

Nate VQB · Ask him this

Shoot-ready cards customized from Ryan Magin's Viral Question Bank for **Nate Barger** (@nate.barger).
Keep Magin SHAPE, swap the noun. Film SOLO unless FORMAT says Kayden/prop.

Top 25 (priority-sorted for tomorrow) · **Remaining 75** shorter list below.

Top 25 — shoot cards

1. #1 · P5

FILM THIS

Q: How much should I spend on my first BRRRR deal?

PATTERN: MONEY

BOX: How Much Should Your First BRRRR Deal Cost?

DIGS: How little is too little? / Cash or financed? / What kills the deal?

FORMAT: talking head

PROOF: How much money should I spend on a watch? · 4.4M ·

<https://www.youtube.com/shorts/THGDCQjbekk>

Beginners overthink first-deal capital — start-with-no-money cluster.

Film it. One take. Under 60.

2. #2 · P5

FILM THIS

Q: How much do you make every month with BRRRR?

PATTERN: MONEY

BOX: This BRRRR Portfolio Makes Him \$___ A Month

DIGS: Is that cash flow or equity? / After expenses? / Per door?

FORMAT: talking head

PROOF: How much money do you make every month with vending machines? · 4.0M ·

<https://www.instagram.com/p/DKnm3yRRElj/>

Money Probe on his asset — math/skeptic demand wants the number.

Film it. One take. Under 60.

3. #4 · P5

FILM THIS

Q: How much did that first \$50k house cost all-in?

PATTERN: MONEY

BOX: Kayden's \$50k House — What It Really Cost

DIGS: Purchase only? / Renovation? / Closing costs too?

FORMAT: talking head / with Kayden

PROOF: How much that Ferrari cost? · 3.0M · <https://www.instagram.com/p/C878ihRyvCS/>

__@kaydenbarger1 \$50k close is the viral proof stack.__

Film it. One take. Under 60.

4. #7 · P5

FILM THIS

Q: I have an extra \$10k. BRRRR deal or pay off debt?

PATTERN: MONEY

BOX: \$10k Extra — BRRRR Deal Or Pay Off Debt?

DIGS: Why not save it? / What's the return? / What's the risk?

FORMAT: talking head

PROOF: I have an extra \$100,000. Should I buy a nice watch or a nice car? · 1.6M · <https://www.youtube.com/shorts/vtjwVwUwPdU>

__Start-with-little-capital + debt skepticism.__

Film it. One take. Under 60.

5. #9 · P5

FILM THIS

Q: What's the most you've made on one BRRRR flip?

PATTERN: MONEY

BOX: Most He Ever Made On One BRRRR Deal

DIGS: Purchase price? / Hold time? / Cash-out amount?

FORMAT: talking head

PROOF: What's the most amount of money you've made flipping couches? · 1.4M · <https://www.tiktok.com/@ryan.magin/video/7253634247615941931>

__Math isn't mathing cluster wants one deal with receipts.__

Film it. One take. Under 60.

6. #11 · P5

FILM THIS

Q: How much money does this Section 8 house make?

PATTERN: MONEY

BOX: This Section 8 House Makes Him \$____ A Month

DIGS: After vacancy? / Capex? / Guaranteed rent?

FORMAT: at property

PROOF: How much money does this air purifier make? · 1.2M ·

<https://www.instagram.com/p/CpMc1LBj2Uv/>

Section 8 / tenants cluster — hood margins demand.

Film it. One take. Under 60.

7. #14 · P5

FILM THIS

Q: How did you make money after getting out of prison?

PATTERN: MONEY

BOX: How He Made Money After Getting Out Of Prison

DIGS: First dollar how? / Was it legal? / How long to first deal?

FORMAT: talking head

PROOF: How did you make \$500 a night as a bartender? · 1.0M ·

<https://www.tiktok.com/@ryan.magin/video/7153740348559248686>

Prison origin + first-capital — unique to Nate.

Film it. One take. Under 60.

