# Nothing down for the 2000s dynamic new wealth strategies in real estate

Nothing Down for the 2000s: Dynamic New Wealth Strategies in Real Estate **Nothing down for the 2000s: dynamic new wealth strategies in real estate** have revolutionized the way investors approach property acquisition and wealth building. During this era, traditional methods of purchasing real estate with large down payments have given way to innovative techniques that maximize leverage, minimize upfront costs, and accelerate wealth creation. Whether you're a seasoned investor or just starting out, understanding these strategies can open new doors to financial freedom and portfolio diversification. Understanding the Concept of "Nothing Down" Real Estate Investing What Does "Nothing Down" Really Mean? "Nothing down" in real estate refers to acquiring properties without using personal capital for the down payment. Instead, investors leverage financing options, seller concessions, partnerships, and creative deal structures to minimize or eliminate initial cash requirements. Why Was "Nothing Down" Popularized? Historically, the "nothing down" approach gained popularity in the 1980s and 1990s, fueled by real estate gurus and investors seeking rapid portfolio growth with minimal capital. The idea promised easy wealth accumulation, but it also required skill, negotiation prowess, and a thorough understanding of financing options. The Evolution in the 2000s By the 2000s, the real estate landscape changed dramatically. Market dynamics, lending regulations, and investor strategies evolved, making "nothing down" approaches more sophisticated and tailored to modern wealth-building objectives. Key Strategies for Nothing Down Real Estate Investments in the 2000s 1. Seller Financing What Is Seller Financing? Seller financing occurs when the property seller acts as the lender, financing part or all of the purchase.

The buyer makes payments directly to the seller, often with favorable terms. How to Use Seller Financing - Negotiate a purchase price and terms directly with the seller. - Structure the deal with low or no down payment. - Include flexible repayment schedules and interest rates. Benefits - Reduced or no upfront cash needed. - Fewer qualification hurdles. - Potential for favorable interest rates. 2. Lease Options (Rent-to-Own) Overview Lease options allow renters to control a property with the right to purchase it later, often with little or no initial investment. How It Works - Lease the property with an option to buy. - Include an option fee (sometimes minimal). - Apply rent credits toward the purchase price. Advantages - Control over property without ownership. - Time to improve credit or financial position. - Potential to lock in purchase prices early. 3. Partnering and Syndications Forming Partnerships Collaborate with other investors to pool resources and share risks. Partners may contribute cash, credit, or expertise. Syndication Models - Group multiple investors to acquire larger properties. - Use passive investors who contribute capital. - Manage deals collectively, sharing profits. Key Benefits - Leverage collective resources. - Reduce individual cash commitments. - Access to larger, more lucrative deals. 4. Using VA and FHA Loans VA Loans - Available to eligible veterans and active service members. - No down payment required. - Favorable terms and low-interest rates. FHA Loans - Designed for first-time buyers and low-to-moderate-income individuals. - Require low down payments (as little as 3.5%). How to Maximize These Programs - Use these loans for primary residences. - Convert properties into rental units afterward for additional income. 5. Assumable Mortgages What Are Assumable Loans? Some existing mortgages can be transferred ("assumed") to new buyers, allowing them to take over the loan with its original terms. Benefits - Avoid new qualifying processes. - Potentially favorable interest rates. - Reduce upfront cash needs. Creative Deal Structuring Techniques for 2000s Investors 1. Wraparound Mortgages Create a new mortgage that "wraps around" an existing one, allowing the investor to finance the property with a higher interest rate while the seller maintains the original loan. 2. Subject-To Deals Purchase properties "subject to" the existing mortgage, taking control without formally assuming the loan. This strategy can minimize down payments and closing costs. 3. Equity Sharing Partner with a co-

