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Entrepreneur Business Exchange » General Discussions » Ice breaker » Para sa mga nakabasa ng Think Rich Pinoy!

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Author

Topic: Para sa mga nakabasa ng Think Rich Pinoy!

Kuskos-Balungos

Talpan

Posts: 1431

Gender: ♂

Master Builder



Re: Para sa mga nakabasa ng Think Rich Pinoy!
« Reply #1830 on: April 17, 2009, 12:26:33 am »

Quote from: Kuskos-Balungos on December 10, 2008, 11:55:05 pm

«Thanks Jay!

Pandagdag puhunan sa pagiging rehabber... I just bought a very spacious bungalow (foreclosed property). We will convert it into two units, i.e., Duplex Units. Magastos...Pero matindi itong mga agents ko, ginagawa ko pa lang may buyer na. One buyer for the two units...Nag-aagawan sila for my 8% Commission challenge! Masaya ang New Year pag nagkataon! hehehe. Target kong benta ito for January 2009...

Happy investing! 🙏

I just sold the two DUPLEX UNITS! Unit A was sold last Holy Thursday and Unit B last Easter Tuesday! Pinagpalit ko ang Boracay vacation ko noong holy week para sa transaksyon na ito, hehehe

The good thing: Nabenta agad ang property kahit on-going painting pa ang units...Hanggang ngayon nga pinipinturahan pa rin kaya hindi pa makalipat tenant-buyers ko...

I've just shared this to keep the fire burning! Tahimik na kasi ang thread, hehehe...

Sneaker,

Naunahan ka na ng ahente ko...Sya uli nakabenta ng dalawa. Magkaibang buyer...Rent-to-own (20% DP) ang Unit A at CASH BUYER ang Unit B.

Matinik talaga sya, small but terrible! He deserves my 7% commission challenge!
(Binawasan ko pala ng 1%, dati kasi 8% commission challenge, hehehe)

God bless!

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"Be careful that you do not forget the LORD your GOD...Otherwise, when u eat & are satisfied, when u build fine houses & settle down, & when your herds & flocks grow large & your silver & gold increase & all u have is multiplied, then your heart will become proud & u will forget the LORD your GOD."

Kuskos-Balungos

Talpan

Posts: 1431

Gender: ♂

Master Builder



Re: Para sa mga nakabasa ng Think Rich Pinoy!
« Reply #1831 on: April 17, 2009, 01:04:00 am »

Walang masyadong mabiling magandang foreclosed properties recently...Hindi ako natuwa sa mga presyo, matataas!

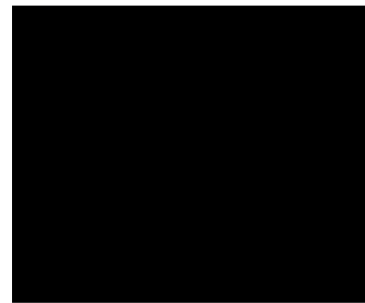
So I tried buy and sell of foreclosed cars using the concept of rent to own.

Daily Business Tip

"Brands should do well in its existing locations."

— Lisa Ronquillo, *The Bistro Group*
(Entrepreneur, December 2009)

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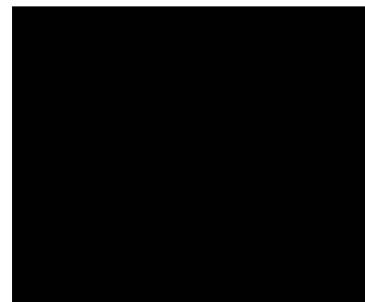
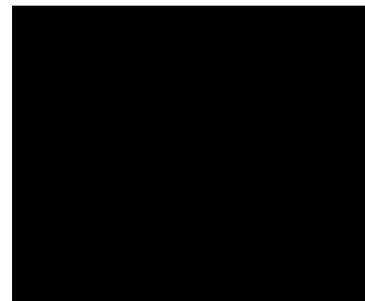
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Here it is:

I bought an SUV through bank auction at a floor price of Php 505K. Total Kilometer Reading: 17K only! It was good as new! I was given 5 days to pay the car in full. Pagkalabas ng sasakyan sa bank after full payment, within the day, nabenta ko ng Php 630K. Payment Scheme of my buyer: PhP 500K Down Payment; the balance of Php 130K is payable in 6 months with add-on interest rate of 1.5% per month. NOT BAD, right? Bumalik naman agad ang puhunan ko, hehehe....

A nice try for a FIRST TIMER in this business. Yes, this is my first transaction in secondhand car trading!

So malamang, pasukin ko na rin ang mga car auction dahil sa magandang experience na ito, hehehe.

Godspeed! 🙏

 Logged

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sneaker23

Part-time entrepreneur



Posts: 119

Gender: ♂

What you think is real... becomes your reality

 **Re: Para sa mga nakabasa ng Think Rich Pinoy!**

« Reply #1832 on: April 17, 2009, 11:24:45 am »

Quote from: Kuskos-Balungos on April 17, 2009, 12:26:33 am

Quote from: Kuskos-Balungos on December 10, 2008, 11:55:05 pm

^Thanks Jay!

