

The **Legend Flipping Mentorship** is an immersive 7-week training program designed to teach investors how to find, analyze, renovate, and sell properties for profit.

Participants will learn the complete process of flipping real estate, from **structuring their investment business and securing deals to managing renovations and executing profitable exit strategies**.

The program combines **classroom instruction, real-world examples, practical exercises, and live field training**.

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## **Week 1 – Foundations of Flipping**

**Topic: Building Your Investment Foundation**

### **Key Topics**

- Structuring your real estate investment business
- Legal entities (LLC vs personal ownership)
- Building your investment team
- Raising capital and funding deals
- Essential investor tools and software

### **Skills Learned**

- Creating an investor business structure
- Understanding deal flow and capital needs
- Identifying the roles of agents, lenders, contractors, and wholesalers

### **Assignment**

Define your **investment strategy and team structure**.

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## **Week 2 – Evaluation Strategies**

**Topic: Deal Analysis & Property Evaluation**

### **Key Topics**

- Identifying potential deals
- Determining After Repair Value (ARV)

- Running comparable sales (comps)
- Estimating repair costs
- Using the 70% rule for offers

### **Skills Learned**

- Deal analysis
- Identifying profitable opportunities
- Avoiding overpaying for properties

### **Assignment**

Analyze **two potential investment properties**.

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## **Week 3 – Acquisition**

### **Topic: Securing the Deal**

#### **Key Topics**

- Structuring competitive offers
- Negotiation strategies
- Working with wholesalers
- Direct-to-seller opportunities
- Securing financing for acquisitions

#### **Skills Learned**

- Writing investor offers
- Negotiating purchase terms
- Structuring financing options

#### **Assignment**

Create a **purchase strategy for a real deal opportunity**.

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## **Week 4 – Materials Day**

### **Topic: Design & Material Selection**

## Key Topics

- Selecting renovation finishes
- Kitchen and bathroom design
- Flooring, fixtures, and lighting
- Balancing quality vs budget
- Designing for resale value

## Skills Learned

- Choosing cost-effective materials
- Understanding buyer expectations
- Designing profitable renovations

## Activity

Review **actual materials, finishes, and fixture selections** used in flips.

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# Week 5 – Rehab

## Topic: Managing the Renovation Process

### Key Topics

- Creating renovation scopes of work
- Budgeting renovation costs
- Hiring and managing contractors
- Managing timelines and inspections
- Avoiding renovation mistakes

### Skills Learned

- Building a rehab budget
- Contractor management
- Renovation project oversight

### Assignment

Develop a **rehab scope and renovation budget**.

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# Week 6 – Field Trip

## Topic: Real Project Walkthrough

### Hands-On Experience

Students will visit **active investment properties** in different stages of renovation.

### Learning Opportunities

- Evaluate real rehab projects
- Understand construction phases
- Identify common renovation challenges
- See design and material decisions in action

### Skills Learned

- Property walkthrough evaluation
  - Identifying renovation quality
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# Week 7 – Selling the Flip

## Topic: Exit Strategy & Profit

### Key Topics

- Preparing a property for sale
- Staging and marketing strategies
- Pricing a flip correctly
- Listing strategy
- Multiple exit strategies
  - Traditional resale
  - Rental conversion
  - Wholesale exit

### Skills Learned

- Maximizing resale value
- Reducing days on market
- Scaling a flipping business

### Final Project

Students present a **complete flip deal**, including:

- Property analysis
  - Purchase price
  - Rehab budget
  - ARV
  - Profit projections
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## Program Outcomes

Participants will gain the ability to:

- Identify and secure profitable deals
- Manage flips from acquisition to resale
- Build repeatable investment systems for long-term profits

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## Program Features

Students will benefit from:

- Expert mentorship
- Hands-on learning
- Networking opportunities
- Templates, checklists, and investment tools