

I'll update you on what has happened in the past few months and what I'm working on now.

I got three houses under contract (non-exclusive option) during the same week.

The first expired without me successfully doing anything with it. The house needed more work than the current payments at 12% could support in a 'sandwich type' deal.

The second is in foreclosure and we're negotiating with the bank. I partnered with a local investor on this one. We are currently working with the bank, had a BPO done and it came back really low. There is about 30K-40K in that one and we're looking for a quick flip.

The third has a retail buyer. He is obtaining his own financing and I'm trying to figure out a way to keep myself in the middle of this deal. Any suggestions?

Now for my current situation.

I've got 4 meetings set up with sellers over the next week that I think I can handle, except for one. I have a tired landlord who has 18 units for sale. The only issue for me is 12 of them are single family houses one is a duplex and the other is a four-family.

How do I handle 14 houses at one time

The tired landlord lives two hours away and is driving up every weekend to deal with the properties. They have also hired a management company to handle things when they aren't in town. The houses were all bought in January of this year and all they are open to staying on the loan for a few years while someone else handles everything for them.

Dennis R. Shorter

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Mr. Gatten and all,

I've had meetings with two of the four sellers over the weekend and have them signed up on a 30 day and 60 day non-exclusive option. Now to get those sold!! I have a meeting set up with the other seller on Thursday night that shouldn't be a problem...