

PROPERTY SOURCING STRATEGY: **BUYING FROM A WHOLESALER**

Real estate wholesalers sign an agreement of sale on a property, and then transfer the agreement to an investor for a profit.

How to buy from a wholesaler:

- **Sign up to receive emails from wholesalers.**
(see list on reverse side)
- **Do your due diligence:** verify the comps, after rehab value (ARV), expected rent and the wholesaler's legitimacy. Don't assume the wholesaler's numbers are accurate.
- **Request a walk through of the property with your contractor.**
- **Evaluate the deal:** run the numbers and complete a proforma.
- **Submit your Jumpstart Philly loan application so you can act quickly.**

Note: Philadelphia is now requiring wholesalers to have a Residential Property Wholesaler License. (click to learn more)

ACTIVE WHOLESALERS

1. **Dan Breslin** (db@diamondequityinv.com)
2. **Delta Home Offer** (info@deltahomeoffer.com)
3. **FrankBuysPhilly** (offers@frankbuysphilly.com)
4. **Good Bet Trading/ Adam Ehrlich** (goodbettrading@gmail.com)
5. **Harry Walker / New Western** (harry.walker@newwestern.com)
6. **Investor Lift** (deals@investorlift.com)
7. **Lansana Sylla** (salesbuysylla@gmail.com)
8. **Property Buyer Connect** (info@propertybuyerconnect.com)
9. **Peguero Capital Group** (manager@peguerocapital.com)
10. **Revelation Property Sales** (RevelationPropertySales@gmail.com)
11. **REI DYNASTY** (hello@reidynasty.com)
12. **Sweet Capital** (sweetcapitaldevelopmentgroup@gmail.com)

DISCLAIMER: This list is for reference only and is not a recommendation or endorsement by Jumpstart Germantown, LLC, Philly Office Retail, LLC and/or Jumpstart Philly, LLC. You should conduct your own due diligence prior to engaging any wholesaler.