



# Leslie Purdy

## Real Estate Expert

### The BRRR Method

#### Financial Freedom Through Real Estate Investing

We practice and teach the **BRRR** method of real estate investing because it costs the least amount of our own money and sets us up nicely for retirement. Here's how it works for us and can work for you too!

**B** **Buy** with borrowed money. Be sure to add the interest to your calculations with the average Days on Market for the neighborhood in addition to your time allotted for the rehab. Make friends with a few good Realtors so you can verify what you find on the Internet

**R** **Rehab** with cash & Lowe's and/or Home Depot credit cards: sometimes your private lender will include money for your rehab budget, to include the labor and some materials. The Lowe's and Home Depot credit cards are enough to purchase 80% of your materials.

**R** **Rent** at top dollar: Once again, a Realtor can help you find a great renter at top dollar. It is well worth the half month or even full month's rent. In a market like this one, there are shortages of houses and you will have several applicants to choose from.

**R** **Refinance** to keep the house and get your cash out: This will enable you to pay off the high interest loans as well as most, if not all, of your own cash. If you bought the house right and ran a tight rehab, you may even make some profit at this point!

After flipping 30 houses, we have kept 15 of them using only \$60,000 of our own money.....that averages about \$4k per house. The \$4k gets repaid with cash flow in a matter of a year or so.....then we have **reduced our risk to ZERO.**



**Ready to get started?**  
**Contact us at [Info@LesliePurdy.com](mailto:Info@LesliePurdy.com)**  
**or Call 321.209-INFO**