

★ LONE STAR INVESTOR SERIES ★

THE COMPLETE GUIDE TO CREATIVE FINANCE IN TEXAS

TEXAS SUBJECT-TO PLAYBOOK

Acquire single-family homes across Dallas-Fort Worth, Houston, San Antonio & Austin using the seller's existing mortgage — **no bank approval, no down payment, no qualifying.**

Regular Price: \$97.00

\$19.97

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11

IN-DEPTH CHAPTERS

5

TEXAS MARKETS

\$0

CAPITAL TO START

30

DAY ACTION PLAN

STOP WAITING. START ACQUIRING.

Most new investors spend **years** saving for a down payment they never quite reach — while home prices keep climbing and low-rate mortgages disappear from the market forever.

There's a smarter way in.

The Texas Subject-To Playbook is the only complete guide built specifically for the Texas market that shows you how to acquire single-family homes using the seller's existing mortgage — no bank approval, no down payment, no credit qualifying required.

Inside 11 in-depth chapters, you'll learn how experienced investors are locking in **3%–4% interest rates** on properties across Dallas-Fort Worth, Houston, San Antonio, and Austin — while everyone else is stuck paying 7%. You'll learn how to find motivated sellers before they hit the open market, how to structure deals that protect both you and the seller, and how to build a rental portfolio that generates **real monthly cash flow from day one**.

THE INTEREST RATE ARBITRAGE

On a \$200,000 loan, the payment difference between a 3.5% rate and today's 7% rate is approximately \$460 per month. Across 10 properties, that's \$4,600 every month — \$55,200 per year — generated purely from the financing advantage.

And if you're starting with **zero capital**? Chapter 11 walks you through the wholesaling path — how to find sub-to deals, assign them to investor buyers, and earn **\$5,000 to \$20,000 per transaction** without ever taking title to a property.

This isn't theory. It's a step-by-step Texas playbook covering everything from pre-foreclosure lead generation to market-by-market deal analysis to a 30-day action plan designed to get you from zero to your first deal under contract.



WHAT'S INSIDE

11 Chapters. One Complete Texas Strategy.

CH 01

Why Texas?

The demographic engine, deed-of-trust structure & why TX is the ultimate sub-to market

CH 02

The Mechanics

How subject-to works legally in Texas — title transfer, due-on-sale, & state-specific nuances

CH 03

Finding Motivated Sellers

Pre-foreclosure lists, probate, direct mail, referral networks across all major metros

CH 04

Evaluating the Deal

Due diligence framework, mortgage analysis & the four questions every deal must answer

CH 05

Structuring & Closing

Negotiation, the sub-to addendum, title company selection & every closing document

CH 06

Managing Your Portfolio

Insurance, property management, seller relationships & four proven exit strategies

CH 07

Market-by-Market Deep Dive

Specific opportunities, price points & investor strategy for DFW, Houston, SA, Austin & more

CH 08

Building Your Team

Every professional you need: attorney, title co., inspector, insurance broker & TX CPA

CH 09

Common Mistakes

Eight deal-killing errors and exactly how to avoid every one of them

CH 10

Scaling Your Portfolio

Three-phase roadmap from deal one to ten-plus doors — with the cash flow math

■ CH 11 — NEW INVESTOR FAST TRACK

Wholesaling Subject-To with Zero Capital

The complete zero-money-in strategy: find deals, assign contracts, earn \$5K–\$20K per transaction without ever owning a property. Includes a 30-day action plan.

EVERYTHING INCLUDED

Your Complete Package for \$19.97

- ✓ **The Texas Subject-To Playbook — Full 11-Chapter PDF**
Comprehensive Texas-specific guide from deal sourcing through portfolio scaling
- ✓ **The 30-Day New Investor Action Plan**
Day-by-day roadmap built into Chapter 11 — from zero to first deal under contract
- ✓ **Market-by-Market Opportunity Analysis**
Specific strategies & profiles for DFW, Houston, San Antonio, Austin & 5 emerging markets
- ✓ **Deal Evaluation Framework & Financial Templates**
The exact questions and analysis used to evaluate every deal — with worked examples
- ✓ **Texas Wholesaling Buyer Qualification Script**
The five questions that separate real buyers from time-wasters

***For \$19.97, it's the most actionable \$20 you'll spend
on your financial future.***

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