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God bless!

GRABE! 🙏

Ibang level ang ahente mo KBI matinding positive vibes niya ahl! 🙏

Mataas sana inquiry rate ko kaso tripping rate bokya 🙏

 Logged

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If you know how to sell, You don't need a job

sneaker23

Part-time entrepreneur



Posts: 119

Gender: ♂

What you think is real... becomes your reality

 **Re: Para sa mga nakabasa ng Think Rich Pinoy!**

« Reply #1833 on: April 17, 2009, 11:42:46 am »

Quote from: Kuskos-Balungos on April 17, 2009, 01:04:00 am

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So matinding, pasukan ko na rin ang mga car, bukasin sila sa magandang experience na ito, hehehe.

Godspeed! 🙏

Ibang level ka talaga KBI Thanks for sharing this new venture.

No doubt, you can do well on every venture kasi na sau ang galing, wala sa produkto 🙏

Logged

Cheap hosting with 2 free domains || FM Club Philippines
If you know how to sell, You don't need a job

Kuskos-Balungos

Taipan



Posts: 1431

Gender: ♂

Master Builder



Re: Para sa mga nakabasa
ng Think Rich Pinoy!
« Reply #1834 on: April 17,
2009, 01:18:07 pm »

Quote from: sneaker23 on April 17, 2009, 11:24:45 am

GRABEI 🙏

Ibang level ang ahente mo KBI! matinding positive vibes niya ah! 🙏

Mataas sana inquiry rate ko kaso tripping rate bokya 🙏

Korek! Marami akong direct buyers, nakontra nya. Lagi nya sinasabi na sya lang ang makakabenta ng dalawa. Law of Attraction.

*Yung Unit B nga dalawa ang buyer that date and time. Dalawa silang ahente kasama ang buyers nila. Pero mas pinili ko syempre ang buyer nya, CASH Buyer yun e, hehehe. CASH IS KING!

Logged

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Kuskos-Balungos

Taipan



Posts: 1431

Gender: ♂

Master Builder



Re: Para sa mga nakabasa
ng Think Rich Pinoy!
« Reply #1835 on: April 17,
2009, 01:25:32 pm »

Quote from: sneaker23 on April 17, 2009, 11:42:46 am

Quote from: Kuskos-Balungos on April 17, 2009, 01:04:00 am

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Godspeed! 🙏

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No doubt, you can do well on every venture kasi na sau ang galing, wala sa produkto 🙏

Mali pala...Php 502,500 pala ang floor price nung SUV, hehehe....

Dahan-dahan lang ako sa ganitong venture, mas safe investment pa rin ang real estate... 🙏

Logged

"Be careful that you do not forget the LORD your GOD..Otherwise, when u eat & are satisfied, when u build fine houses & settle down, & when your herds & flocks grow large & your silver & gold increase & all u have is multiplied, then your heart will become proud & u will forget the LORD your GOD."

Wanderer S

Novice



Posts: 22

Gender: ♂

Re: Para sa mga nakabasa
ng Think Rich Pinoy!
« Reply #1836 on: April 17,
2009, 03:35:57 pm »

sa wakas nakapag mini-start din! I got the checks from my tenant na!



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Kuskos-Balungos

Re: Para sa mga nakabasa

<https://www.foreclosurephilippines.com>

Taipan
Posts: 1431
Gender:
Master Builder

ng Think Rich Pinoy!
« Reply #1837 on: April 20, 2009, 11:09:03 pm »

Quote from: Wanderer S on April 17, 2009, 03:35:57 pm

sa wakas nakapag mini-start din! I got the checks from my tenant na!

Share mo naman dito sa thread, Wanderer

Logged

"Be careful that you do not forget the LORD your GOD...Otherwise, when u eat & are satisfied, when u build fine houses & settle down, & when your herds & flocks grow large & your silver & gold increase & all u have is multiplied, then your heart will become proud & u will forget the LORD your GOD."

tommypotpot

Business guru
Posts: 531
Gender:

Planning without action is futile, action without

Re: Para sa mga nakabasa
ng Think Rich Pinoy!
« Reply #1838 on: April 21, 2009, 07:34:22 pm »

Sir KB pde ba kami makahingi ng idea about contract to sell...at kung makakahingi kami ng sample mas maganda...thank you in advance....

Logged

<http://tommylits.multiply.com/>

ph_investor

Novice
Posts: 12
Gender:

Re: Para sa mga nakabasa
ng Think Rich Pinoy!
« Reply #1839 on: April 25, 2009, 01:02:11 am »

Grabe, dami nang nadagdag sa thread na ito since I last visited.

