

# How To Flip Houses In A Declining Market, Without Risk

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While most media outlets proclaim that house prices just keep on rising and will this year, many real estate investors, sellers, and agents are finding the market much more challenging in reality.

Of course, all real estate is local. Ongoing population shifts and new secondary rounds of migration between states and cities may certainly be pushing up prices in some areas, while others struggle.

Still, there is no denying that there are mountains of distress in the shadows. With as much a \$1T in real estate loans set to default according to at least one economist.

Of course, doing nothing is only going to hasten your demise. You can't stop doing deals, or let your money sit idle. So, aside from changing the geographies of where you are flipping houses, what else can investors do to keep doing business and make money, without taking on too much risk?

Of course, nothing is without risk. Not even keeping money in the bank or under your mattress. Yet, there are certainly ways to squash risk to the absolute minimum.

### Wholesaling Real Estate

Wholesaling is a far lower risk real estate strategy than fixing and flipping houses, buy and hold, or new construction. It's all about buying low, and selling low, which is what the current market is all about.

### Find The End Buyer First

Make sure you have an exit before you get in. This is how you actually invest with confidence versus just gambling on what could happen. If you have an end buyer, especially one under contract, and with money on the line, you know you are already going to exit and get paid before you make an acquisition.

### 100% Funding

One of the best ways to minimize risk in real estate investing is to use financial leverage. This allows you to share risk with others.

Best Transaction Funding till offers 100% financing, including closing costs. That means you really have no skin in the game to lose should things really go off the rails.

### Summary

This year is likely to bring a very interesting economy and real estate market. There are lots of opportunities. It is all about finding the right structure, strategy, and model to lower risk, and increase profit margins, so you can get busy making profits, with confidence.

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