8. #17 · P5

FILM THIS

Q: What's something banks don't want landlords to know?

PATTERN: MONEY

BOX: What Banks Don't Want Landlords To Know

DIGS: About DSCR? / About refi? / About seasoning?

FORMAT: talking head

PROOF: What's something the IRS doesn't want me to know about my taxes? · 772K ·

<https://www.tiktok.com/@ryan.magin/video/7223582179354283307>

Financing/underwriting — @sudan.i.am arm's-length ask.

Film it. One take. Under 60.

9. #18 · P5

FILM THIS

Q: How much can I make with one Section 8 rental?

PATTERN: MONEY

BOX: How Much One Section 8 Rental Can Make

DIGS: City dependent? / After repairs? / First year?

FORMAT: talking head

PROOF: How much money can I make with ice machines? · 629K ·

<https://www.tiktok.com/@ryan.magin/video/7170546899357961518>

Section 8 ops + start-with-little capital.

Film it. One take. Under 60.

10. #19 · P5

FILM THIS

Q: I bought for \$50k, put \$38k into rehab. Write-offs?

PATTERN: MONEY

BOX: \$50k House + \$38k Rehab — What Can I Write Off?

DIGS: Basis? / Timeline? / When you refinance?

FORMAT: talking head

PROOF: I just bought a home for \$560,000. I put 50k down. How can I use that for write offs? · 516K ·

<https://www.tiktok.com/@ryan.magin/video/7266208316223720750>

@leibertheminer \$38k → \$300k math + taxes.

Film it. One take. Under 60.

11. #21 · P5

FILM THIS

Q: What's the most money you've ever put into Kayden?

PATTERN: MONEY

BOX: Most Money He's Put Into Teaching Kayden Deals

DIGS: Cash or knowledge? / First deal help? / What was optional?

FORMAT: with Kayden

PROOF: What's the most amount of money you've ever given away? · 373K ·

<https://www.instagram.com/p/CvigEr4gNE4/>

_Father-son / access debate — @roddy_wave nepotism._

Film it. One take. Under 60.

12. #22 · P5

FILM THIS

Q: I have \$5k sitting idle. What do I actually do with it?

PATTERN: MONEY

BOX: You Have \$5k Sitting Idle — What Do You Do?

DIGS: Save it? / Use credit? / Partner up?

FORMAT: talking head

PROOF: I have 100,000 AmEx points. What do I do with them or how do I use them? · 359K ·

<https://www.instagram.com/p/CmslIEKqrES/>

How do I START — @whrmyglitch / @lexstayfit.

Film it. One take. Under 60.

13. #26 · P5

FILM THIS

Q: How do I skip the bank? One financing move that works.

PATTERN: CALLOUT

BOX: How To Skip The Bank On Your First Deal

DIGS: Private money? / Seller finance? / Credit cards?

FORMAT: talking head

PROOF: How do I cut any line? One secret word that'll do it. · 8.3M ·

<https://www.tiktok.com/@ryan.magin/video/7209028273693543726>

Financing cluster — skip underwriting hell.

Film it. One take. Under 60.

14. #29 · P5

FILM THIS

Q: What do you do that a felon can still buy houses?

PATTERN: CALLOUT

BOX: How A Former Inmate Still Buys Houses

DIGS: Credit? / Partners? / What banks check?

FORMAT: talking head

PROOF: What do you do for a living that you can have your face and head tattooed and it doesn't matter? ·

1.1M · <https://www.tiktok.com/@ryan.magin/video/7194237059173731626>

Prison + access — 'certain people only' belief.

Film it. One take. Under 60.

15. #31 · P5

FILM THIS

Q: Kayden, what's your credit score, man?

PATTERN: CALLOUT

BOX: Kayden — What's Your Credit Score, Man?

DIGS: When did it matter? / First loan? / Dad's help?

FORMAT: with Kayden

PROOF: Kaden, what's your credit score, man? · 905K · https://www.instagram.com/p/DJj_a4rxMYk/

Exact Magin Callout — needs Kayden on camera.

