.66% the week before, Freddie Mac (FMCC)reported Thursday. Meanwhile, the 15-year fixed-rate mortgage fell two basis points to an average of 2.17%, representing a record low for that mortgage product. If you are worried about stock market correcting, or eventually heading into bear market territory, then you will want to consider etfs covered below. They will all give you more downward protection than the vast majority of ETFs throughout the ETF universe. Wall Street's investment firms are burning midnight oil as we approach the end of 2020, publishing their closing notes and their New Year's forecasts, both for investor edification. That's the obvious point: we're in a moment of rising markets, and investor sentiment is riding high now that the choice is solid and COVID vaccines have emergency approval and are getting into the distribution networks. However, the lockdown policy put in place to combat the virus this winter is slowing down the economic Whether the will really tank or is not yet to see. Meanwhile, Raymond James strategist Tavis McCourt has published his take on the current situation, and his comments bear consideration. First, McCourt notes that investors are focusing on the good news: [The stock market is more focused on vaccine expansion and full reopening of economies by 2021, and so far negative data points have largely been sidelined. For the future, McCourt writes about the next two years: We believe that the logical outcome of 2021 (and 2022 for that matter) is a likely return to normality with strong EPS growth offset by lower P/Es barring a change in vaccine history. We expect cyclical sectors and smaller cap stocks to continue to outperform, which is typical in early cycle markets... Research analysts at Raymond James have been looking at the markets for right buys, and their picks carry a closer look. They have been tapping high-yielding dividend payers as an investment play choice. The TipRanks database sheds some additional light on three of JMP's choices – stocks with dividends yielding 7% or better – and that the investment firm is looking up 10% or better. New Residential Investment (NRZ)The real estate investment trust (REIT) segment has long been known for its high and reliable dividends, a function promoted by tax rules that require these companies to return a certain percentage of profits directly to investors. Based in New York City, new residential investment is typical of its sector. The company's portfolio includes home loans, mortgage servicing rights and loan origination. NRZ focuses its activities on the residential housing sector. NRZ is a mid-cap company, with a market value of $4.13 billion and a portfolio worth $5.72 billion. The company's revenue has increased since the second quarter of 2020, after steep losses during the coronal recession of Q1. However, third-quarter earnings came in at 19 cents per share, down from 54 cents in the previous quarter. But even with this loss, nrz was careful to maintain the dividend. In fact, it did more than that. The company raised Q3's dividend, to 15 cents per common share, in a continuation of an interesting story. Back in Q1, the company pared back the joint dividend to 5 cents, in a move to preserve capital during the coronacrisis. The company has since raised its dividend by 5 cents in each subsequent quarter, and the Q4 payment, announced in mid-December, is for 20 cents per common share. At that rate, the dividend annualizes to 80 cents and the yield exceeds 7.87%. In addition to raising the dividend, NRZ has also announced a buyback program totaling $100 million. The buy-back is for preference shares and runs in parallel with the ordinary shares' existing buy-back policy. Analyst Stephen Laws, in his coverage of NRZ for Raymond James, writes: We expect strong origination volumes and attractive profit on sales margins to drive strong earnings, and we continue to expect a dividend increase in 4Q [...] For 4Q20, we increase our core earnings estimate by $0.02 per share to $0.35 per share. For 2021, we will increase our core earnings estimate by $0.08 per share to $1.31 per share. In line with these comments, Stock Rates Rates an Outperform (i.e. Buy). His $11.50 target price represents a one-year up of 16%. (To look at Law's track record, click here) It's not often that analysts all agree on a stock, so when that happens, take note. NRZ's Strong Buy consensus rating is based on a unanimous 8 Buys. The stock's $11.36 average price target suggests a 14% and a change from the current share price of $9.93. (See NRZ stock analysis at TipRanks) Fidus Investment Corporation (FDUS)Next up is a business development company, Fidus Investment. This company is one of many in the mid-market corporate finance niche, offering debt solutions and capital access to smaller companies that may not be able to secure lending from the larger markets. Fidus' portfolio focuses on senior secured debt and mezzanine debt for companies valued between $10 million and $150 million. Fidus has investments in 68 companies with a total value of $697 million. The majority of this portfolio, 59%, is second mortgage debt, while the rest is mainly distributed among subordinated liabilities, first mortgage sliabilitys and equity securities. The company has seen a profit on revenue in the second and third quarters of 2020, after negative results in the first quarter. The third-quarter top line came in at ~$21 million, up an impressive 129% sequentially. Since the third quarter, Fidus has declared its dividend for Q4, at 30 cents per ordinary share, the same as the previous two quarters, plus an additional 4-cent special dividend approved by the Board of Directors. This brings the total payment for the quarter to 34 cents per common share, and puts the return at 9.5%. Raymond James analyst Robert Dodd likes what he sees in Fidus, especially the dividend outlook. We continue to see the risk/reward as attractive at current levels – with equities trading below playbook, solidly forecastbase dividend coverage from NII... We project FDUS firm over-earning its quarterly base dividend of $0.30/share through our projection period. As a result, we project