

How to find Boots On The Ground

If you are not investing locally then you will need a boots on the ground person to do the following:

- Put out I BUY HOUSES signs
- Put out FOR SALE signs
- Put lock boxes on the door
- Show properties
- Take pictures of properties
- Be the local point of contact

You can pay them by the hour or you can pay them by the deal when it closes. There are many people who want to learn to invest and will help you so they can learn while they earn.

If you pay them by the job then here is how we pay:

- \$25 to take pictures
- \$1.5 to put out FOR SALE signs each
- \$1 to put out I BUY HOUSES signs each
- \$25 to show a house

If you pay them when the deal closes you can pay them \$500, \$1,000 or a percentage of your profit. Maybe 10% - 15% of your profit per deal.

You can recruit them on Craigslist, Facebook groups, Local REIA, Connected Investor, etc. Call the local REIA and speak to the leader of the group.

Here are some sample Posts and ads you can run but feel free to edit them any way you want.

Investor seeks apprentice. I need someone in the local market of _____ that I can train to help me in my real estate investing business. You can earn while you learn. PT, FT or spare time.

Out of State Investor Needs local trainee to help market houses. I need someone that can help me put out signs, show houses and take pictures and inspect houses. I will teach you the business and you will make money while learning. PT, FT, spare time.

Do not get frustrated if they do not work out. You have to go through several before finding a good one.