Film it. One take. Under 60.

16. #32 · P5

FILM THIS

Q: How do I skip the six-month DSCR seasoning wait?

PATTERN: CALLOUT

BOX: How To Skip The 6-Month DSCR Seasoning Wait

DIGS: Delayed financing? / Always required? / Exceptions?

FORMAT: talking head

PROOF: How do I cut the line at TSA? · 756K ·

<https://www.tiktok.com/@ryan.magin/video/7468162884720151839>

@eldavidflips seasoning — financing top demand.

Film it. One take. Under 60.

17. #39 · P5

FILM THIS

Q: How old was Kayden on his first closing?

PATTERN: CALLOUT

BOX: How Old Was Kayden On His First Closing?

DIGS: Legal at 17? / What had to be true? / Replicable?

FORMAT: with Kayden

PROOF: How tall are you? · 121K · <https://www.tiktok.com/@ryan.magin/video/7275070463276191022>

_@_realestateant 17-year-old close — access/replicability._

Film it. One take. Under 60.

18. #43 · P5

FILM THIS

Q: Why do people say your BRRRR numbers are fake?

PATTERN: WHY

BOX: Why Do People Say His BRRRR Numbers Are Fake?

DIGS: What do they miss? / Show the sheet? / Best rebuttal?

FORMAT: talking head

PROOF: Why do you think The Rock is not natural? · 2.9M · <https://www.instagram.com/p/CtMVWFgP9eo/>

_Skepticism — @omg.itsfamous / @andre_carneiro_27._

Film it. One take. Under 60.

19. #44 · P5

FILM THIS

Q: Why do you hate paying houses off early?

PATTERN: WHY

BOX: Why He Hates Paying Houses Off Early

DIGS: Dave Ramsey fight? / Opportunity cost? / When DO you pay off?

FORMAT: talking head

PROOF: Why do you hate Dave Ramsey? · 1.2M · <https://www.instagram.com/p/CtxZwYcAZ9u/>

Signature STOP-paying-things-off — 5.9M reel.

Film it. One take. Under 60.

20. #45 · P5

FILM THIS

Q: Why do you pick hood deals over pretty suburbs?

PATTERN: WHY

BOX: Why He Picks Hood Deals Over Pretty Suburbs

DIGS: Margins? / Risk? / Exit strategy?

FORMAT: walking yap / hood

PROOF: Why do you like Porsches over Ferraris? · 1.0M · <https://www.instagram.com/p/CwarUiRJdoW/>

_@_realestateant hood margins / Section 8._

Film it. One take. Under 60.

21. #48 · P5

FILM THIS

Q: Why do you buy houses from hoarders and distress?

PATTERN: WHY

BOX: Why He Buys Houses From Hoarders And Distress

DIGS: Discount size? / Nightmare rehabs? / Numbers first?

FORMAT: talking head

PROOF: Why do you like to buy houses from hoarders? · 389K · <https://www.instagram.com/p/DKDVKSnpKfx/>

Near-exact Magin Why — distressed/Section 8 lane.

Film it. One take. Under 60.

22. #51 · P5

FILM THIS

Q: Should I pay off my rental?

PATTERN: YESNO

BOX: Should You Pay Off Your Rental Early?

DIGS: Why not? / Show the math? / When yes?

FORMAT: talking head

PROOF: So should I pay off my house? · 5.0M ·

<https://www.tiktok.com/@ryan.magin/video/7247294520340122923>

Exact Yes/No of his 5.9M hook — film first.

Film it. One take. Under 60.

23. #52 · P5

FILM THIS

Q: Can a broke beginner and a felon both BRRRR?

PATTERN: YESNO

BOX: Can A Broke Beginner And A Felon Both BRRRR?

DIGS: What's required? / What's optional? / First step?