modest additions ... Dodd puts an Outperform (i.e. Buy) rating on the stock, and puts a target price at $14. At current levels, this target indicates an upside of 10.5% in the coming months. (To look at Dodd's track record, click here) Wall Street is slightly more divided on FDUS shares, a circumstance reflected in the moderate buy analyst consensus rating. That rating is based on 4 reviews, including 2 Buys and 2 Holds. Shares are priced at $12.66, and the $13.33 average price target suggests a modest 5% upside from current levels. (See FDUS stock analysis at TipRanks) TPG RE Finance Trust to the REIT sector, we are looking at the TPG RE Finance Trust, the real estate financing arm of asset company TPG. This REIT, with an $820 million market capitalization, has built a portfolio of commercial mortgages worth a total of $5.5 billion. The company is a provider of original commercial mortgages starting at $50 million, primarily in U.S. primary markets. The largest share of the company's loans and real estate is centered in the East.Like many finance companies, TPG RE Finance saw severe losses in Q1 due to the coronal pandemic crisis – but has since recovered extensively. Revenue in Q3 hit $48 million, up 9% on the previous year. During the quarter, TPG received loan repayments totaling $199.6 million, a solid result, and when the quarter ended the company had on hand $225.6 million in cash or cash. The company was able to easily finance its dividend, at 20 cents per ordinary share, in the third quarter. For Q4, the company has recently declared not only the 20-cent regular payment, but also an 18-cent non-recurring special cash dividend. Overall, the dividend yields 7.5%, almost 4x higher than the average among the S&G P-listed companies. Returning to Raymond James REIT expert Stephen Laws, we find that he is bullish on TRTX as well. TRTX has underperformed since reporting 3Q results, which we believe creates an attractive buying opportunity ... We expect core earnings to continue to benefit from LIBOR floor lending and expect new investment to resume in 1Q21. The company's portfolio has combined retail and hotel exposure of 14%, which is lower than the sector average of 19%... To this end, TRTX rates a Strong Buy and his $13 price target suggests ~22% up in 2021. (To look at Law's track record, click here) This stock also has a strong buy rating from the analyst consensus, based on 3 unanimous Buy reviews established in recent weeks. Shares are priced at $10.67 and the average target of $11.00 indicates a modest 3% up from current levels. (See TRTX stock analysis at TipRanks) To find great ideas for dividend stock trading at attractive valuations, visit TipRank's best stocks to buy, a recently launched tool that unites all tipranks stock insights. Disclaimer: The views expressed in this article are solely those of the analysts presented. The content is intended for informational purposes only. It is very important to do your own analysis before making any investment. Investors Business DailyGE turnaround wins over more believers on Wall Street, and the Boeing 737 Max has returned to the service soon. Is GE stock a purchase right now? Low interest rates worldwide are drawing out pessimistic forecasts of the future of balanced funds. Xpeng Inc – ADR (NYSE: XPEV) was one of 2020's hottest electric car stocks, and a Wall Street analyst said Thursday that investors can expect the XPeng rally to continue in 2021.The XPeng Analyst: BofA Securities analyst Ming Hsun repeated a Buy rating on XPeng and raised the price target from $43 to $51.10.Related Link: What Burst The Dot-Com Bubble, , Will it happen again in 2021? The XPeng Thesis: BofA's price target hike comes after XPeng completed a $2.8 billion rights issue earlier in December. After the fundraising round, Lee said XPeng has the money it needs to fund its growth and lots of short-term catalysts ahead. XPeng launched a free charging program in 24 cities in China back in September and has already expanded that program to 100 cities, the analyst said. XPeng is looking to double the total to 200 cities by 2021, and Lee said the fast-charging network will help build the company's brand loyalty and increase its long-term sales growth. In addition, XPeng has several key product launches expected in 2021.The analyst expects that the company's third model, a sedan, will reach the market in the fourth quarter of 2021. In addition, the company is expected to launch an upgraded version of the G3 and a lithium iron phosphate battery version of the G3 at a lower price point. Lee projects 61% compound annual revenue growth for XPeng through 2025. We remain positive about XPeng's long-term share gain and improvement in profitability. Click here to check out Benzinga's EV Hub for the latest electric car news. Benzinga's Take: There are plenty of reasons for investors to be excited about XPeng's future, but the stock is already up 125.2% over the past three months and trading at 86 times sales. As is the case with many of the hottest EV stocks, some huge long-term success is already priced in the stock at today's levels. Photo courtesy of XPeng. Latest Rating for XPEV DateFirmActionFromTo Dec 2020Deutsche bankInitiates Coverage OnBuy Dec 2020UBSDowngradesBuy 2020CitigroupMaintainsBuy View More Analyst Rating for XPEV View the Latest Analyst RatingsSee more from Benzinga * Click here for alternative trades from Benzinga * What burst The Dot-Com Bubble, And will it happen again in 2021? * 3 Catalysts that could drive stock prices higher by 2021(C) by 2020 Benzinga.com. Benzinga does not provide investment advice. All rights reserved. After a spectacular year, bullion is set for further gains in 2021, with silver tipped to outperform, but analysts are growing more cautious about the outlook for gold as the global economy recovers from the effects of coronavirus. This, along with supply shortages, pushed gold and palladium prices up by more than 20% this year, while silver rose 47%, and platinum 10%. We will see new record levels for gold and palladium (2021), says Philip Newman at consultants Metals Focus. Focus.

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