

**Anything and Everything is possible with a little hard work, dedication and elbow grease!**

I went into Kimberlee's training class as a mother of 4 with no car, no drivers license, no job, living with my in laws and NO background in real estate.

What I felt may be another "get rich quick gimmick" turned out to be a one of the best experiences and turning points in my life. Kimberlee made it simple, interesting and fun to learn the ins and outs of making a profit fixing and flipping real estate. By the end of the training session Kimberlee's enthusiasm had spilled over into me and I was pumped and eager to go.

With no vehicle I thought my prospects would be limited and nearly impossible to find. Regardless of my pessimism of a successful outcome I loaded the kids up in the stroller and went out for a walk. I didn't leave my neighborhood. I barely walked around 3 streets. My results: 14 VACANT HOUSES NEEDING MY HELP! Within the next 7 days of walking (maybe 2 hours a day) the possible house count raised to approximately 50. (and yes, still never leaving my neighborhood!) My next step, the yellow letters. My first wave went out of about 20 yellow letters. And then I waited. But not for long. My phone rang, I answered, My 2ND yellow letter contact wanted to sell!

I completed the necessary paperwork (which is honestly almost as easy as writing your own name) and within 24 hours Kimberlee, with her extreme talent and expertise, had secured an asking price and an appointment to visit the house and provide a purchase contract. Within 48 hours from Kimberlee's first call the seller had a contract for purchase in hand. 24 Hours after that, we owned the house!

The home took about 3 weeks for renovation, and upon completion Kimberlee immediately had it listed for sale. I think it took about 72 hours and Kimberlee had secured a buyer..... and get this, the buyer came in and offered well over our original asking price!!! We then came to the appraisal, and originally did not come back as what we knew the home was worth. Due to a bad appraisal with no new renovations listed on the house and a bad comp. Kimberlee refused to allow this appraisal to stand, even though at this point I was ok to just settle for it. Kimberlee assured me it would benefit us and definitely needed to be done. I trusted her and told her to do what was best. Within a couple of days I received the phone call that the appraisal was fixed and raised to the current TRUE value of the home. The buyer was happy, we were happy, and everyone else involved was satisfied to. The house was successfully sold and now I am telling my story to you.

Start to finish it took approximately 3 months. After all expenses involved,

**Kimberlee secured us a total profit of \$36,757.**

**My personal profit earned was \$18,378**

A handwritten signature in black ink, appearing to read "D. J. Smith", written in a cursive style.