FORMAT: talking head

PROOF: Can two fat people ride in a Lamborghini at the same time? · 4.4M ·

<https://www.instagram.com/p/C2BdZlpNCZl/>

Access + prison + start-with-nothing.

Film it. One take. Under 60.

24. #58 · P5

FILM THIS

Q: Should I use credit cards to fund a rehab?

PATTERN: YESNO

BOX: Should You Use Credit Cards To Fund A Rehab?

DIGS: 0% play? / Kayden path? / When dangerous?

FORMAT: talking head

PROOF: Should I rinse my mouth with peroxide? · 1.4M ·

<https://www.tiktok.com/@ryan.magin/video/7315893251947466030>

_@roddy_wave 0% credit-card objection._

Film it. One take. Under 60.

25. #60 · P5

FILM THIS

Q: Is DSCR actually better than a conventional loan?

PATTERN: YESNO

BOX: Is DSCR Actually Better Than Conventional?

DIGS: When yes? / When trap? / Self-loan instead?

FORMAT: talking head

PROOF: Is an electric toothbrush better than a manual? · 800K ·

<https://www.tiktok.com/@ryan.magin/video/7245026649257807150>

Financing — DSCR vs self-loan ask.

Film it. One take. Under 60.

Remaining 75

The Money Probe

- **#3 P4** How much does this rental cost you per day?
 - BOX: What This Rental Actually Costs Him Per Day
 - DIGS: Mortgage included?; Vacancy?; What if it's empty?
 - FORMAT: walking yap / at property · proof 3.7M
- **#6 P4** What are the best write-offs for landlords?
 - BOX: Best Tax Write-Offs Landlords Actually Use
 - DIGS: Cars?; Meals?; Depreciation?
 - FORMAT: talking head · proof 1.9M
- **#8 P4** How much money is in your bank account?
 - BOX: How Much Cash Does A BRRRR Guy Keep Liquid?
 - DIGS: Is that liquid?; Operating reserves?; Per property?
 - FORMAT: talking head · proof 1.5M
- **#12 P4** If I make a million, how much do I keep after taxes?
 - BOX: If You Make \$1M — How Much Do You Actually Keep?
 - DIGS: As a landlord?; W-2 vs LLC?; Depreciation?
 - FORMAT: talking head · proof 1.1M
- **#15 P4** What's the most expensive rehab I should do for rent?
 - BOX: Most Expensive Rehab Worth Doing For Rent
 - DIGS: Kitchen?; Flooring?; Where do people overspend?
 - FORMAT: jobsite · proof 887K
- **#16 P4** As a landlord, how do you legally pay less tax?
 - BOX: How Landlords Legally Pay Less Tax
 - DIGS: Write-offs?; Cost seg?; Is that legal?
 - FORMAT: talking head · proof 793K
- **#20 P4** How many times have you almost lost a property?
 - BOX: How Many Times He Almost Lost A Property
 - DIGS: What happened?; How'd you save it?; Lesson?
 - FORMAT: talking head · proof 379K
- **#23 P4** How much do you make teaching BRRRR?
 - BOX: How Much Does He Make Teaching BRRRR?

- DIGS: Course vs deals?; Why teach if deals print?; Net after ads?
- FORMAT: talking head · proof 338K
- **##5 P3** Would tenants pay more rent for a nicer kitchen?
- BOX: Would Tenants Pay More For A Nicer Kitchen?
- DIGS: How much more?; Worth the rehab?; Section 8 too?
- FORMAT: street / jobsite · proof 2.8M
- **##10 P3** How much does it actually cost to fix aluminum wiring?
- BOX: What Aluminum Wiring Actually Costs To Fix
- DIGS: Deal killer?; Discount instead?; DIY or pro?
- FORMAT: jobsite / walking yap · proof 1.2M
- **##13 P3** What does an average private lender make per deal?
- BOX: What Average Private Lenders Make Per Deal
- DIGS: Points?; Interest?; Risk of loss?
- FORMAT: talking head · proof 1.1M
- **##24 P3** What's the weirdest way you've ever made money?
- BOX: Weirdest Way Nate Ever Made Money
- DIGS: Before BRRRR?; In prison?; After release?
- FORMAT: talking head · proof 299K
- **##25 P3** How much did this eviction actually cost you?
- BOX: What This Eviction Actually Cost Him
- DIGS: Court fees?; Lost rent?; How long?
- FORMAT: talking head / ops · proof 140K