investor who provides capital in exchange for a share in the property's equity and profits. Navigating Financing and Risk Management Building Strong Credit Profiles Maintaining good credit facilitates access to favorable financing options like VA, FHA, or conventional loans, which are essential for "nothing down" strategies. Due Diligence and Property Analysis - Conduct thorough inspections. - Analyze market trends. - Assess potential cash flow and appreciation. Risk Considerations - Understand the terms of creative financing deals. - Be aware of potential seller's liens or claims. - Maintain contingency funds for unforeseen expenses. Benefits of Nothing Down Strategies in the 2000s - Accelerated Wealth Creation: Leveraging minimal initial capital allows for rapid portfolio growth. - Lower Entry Barriers: Easier access for new investors with limited funds. - Diversification Opportunities: Ability to acquire multiple properties across different markets. - Tax Advantages: Mortgage interest deductions, depreciation, and other tax benefits. Challenges and Limitations - Market Volatility: Economic downturns can impact rental income and property values. - Financing Constraints: Lenders may tighten eligibility, especially post-2008 financial crisis. - Legal and Ethical Risks: Ensure compliance with laws and transparent dealings. - Management Complexity: Creative deals often require detailed negotiations and management. Practical Tips for Implementing Nothing Down Strategies - Build Relationships: Network with sellers, lenders, and other investors. - Educate Yourself: Stay updated on market trends, laws, and financing options. - Start Small: Practice with lower-value properties before scaling. - Use Due Diligence: Always verify property value, title status, and legal considerations. - Leverage Professional Help: Consult real estate attorneys, accountants, and experienced investors. Conclusion: Embracing the 2000s Dynamic Wealth Strategies The 2000s era ushered in a new wave of real estate investing strategies centered around creativity, leverage, and minimal upfront investment. "Nothing down" techniques, when executed responsibly, can unlock significant wealth potential and diversify your investment portfolio. By understanding and applying these strategies—ranging from seller financing to creative deal structures—you can navigate the complex real estate landscape and build lasting financial freedom. Remember, success in this arena requires education, negotiation skills, due diligence, and a proactive mindset. Embrace

these innovative methods, tailor them to your goals, and step confidently into the realm of dynamic wealth creation in real estate.

## Nothing Down for the 2000s: Dynamic New Wealth Strategies in Real Estate

In the rapidly evolving landscape of real estate investment during the 2000s, savvy investors sought innovative tactics to maximize wealth while minimizing initial capital outlays. The phrase "nothing down for the 2000s" encapsulates a wave of strategies designed to leverage financing, creative deal structuring, and market opportunities that emerged in this decade. These dynamic new wealth strategies revolutionized traditional real estate investing, making it accessible for a broader audience and allowing investors to build substantial portfolios without significant upfront cash. This guide explores these groundbreaking approaches, offering insights into how investors can capitalize on the unique economic and technological shifts of the 2000s.

### The Context of the 2000s Real Estate Boom

Before diving into specific strategies, understanding the economic and technological backdrop of the 2000s is essential.

#### Economic Environment

1. Housing Bubble and Market Growth: The early 2000s experienced a housing boom fueled by low interest rates, lax lending standards, and speculative investment. Property values soared, creating ample opportunities for profit.
2. Availability of Creative Financing: Lenders were more willing to extend credit, often without stringent verification, enabling investors to acquire properties with minimal or no down payment.
3. Market Volatility: The decade ended with the 2008 financial crisis, illustrating both the risks and rewards of aggressive leverage and creative financing.

#### Technological Advancements

1. Online Resources: The rise of the internet made research, deal sourcing,

and networking more accessible.
2. Real Estate Software: Tools for analyzing deals, property management, and marketing became more sophisticated and user-friendly.
3. Social Media & Forums: Platforms allowed investors to share strategies, find partners, and access market insights.

Core Principles of Nothing Down Strategies in the 2000s

At its core, nothing down strategies revolve around acquiring properties with little to no initial cash investment, primarily through creative financing and deal structuring. The fundamental principles include:

1. Leverage: Using borrowed funds to control assets without paying full price upfront.
2. Seller Financing: Encouraging sellers to finance the purchase, acting as the bank.
3. Partnerships & Joint Ventures: Pooling resources with other investors.
4. Creative Deal Structuring: Combining various techniques to minimize or defer cash payments.

Popular Nothing Down Wealth Strategies of the 2000s

1. Seller Financing (Seller Carry-Back)

Seller financing became a cornerstone of no-money-down deals. In this scenario, the seller acts as the lender, financing a portion or the entire purchase price.

How it works:

1. The buyer and seller agree on terms, including interest rate, repayment schedule, and down payment (which can sometimes be zero).
2. The buyer makes payments directly to the seller, avoiding traditional banks.
3. This method often requires less stringent approval processes and offers flexible terms.

Advantages:

1. Minimal or no upfront cash required.
2. Flexible negotiation terms.
3. Potential for higher returns through interest.

Risks:

1. Seller's willingness to finance.
2. The buyer must have strong credit and negotiation skills.
3. Possible difficulty in finding willing sellers.

1. Lease Options (Rent-to-Own)

Lease options allow investors to control a property with a lease that includes an option to purchase later.