@KB, I salute you, congratz sa mga bago mong deals, nakita ko pa yung post mo sa classifieds section sa PMT about the duplex, eh sold na pala, galing mo talaga!

I applied your "7% challenge " technique on my last purchase and my broker already had a buyer sa 4th day pa lang ng renovation/painting! I never thought it would be that fast!!! Thank you so much for the tip! Dahil sa 7%, my broker is already negotiating with a potential buyer for a foreclosed property which I have not yet bought. If the buyer agrees, I can proceed and purchase the property. Wish us luck!

Share ko na rin, we had our closing yesterday for a house and lot which I just sold through a rent-to-own scheme for 1.9M, which is still below market value, swerte na rin yung buyer ko. I got it for only 1.19M last Feb. If my buyer decides to sell the property later, they can also make some money, win-win talaga! My buyer already applied for a loan with pag-ibig and if approved I can get all my money sooner, and they get to have lower monthly amortizations. another win-win!

1 down, 3 more to go for 2009 which is turning out to be the best year yet!

« Last Edit: April 26, 2009, 08:16:58 am by ph_investor » Logged

Get free foreclosed property listings, public auction schedules and real estate investing tips: <http://www.foreclosurephilippines.com>

Kuskos-Balungos

Taipan
Posts: 1431
Gender:
Master Builder

Re: Para sa mga nakabasa
ng Think Rich Pinoy!
« Reply #1840 on: April 26, 2009, 12:28:58 am »

Quote from: ph_investor on April 25, 2009, 01:02:11 am

Grabe, dami nang nadagdag sa thread na ito since I last visited.

@KB, I salute you, congratz sa mga bago mong deals, nakita ko pa yung post mo sa classifieds section sa PMT about the duplex, eh sold na pala, galing mo talaga!

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1 down, 3 more to go for 2009 which is turning out to be the best year yet!

Congrats ph investor!

Thanks for sharing! God bless!

Logged

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ph_investor

Re: Para sa mga nakabasa

Novice
Posts: 12
Gender:

ng Think Rich Pinoy!
« Reply #1841 on: April 26, 2009, 08:32:21 am »

Quote from: Kuskos-Balungos on April 26, 2009, 12:28:58 am

Congrats ph investor!
Thanks for sharing! God bless!

Thanks KBI Hindi mo lang alam pero yung "7% challenge" technique mo eh talagang ang laki ng impact sa real estate investing ko. My broker, without my asking, told me that we can also target properties where the owners are desperate to sell and I can just assume the balance, "nothing down deals" and first na nagregister sa mind ko, siyempre siya ang may first crack at selling the property where she'll get the 7% commission. Mortgage broker din kasi siya sa isang bank. Parang pre-foreclosure market ang target, at the same time makakatulong pa sa mga tao para hindi na maforeclose yung bahay nila in the first place.

Actually marami pa siyang ideas, nag open talaga ang doors on ways I can find good deals. Thank you talaga pre, I am sure your generosity will be rewarded many times over, ayan na nga ang dami mong great deals na na-close!

By the way, if you'll notice I changed my nick from my name to ph_investor para pareho sa ibang forums na pinupuntahan natin like PMT for example.

« Last Edit: April 26, 2009, 08:43:07 am by ph_investor »

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Kuskos-Balungos

Taipan
Posts: 1431
Gender:
Master Builder

Re: Para sa mga nakabasa ng Think Rich Pinoy!
« Reply #1842 on: April 26, 2009, 10:30:34 pm »

I am happy for you, pre...

Yup..."7% commission challenge"--- Ipatatong lang naman natin yun sa "Desired Total Selling Price" natin, kaya NO EFFECT sa tubo natin, hehehe...Wala pang sakit ng ulo sa marketing, nandyan na ang buyer kahit nakabakasyon ka

Share mo naman dito mga details ng transaksyon mo...

Good luck! Godspeed!

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Wanderer S

Novice
Posts: 22
Gender:

Re: Para sa mga nakabasa ng Think Rich Pinoy!
« Reply #1843 on: April 28, 2009, 07:38:41 am »

I think I've spotted another jackpot! house and lot in a good location for only 200k+! Owner desperate! Wish me luck!

I am not checking the newspapers and banks in the mean time, yun at yun din ang listahan at ang mamahall! Buti pang magtingin-tingin sa tabi-tabi.

Kuskos-Balungos

Taipan
Posts: 1431
Gender:
Master Builder

Re: Para sa mga nakabasa ng Think Rich Pinoy!
« Reply #1844 on: April 29, 2009, 11:44:52 am »

Quote from: Wanderer S on April 28, 2009, 07:38:41 am

I think I've spotted another jackpot! house and lot in a good location for only 200k+! Owner desperate! Wish me luck!

I am not checking the newspapers and banks in the mean time, yun at yun din ang listahan at ang mamahall! Buti pang magtingin-tingin sa tabi-tabi.

Goodluck Wanderer!

Share the story of your success here...We will wait...

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