The Callout

- **##27 P4** How many deals did it take to get out of bankruptcy?
- BOX: How Many Deals To Go Bankrupt To Retirement?
- DIGS: Months or deals?; What was deal one?; Cash needed?
- FORMAT: talking head · proof 7.5M
- **##35 P4** How many doors do you actually own right now?
- BOX: How Many Doors Does Nate Actually Own?
- DIGS: Personal or partners?; Counting Kayden?; How verified?
- FORMAT: talking head · proof 210K
- **##36 P4** How long did you wait for your first refinance?
- BOX: How Long Until His First Cash-Out Refinance?
- DIGS: Seasoning?; Appraisal fight?; Any surprise?
- FORMAT: talking head · proof 210K
- **##40 P4** What's it like teaching your son deals at 17?
- BOX: What's It Like Teaching Your Son Deals At 17?
- DIGS: Harder than adults?; What did he mess up?; Proudest moment?
- FORMAT: with Kayden · proof 112K
- **##28 P3** How many people have you told NO on a bad deal?
- BOX: How Many Bad Deals Has He Said No To?
- DIGS: What was the tell?; Money left on table?; Ever regret a no?
- FORMAT: talking head · proof 4.7M
- **##30 P3** Who taught you BRRRR?
- BOX: Who Actually Taught Nate BRRRR?
- DIGS: Book?; Mentor?; Trial and error?
- FORMAT: talking head · proof 1.1M

- **##33 P3**** How many offers do you send per day?
 - BOX: How Many Offers Does He Send Per Day?
 - DIGS: Hit rate?; Lowball or fair?; Who writes them?
 - FORMAT: walking yap · proof 330K
- **##37 P3**** When you underwrite, how many deals do you kill a week?
 - BOX: How Many Deals Does He Kill Every Week?
 - DIGS: What kills them?; Emotion vs numbers?; This week count?
 - FORMAT: talking head · proof 186K
- **##38 P3**** You buy ugly houses. How do you sleep after a bad tenant?
 - BOX: Ugly Houses — Sleep After Bad Tenants?
 - DIGS: Eviction?; Section 8 drama?; Still worth it?
 - FORMAT: talking head · proof 134K
- **##34 P2**** What kind of car do you drive as a landlord?
 - BOX: What Car Does A BRRRR Millionaire Drive?
 - DIGS: Flex or practical?; Write-off?; Why that car?
 - FORMAT: street / Callout prop · proof 215K

The Why Challenge

- **##42 P4**** Why do some landlords refuse Section 8?
 - BOX: Why Do Some Landlords Refuse Section 8?
 - DIGS: Fear or math?; Your take?; Ever refuse?
 - FORMAT: talking head · proof 4.0M
- **##47 P4**** Banks. Why you be lying to first-time landlords?
 - BOX: Banks — Why They Lie To First-Time Landlords
 - DIGS: About DSCR?; About credit?; About income?
 - FORMAT: talking head · proof 499K
- **##49 P4**** Why do people start BRRRR after bankruptcy?
 - BOX: Why People Start BRRRR After Bankruptcy
 - DIGS: Fresh start?; Credit rebuild?; Your story?
 - FORMAT: talking head · proof 366K
- **##41 P3**** Why is your rental still ugly after the refinance?
 - BOX: Why Is His Rental Still Ugly After The Refi?
 - DIGS: Appraisal vs looks?; Tenant grade?; Cash flow okay?
 - FORMAT: at property · proof 8.0M
- **##46 P3**** Why do you buy three ugly houses every month?
 - BOX: Why He Buys Three Ugly Houses Every Month
 - DIGS: Is three true?; Capacity limit?; Why that pace?
 - FORMAT: talking head · proof 697K
- **##50 P3**** Why are real estate gurus broke on paper?
 - BOX: Why Are Real Estate Gurus Broke On Paper?
 - DIGS: W-2 vs equity?; Course sellers?; Your paper?
 - FORMAT: talking head · proof 164K