How it works:

1. The investor leases the property from the owner, paying a monthly rent.
2. An agreed-upon purchase price is set.
3. A portion of the rent may go toward the eventual purchase deposit.
4. The investor gains control of the property without owning it outright initially.

Advantages:

1. Low upfront costs.
2. Ability to benefit from appreciation.
3. Flexibility to buy later or walk away.

Risks:

1. Lease premiums can be high.
2. Market fluctuations may affect profitability.
3. The option fee paid upfront may be lost if the deal doesn't close.

1. Subject-To and Wraparound Mortgages

Subject-To deals involve acquiring property "subject to" the existing mortgage, meaning the investor takes control but the original mortgage remains in the seller’s name.

Wraparound mortgages involve creating a new mortgage that "wraps around" the existing one, with the investor making payments to the seller who continues to pay the original lender.

How they work:

1. The investor gains control of the property with little to no initial cash.
2. Payments are structured to benefit both parties.
3. These techniques can bypass traditional financing barriers.

Advantages:

1. Minimal initial cash outlay.
2. Potential for cash flow and profit.
3. Flexibility in deal structuring.

Risks:

1. Due-on-sale clauses can trigger acceleration.
2. Due diligence is critical to avoid legal pitfalls.
3. Market or lender intervention risks.

1. Partnering and Syndications

Forming partnerships or syndications allows investors to pool resources, reducing individual cash contributions.

How it works:

1. An investor brings expertise and access to deals.
2. Partners contribute capital or other resources.
3. Profits are shared according to agreement.

Advantages:

1. Access to larger deals.
2. Reduced personal cash investment.
3. Shared risk.

Risks:

1. Potential conflicts among partners.
2. Complex legal and operational arrangements.
3. Dependence on partner's reliability.

1. Wholesaling

While technically not a traditional "ownership" strategy, wholesaling involves securing a contract on a property and then assigning that contract to another buyer for a fee.

How it works:

1. The investor finds distressed or undervalued properties.
2. Negotiates a contract with the seller, often with little or no upfront payment.
3. Finds an end buyer willing to pay a premium.
4. Assigns the contract to the end buyer, collecting a spread.

Advantages:

1. No need for capital or credit.
2. Quick turnaround.
3. Low risk.

Risks:

1. Requires strong negotiation skills.
2. Market fluctuations can impact deal availability.
3. Legal considerations around contract assignments.

Key Tactics to Maximize Success with Nothing Down Strategies

The effectiveness of nothing down strategies in the 2000s hinged on strategic planning and execution. Here are essential tactics:

1. Market Research and Due Diligence

1. Identify emerging neighborhoods with growth potential.

2. Analyze comparable sales, rental demand, and economic indicators.
3. Verify property titles, liens, and legal encumbrances.

1. Building Relationships

1. Cultivate relationships with motivated sellers.
2. Network with lenders offering creative financing.
3. Connect with other investors for joint ventures.

1. Negotiation Skills

1. Present win-win scenarios emphasizing benefits to sellers.
2. Be flexible with terms, especially regarding seller financing.
3. Use creative deal structures to overcome objections.

1. Financial Analysis

1. Calculate cash flow, ROI, and potential appreciation.
2. Factor in carrying costs, taxes, insurance, and maintenance.
3. Ensure deals are sustainable even in downturns.

1. Leveraging Technology

1. Use online marketplaces and auction sites.
2. Employ deal analysis software.
3. Participate in online investor forums and webinars.

1. Exit Strategies

1. Plan for resale, refinancing, or rent-to-own options.
2. Have contingency plans for market shifts.
3. Know when to hold or sell based on market conditions.

Risks and Considerations in Nothing Down Strategies

While these strategies offer compelling advantages, they are not without risks, especially in the volatile climate of the 2000s.

1. Market Downturns: The 2008 financial crisis demonstrated the dangers of

over-leverage.
2. Legal and Contractual Risks: Improper deal structuring can lead to legal disputes.
3. Seller Reluctance: Not all sellers are willing to finance or accept creative terms.
4. Due Diligence: Overlooking details can lead to significant losses.
5. Economic Changes: Interest rate hikes or recession can impact cash flow.

Mitigation Tips:

1. Conduct thorough due diligence.
2. Consult with real estate attorneys and financial advisors.
3. Maintain conservative leverage ratios.
4. Keep a cash reserve for unexpected expenses.

