

Sample Ads to Find Real Estate Investors to Buy Note

PRINT ADS: When placing a print ad, you'll want to take heed of a few helpful hints:

1. Advertise in smaller newspapers. Your ad will have a lot higher chance of being read if it isn't swallowed up by hundreds of other ads.
2. Advertise consistently! People need to see your ad several times, so don't waste your money by just advertising once or twice.
3. Your ad should be a HEADLINE followed by supporting text.
4. Instead of a border around your ad, try this: buy an extra blank line both at the top and the bottom of your ad. When the reader's eyes scan down the page, your ad will jump out at them, and they won't even know why!
5. Don't use the 1-800 services that place your ad all over the country. WHY? People like to do business with local people, and you're looking for a *local* investor to take over the note that is secured by *local* property!
6. Because the reader is seeing this in print rather than on a computer, we can assume that the readership will be of a different demographic than

CRAIGSLIST ADS: Some things to remember about Craigslist:

1. It's FREE!
 2. The most recent ad goes to the top of the list, so you will have to frequently repost your ad – to be effective, probably every 2-3 days.
 3. Craigslist does NOT like duplication!! So, when you repost, you should remove your old ad first!
 4. Even though your reader is seeing this on the computer, it is VERY important that you give them several ways to contact you and NOT just your email. Be sure and include your phone as well as your email (they can respond directly through Craigslist).
 5. POST in the REAL ESTATE SERVICES section.
 6. **Note that I have mentioned HOUSES in the ad in addition to NOTES; it is easier to explain NPNs (non-performing notes) on the phone than it is in an ad!**
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FINDING WHOLESALE BUYERS #1

Posting Title

Category

I have multiple single-family, 3 bedroom, 2 bath homes that I have negotiated down to 70% or less of current market values. These homes are all pretty homes and only require cash to close! Immediate equity of 30% or more. Contact me to get a list of homes/notes that are available. Cash or hard-money offers only, please. **<YOURPHONE>**

FINDING WHOLESALE BUYERS #2

Posting Title

Category

Houses at 65% of Market Value

Real Estate for Sale-by owner

I have several properties and non-performing notes under contract that are at 65% or less of current market value. These homes are clean and ready for move-in or, just need a quick cleaning. I am willing to assign my contract or wholesale the property for a fee. Call me to discuss details and get on my list of investors/buyers. **<YOUR PHONE>** Ask for **<YOUR FIRST NAME>** .

FINDING WHOLESALE BUYERS #3

Posting Title

Category

BIRD DOG AVAILABLE FOR INVESTORS

REAL ESTATE SERVICES

I am looking for investors to sell or assign the deals that I come across on a regular basis. If you are looking for REO's, NPNs, Short Sales, Handyman Specials, Probate, or other types of deals I can help! All of my deals follow the "70%-acquisition" less-repairs offering formula. There's no need to train a new bird dog as this Dog can learn new tricks. **<YOUR PHONE>** Ask for **<YOUR FIRST NAME>** !

FINDING WHOLESALE BUYERS #4

PRINT AD

CONTROL THE NOTE – CONTROL THE EQUITY Non-performing note available on local 3/2 house at 65% of current market value. Call me to discuss details and get on my list of investors/buyers. **<YOUR PHONE>** Ask for **<YOUR FIRST NAME>**.