The Yes/No Trigger

- **##65 P5**** Does the BRRRR method actually work broke?
 - BOX: Does BRRRR Actually Work If You're Broke?
 - DIGS: How broke is broke?; First capital source?; Timeline?

- FORMAT: talking head · proof 278K
- ****#70 P5** Are your deals fake?**
 - BOX: Are Your Deals Fake?
 - DIGS: Show a closing doc?; Why the hate?; What proves it?
 - FORMAT: talking head · proof 219K
- ****#54 P4** Can I keep my W-2 and still BRRRR?**
 - BOX: Can You Keep Your W-2 And Still BRRRR?
 - DIGS: Time?; Credit?; First deal size?
 - FORMAT: talking head · proof 3.3M
- ****#55 P4** Do landlords really get rich off Section 8?**
 - BOX: Do Landlords Really Get Rich Off Section 8?
 - DIGS: Yes or no?; Show math?; Vacancy risk?
 - FORMAT: talking head · proof 3.3M
- ****#56 P4** Should I buy a rental in 2026?**
 - BOX: Should You Buy A Rental In 2026?
 - DIGS: Rates?; Recession fear?; Which markets?
 - FORMAT: talking head · proof 2.4M
- ****#57 P4** Do you claim BRRRR is risk-free?**
 - BOX: Does He Claim BRRRR Is Risk-Free?
 - DIGS: What risks?; What he won't do?; Worst case?
 - FORMAT: talking head · proof 1.6M
- ****#59 P4** Should I add a fancy kitchen to a Section 8 rental?**
 - BOX: Fancy Kitchen On A Section 8 Rental — Worth It?
 - DIGS: Purist take?; Rent bump?; Appraisal help?
 - FORMAT: jobsite · proof 1.1M
- ****#62 P4** If I want cash flow, what should I AVOID buying?**
 - BOX: If You Want Cash Flow — What Should You Avoid?
 - DIGS: Which property types?; Which locations?; Which lenders?
 - FORMAT: talking head · proof 555K
- ****#66 P4** Hard money or private money?**
 - BOX: Hard Money Or Private Money?
 - DIGS: Which first?; Rates?; Beginner pick?
 - FORMAT: talking head · proof 271K
- ****#69 P4** Section 8 or market-rate tenants?**
 - BOX: Section 8 Or Market-Rate Tenants?
 - DIGS: Cash flow difference?; Headache difference?; Your mix?
 - FORMAT: talking head · proof 220K
- ****#53 P3** Is Grant Cardone just selling courses?**
 - BOX: Is Grant Cardone Just Selling Courses?
 - DIGS: Your take?; Same accusation at you?; How to tell?
 - FORMAT: talking head · proof 4.1M
- ****#61 P3** Should ALL parents teach their kids BRRRR?**
 - BOX: Should ALL Parents Teach Their Kids BRRRR?
 - DIGS: Why all?; Exceptions?; Age to start?
 - FORMAT: with Kayden / talking head · proof 563K
- ****#63 P3** If money weren't an issue, BRRRR or buy-and-hold?**
 - BOX: BRRRR Or Buy-And-Hold Forever?
 - DIGS: Which frees you?; Tradeoffs?; Your pick?
 - FORMAT: talking head · proof 351K