Conclusion: The Legacy of 2000s Wealth Strategies in Real Estate

The 2000s was a transformative decade for real estate investors, marked by innovative "nothing down" strategies that democratized property investment. Although some tactics became riskier during the crisis, many principles—like creative financing, partnership building, and market savvy—remain relevant today. Modern investors can learn from these strategies, adapting them to current market conditions with an understanding of the inherent risks and rewards.

By mastering the art of leveraging relationships, negotiating creatively, and conducting diligent analysis, investors can harness the power of these dynamic wealth-building techniques to achieve financial independence through real estate—just as many did during the vibrant, challenging, and ultimately instructive 2000s.

Note: Always consult with qualified professionals before engaging in complex real estate transactions, especially those involving creative financing and leverage.

Most people do not set out with the intention of downloading a book. Usually, it

starts with a small need. A question that lingers longer than expected, a topic that keeps appearing in conversations, or a moment when surface-level information simply is not enough. That is often when ***Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate*** enters the picture.

At first, the goal might be modest. Read a chapter. Find one useful explanation. Move on. But having the book available in PDF format quietly changes that intention. There is no rush to finish, no pressure to read everything at once. The book sits there, ready, waiting for attention.

Reading begins to happen in fragments. A few pages in the morning while the day is still quiet. A bookmarked section checked again in the afternoon. A highlighted paragraph revisited at night because it suddenly makes more sense. These moments do not feel like formal study. They feel natural.

The layout remains familiar every time the file is opened. Pages look the same, headings stay where they were, and visual cues help the mind remember. Over time, readers stop searching and start navigating instinctively.

Notes appear almost without effort. A sentence stands out, so it gets highlighted. A thought forms, so it gets written in the margin. Weeks later, those notes feel like messages left behind by an earlier version of the reader.

Search tools quietly save time. Instead of flipping through pages or scrolling endlessly, one keyword brings clarity. It turns the book into something useful long after the first read.

There is also a sense of relief in knowing the source is trustworthy. When a book comes from a reliable platform, attention stays on understanding, not on questioning accuracy or safety.

For students, this kind of access feels stabilizing. Materials are always there, even when schedules are chaotic. Studying becomes less about urgency and

more about familiarity.

Professionals experience it differently. Certain sections become references. Others gain meaning only after real-world experience catches up. The book grows alongside the reader.

Independent learners often appreciate the absence of structure. There is no deadline, no checklist. Progress happens when curiosity returns, not when it is demanded.

Accessibility options quietly matter. Adjusting text size, using reading tools, or switching devices makes the experience more comfortable without drawing attention to itself.

Files stay organized. Even after months, returning does not feel like starting over. The content feels known, not overwhelming.

What stands out over time is how the relationship changes. ***Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate*** stops feeling like a file that was downloaded. It becomes something familiar, something useful in quiet ways.

Sometimes, a passage read long ago suddenly feels relevant. A concept that once seemed abstract now makes sense. Growth shows itself in these small moments.

Reading no longer feels like an obligation. It becomes something to return to when clarity is needed or curiosity resurfaces.

In this way, learning slips into everyday life without announcement. The book does not demand attention. It simply remains available.

And often, that quiet availability is what makes it valuable. Knowledge does not

have to be chased when it is already close at hand.

# Questions & Answers About nothing down for the 2000s dynamic new wealth strategies in real estate

| No | Question | Answer |
|---|---|---|
| 1 | What does 'nothing down' mean in the context of 2000s real estate wealth strategies? | 'Nothing down' refers to purchasing property without making a traditional upfront cash payment, often using creative financing techniques like seller financing, lease options, or leveraging other people's money to acquire real estate assets. |
| 2 | How did the 2000s era influence the popularity of 'nothing down' real estate strategies? | The early 2000s saw a boom in real estate investing fueled by easy credit, low interest rates, and innovative financing tools, making 'nothing down' strategies more accessible and popular among investors seeking rapid wealth accumulation. |
| 3 | What are some common 'nothing down' strategies used by investors in the 2000s? | Common strategies included seller financing, lease options, subject-to deals, and partnering with other investors to acquire properties without significant initial capital. |
| 4 | Are 'nothing down' real estate strategies still effective today, considering market changes? | While market dynamics have shifted, creative financing techniques remain relevant for experienced investors, but they require careful analysis and due diligence to adapt to today's stricter lending environments. |
| 5 | What risks are associated with 'nothing down' real estate investments in the 2000s? | Risks included market volatility, potential for negative cash flow, legal complications, and the possibility of over-leveraging, which could lead to foreclosure if the investment doesn't perform as expected. |

