

FROM PROPERTY TO PROFIT — STUDENT WORKBOOK

Majesty Real Estate Group | Five-module beginner program

Education only; not legal, tax, construction, financing, or personalized investment advice. No returns are promised.

MODULE 1: Build Your Foundation

Define a target market, investment strategy, cash reserves, and professional advisers.

Assignment: Write your strategy, buying criteria and three deal-breakers.

MODULE 2: Find Opportunities

Use permitted public records, listings, referrals and respectful seller outreach. Record lead sources and follow-up consent.

Assignment: Research five example properties and document their sources.

MODULE 3: Analyze the Numbers

Estimate after-repair value from comparable sales. Include purchase, repairs, closing, carrying, selling and contingency costs. The 70% rule is only an initial screening tool.

Assignment: Model a deal and a 10% repair overrun in the spreadsheet.

MODULE 4: Control Project Costs

Prepare written scope, compare qualified contractor bids, verify licensing and insurance, and budget permits and contingency.

Assignment: Create an itemized repair budget and contractor interview questions.

MODULE 5: Execute Your Plan

Compare flip, rent, hold and refinance exits. Verify title, inspections, financing, taxes and local rules before commitments.

Assignment: Complete the 30-day action plan and a go/no-go checklist.

30-DAY ACTION PLAN

Week 1: Set criteria and identify advisers

Actions: _____

Evidence: _____

Week 2: Research market and source leads

Actions: _____

Evidence: _____

Week 3: Analyze deals and obtain cost estimates

Actions: _____

Evidence: _____

Week 4: Review risk and choose next steps

Actions: _____

Evidence: _____

Before investing: verify title, condition, comparable sales, permits, financing, insurance, taxes, contingency and exit. Walk away when facts do not support the deal.