- **##64 P3**** Did HGTV ruin real estate investing?
 - BOX: Did HGTV Ruin Real Estate Investing?
 - DIGS: Pretty flips?; Cash flow ignored?; Your students?
 - FORMAT: talking head · proof 301K
- **##67 P3**** Should I buy a Rolex or a down payment?
 - BOX: Should You Buy A Rolex Or A Down Payment?
 - DIGS: Want vs should?; Opportunity cost?; Your call?
 - FORMAT: talking head · proof 265K
- **##68 P2**** Is infinite banking safe for rentals?
 - BOX: Is Infinite Banking Safe For Rentals?
 - DIGS: Why controversial?; Safer alternatives?; Your use?
 - FORMAT: talking head · proof 243K

The Superlative

- **##71 P5**** What's the weirdest way you've heard to fund a down payment?
 - BOX: Weirdest Way He's Heard To Fund A Down Payment
 - DIGS: Credit cards?; Partners?; Something weirder?
 - FORMAT: talking head · proof 13.1M
- **##72 P5**** What's some weird things people don't know about BRRRR?
 - BOX: Weird Things People Don't Know About BRRRR
 - DIGS: Seasoning?; Appraisal?; Banks?
 - FORMAT: talking head · proof 5.2M
- **##73 P5**** Do you know what a DSCR loan is actually for?
 - BOX: What A DSCR Loan Is Actually For
 - DIGS: Not for primary?; Ratio meaning?; Who qualifies?
 - FORMAT: talking head · proof 3.2M
- **##75 P5**** What's the biggest forced equity you've ever seen?
 - BOX: Biggest Forced Equity Jump He's Ever Seen
 - DIGS: \$38k to \$300k real?; Show proof.; Market dependent?
 - FORMAT: talking head / whiteboard · proof 2.2M
- **##76 P5**** What's a scam that real estate investors fall for?
 - BOX: Scam Real Estate Investors Fall For
 - DIGS: Gurus?; Wholesalers?; Fake courses?
 - FORMAT: talking head · proof 1.3M
- **##78 P5**** What's the weirdest thing you saw in prison?
 - BOX: Weirdest Thing Nate Saw In Prison
 - DIGS: One story.; Lesson from it?; Still think about it?
 - FORMAT: talking head · proof 812K
- **##74 P4**** What were your four non-negotiables on Kayden's first deal?
 - BOX: Four Non-Negotiables On Kayden's First Deal
 - DIGS: List them.; Which almost broke?; Kayden's add?
 - FORMAT: with Kayden · proof 2.4M
- **##77 P4**** When's the best time to refinance a BRRRR?
 - BOX: Best Time To Refinance A BRRRR Deal
 - DIGS: After rehab?; Seasoning?; Rate timing?
 - FORMAT: talking head · proof 1.2M
- **##81 P4**** What was your favorite meal in prison?
 - BOX: Favorite Meal Nate Ate In Prison

