

When you're ready to start your property search, connect with Realtor [Earl Anderson](#). Whether it's a property in Odessa, Midland or the surrounding area, you can count on a seamless and professional experience. Call today to find out more! (432) 664-5042



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House Flipping 101, Seniors Edition

House flipping can be a rewarding way for retired people to stay active and make money while doing so, but the thought may be intimidating. If you do not know where to start, Realtor [Earl Anderson](#) invites you to check out this helpful information about the process.

What Should You Do First?

As with most things, there is a learning curve when you flip your first house, but once the first one is under your belt, you'll be more confident. However, before you can buy your first investment property, you need to establish your business structure:

- Choose how you will [operate the business](#) – Will you be a sole proprietor, a corporation, a partnership, an LLC? According to legal and financial experts, a limited liability corporation provides many benefits. This structure protects the stakeholders from personal liabilities, provides tax benefits to the owners, and involves less paperwork to establish and maintain. You can learn

[how to register an LLC in Texas](#) through a site like ZenBusiness, and the associated fees are minimal.

- Plan your funding – If you don't have available money to use for the various costs of flipping houses, you may have to obtain a bank loan or involve investors. You'll need to have good credit and a business plan for either option.
- Register your business – You may need to register with the Secretary of State's office in any state you plan to do business in. In many states, you can do this online. You also have to get business licenses and a federal [employer identification number](#), or EIN. Research your state's specific requirements.
- Use appropriate financial [software](#) or hire the services of a professional – You will need to pay your employees and vendors and file payroll taxes, keep track of project expenses, create financial statements, and maintain up-to-date banking account balances. Although it can be time-consuming, it is typically cheaper to purchase software and do it yourself.
- Do needed renovations or repairs yourself or hire others – If you have the required skills and time, you will make more profit by doing things yourself. However, if you don't have the necessary time and skills or have multiple projects going at once, you're probably better off hiring pros to complete such tasks.

How Do You Find Properties to Flip?

The goal of house flipping is to find the [right house](#) in the right location being sold below market value, doing needed renovations, and selling the property as quickly as possible to maximize your profit. There are many ways to find appropriate properties:

- Work with experienced real estate agent [Earl Anderson](#) to help you find good leads for investment properties.
- Use online resources. You probably know that there are several real estate listing sites, but you may not be aware that there are also sites that target properties suitable for flipping. Find every website you can that lists properties in the areas you want to operate in. You can also search for tips from other house flippers.
- Look for [foreclosed properties](#) or auctions. Lending institutions may own these properties and offer below-market value pricing to get them off their books. Auctions can be an excellent way to purchase houses, but be prepared to back out if the bidding gets too high.

Setting Up Your Property

Once you've signed on the dotted line at closing, it's time to get to work prepping your house to be a great flip. This starts with assessing renovation and remodeling needs. Most likely, you'll need to work with a contractor to address more complicated fixes and repairs, but some you can do yourself. Like painting, sanding, updating hardware and installing light fixtures. Your contractor will take charge of handling plumbing, electrical and HVAC system work, as well as any structural repairs.

The house will most likely stay empty for the duration of your remodeling. To ensure it doesn't attract criminals, invest in a few [easy-to-mount](#) security cameras so that you can always keep tabs on your property.

Are You Ready to Flip Your First House?

Getting into the house-flipping business can be easier than you think with the proper preparation and tools. Use the first house to nail down your methods, and your successful house flipping business will be off to a great start.