- DIGS: What was it?; How often?; Trade for what?
- FORMAT: talking head · proof 422K
- **##82 P4** What lies do real estate gurus tell beginners?
 - BOX: Lies Real Estate Gurus Tell Beginners
 - DIGS: No money down?; Guaranteed returns?; Your counter?
 - FORMAT: talking head · proof 396K
- **##84 P4** What was your prison name?
 - BOX: What Was Nate's Prison Name?
 - DIGS: Who gave it?; Still used?; Story behind it?
 - FORMAT: talking head · proof 257K
- **##86 P4** What's normal in BRRRR but weird to W-2 people?
 - BOX: What's Normal In BRRRR But Weird To W-2 People?
 - DIGS: Debt as tool?; Ugly houses?; Cash-out refi?
 - FORMAT: talking head · proof 216K
- **##89 P4** What's the weirdest thing that's made you a million?
 - BOX: Weirdest Thing That Made Him A Million Dollars
 - DIGS: Ugly house?; Content?; Which deal?
 - FORMAT: talking head · proof 170K
- **##79 P3** What's your best hack for preventing a bad refinance?
 - BOX: Best Hack For Preventing A Bad Refinance
 - DIGS: Appraisal?; Seasoning?; Photos?
 - FORMAT: talking head · proof 581K
- **##80 P3** What's the weirdest thing at a Section 8 inspection?
 - BOX: Weirdest Thing At A Section 8 Inspection
 - DIGS: Fail reasons?; Tenant drama?; Pass rate?
 - FORMAT: talking head · proof 573K
- **##83 P3** What's the dumbest upgrade you put in a rental?
 - BOX: Dumbest Upgrade He Ever Put In A Rental
 - DIGS: Ego vs rent?; Cost?; Would you redo?
 - FORMAT: jobsite · proof 315K
- **##85 P3** What lies do landlords tell new investors?
 - BOX: Lies Landlords Tell New Investors
 - DIGS: Confess one.; Why they lie?; How to spot?
 - FORMAT: talking head · proof 229K
- **##87 P3** What's the worst thing if a deal falls through?
 - BOX: Worst Thing To Do When A Deal Falls Through
 - DIGS: Panic sell?; Blame?; Chase bad money?
 - FORMAT: talking head · proof 192K
- **##88 P3** What's a weird job you had before BRRRR?
 - BOX: Weird Job Nate Had Before BRRRR
 - DIGS: What pay?; How it led here?; Would repeat?
 - FORMAT: talking head · proof 173K
- **##90 P2** Dumbest purchase you've ever made?
 - BOX: Dumbest Purchase Nate Ever Made
 - DIGS: What was it?; How much?; Lesson?
 - FORMAT: talking head · proof 115K

- ****#91 P5**** Best advice to buy your first BRRRR right now?
 - BOX: Best Advice To Buy Your First BRRRR Right Now
 - DIGS: Capital first?; Market first?; Mentor first?
 - FORMAT: talking head · proof 3.9M
- ****#93 P5**** Any cheap ways to get private money for a first deal?
 - BOX: Cheap Ways To Get Private Money For Deal One
 - DIGS: Where to find them?; What they want?; Beginner pitch?
 - FORMAT: talking head · proof 595K
- ****#96 P5**** If I make \$50k a year, what size deal should I buy?
 - BOX: If You Make \$50k — What Size Deal Should You Buy?
 - DIGS: Price range?; Cash needed?; Partner instead?
 - FORMAT: talking head · proof 344K
- ****#97 P5**** Biggest factors that go into a deal that cash-flows?
 - BOX: Biggest Factors That Make A Deal Cash-Flow
 - DIGS: Rent?; Rehab?; Exit?
 - FORMAT: talking head · proof 302K
- ****#92 P4**** I'm thinking of cashing my 401k for a rental. Thoughts?
 - BOX: Cashing A 401k For A Rental — Nate's Take
 - DIGS: Taxes hit?; Better capital sources?; Ever do it?
 - FORMAT: talking head · proof 597K
- ****#94 P4**** What's ONE thing all new BRRRR buyers should know?
 - BOX: One Thing All New BRRRR Buyers Should Know
 - DIGS: Say it.; Why that one?; What ruin beginners?
 - FORMAT: talking head · proof 526K
- ****#95 P4**** How do I meet private lenders?
 - BOX: How Do You Meet Private Lenders?
 - DIGS: Where?; What to say?; Red flags?
 - FORMAT: talking head · proof 488K
- ****#99 P4**** Your son's nineteen. Advice for dads teaching deals?
 - BOX: Son's 19 — Advice For Dads Teaching Deals
 - DIGS: Age to start?; What not to do?; School vs deals?
 - FORMAT: with Kayden · proof 254K
- ****#100 P4**** How can you tell a cash-flow deal from a money pit?
 - BOX: Cash-Flow Deal Or Money Pit — From The Walkthrough?
 - DIGS: Roof?; Foundation?; Neighborhood tell?
 - FORMAT: jobsite / walking yap · proof 252K
- ****#98 P3**** I live in Nashville. Should I BRRRR there right now?
 - BOX: Nashville — Should You BRRRR There Right Now?
 - DIGS: Why Nashville?; Hood vs suburb?; Section 8 there?
 - FORMAT: talking head · proof 288K