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|---|---|---|
| 6 | How did the 2008 financial crisis impact the use of 'nothing down' strategies? | The crisis led to tighter lending standards and reduced access to creative financing, forcing investors to adapt by relying more on traditional financing and cash deals, though some still found opportunities through private lenders. |
| 7 | Can new investors still utilize 'nothing down' strategies from the 2000s, or are they outdated? | While some techniques are less accessible due to stricter lending standards, experienced investors can still employ creative strategies like seller financing and partnerships, making them still relevant if approached correctly. |
| 8 | What role did real estate market trends in the 2000s play in promoting 'nothing down' wealth strategies? | Market trends such as rapid appreciation and easy credit created an environment where investors could leverage properties with little or no money down, fueling the growth of these innovative wealth-building strategies. |
| 9 | What advice would you give to someone wanting to explore 'nothing down' strategies in today's real estate market? | Educate yourself thoroughly on creative financing options, build strong relationships with private lenders and sellers, perform diligent due diligence, and be aware of market conditions to ensure these strategies align with current opportunities and risks. |

zero down real estate, 2000s wealth strategies, creative financing, property investment tips, no money down properties, dynamic real estate investing, wealth building strategies, real estate leverage, alternative financing methods, 2000s property boom

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Beyond legal requirements, ethical considerations play an important role. Sharing unauthorized copies can harm authors and publishers by reducing potential income and discouraging future content creation. Supporting legal distribution ensures that high-quality Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate materials continue to be produced and updated. Ethical sharing builds trust and sustainability within reading and learning communities.

**Finding Reviews**

Reading reviews is one of the most effective ways to choose the best edition of Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate. With many versions, formats, and publishers available, reviews help readers avoid low-quality or poorly formatted editions and focus on content that meets their expectations.

Online bookstores often feature customer reviews and ratings that provide insights into readability, formatting quality, and overall satisfaction. Paying attention to detailed reviews can reveal common issues such as missing pages, poor editing, or compatibility problems with certain devices. Reviews that mention specific strengths or weaknesses are especially useful when selecting a digital version of Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate.

Community-driven platforms such as Goodreads, Reddit, and specialized forums offer additional perspectives. These communities allow readers to discuss content in depth, compare editions, and share personal experiences. Recommendations from experienced readers or subject-matter enthusiasts can be particularly valuable when choosing educational or technical Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate materials.

Professional reviews from blogs, academic journals, or reputable websites can also provide objective evaluations. These reviews often focus on content

accuracy, relevance, and usefulness, making them helpful for students and professionals who rely on reliable information.

**Evaluating review credibility**

Not all reviews carry the same level of reliability. When reading reviews, consider the reviewer's background, level of detail, and consistency with other feedback. Multiple reviews highlighting similar strengths or weaknesses usually indicate a genuine pattern. Avoid relying solely on extreme opinions and instead look for balanced assessments that discuss both pros and cons of the Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate edition.

**Using Audiobooks**

Audiobooks offer an alternative way to experience Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate content and are increasingly popular among modern readers. Instead of reading text, users listen to narrated versions, allowing them to engage with content while performing other tasks. Audiobooks are especially useful during commuting, exercising, or completing routine activities.

Platforms such as Audible, Google Audiobooks, Apple Books, and Scribd offer professionally narrated audiobooks of many Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate titles. These versions often feature high-quality narration, clear pronunciation, and structured pacing that enhances understanding. Some audiobooks also include chapter navigation, bookmarks, and playback speed controls for added convenience.

For public domain works, platforms like LibriVox provide free audiobooks narrated by volunteers. While narration quality may vary, LibriVox remains a valuable resource for accessing classic or open-access versions of Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate without cost. Listening to samples before committing to a full audiobook can help ensure a comfortable listening experience.

Audiobooks are particularly beneficial for auditory learners or individuals with visual impairments. They also help reduce screen time, making them a healthy alternative for extended content consumption. However, audiobooks may not be ideal for detailed study that requires frequent referencing, highlighting, or visual analysis.

**Combining audiobooks with text**

Many readers find value in combining audiobooks with digital or printed text. Listening while following along in the text can improve comprehension and retention. Others use audiobooks for initial exposure and then refer to the text version of Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate for deeper study. This multi-format approach maximizes flexibility and learning efficiency.

**Tracking Progress**

Tracking reading progress is a powerful way to stay motivated and organized when engaging with Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate. Monitoring progress helps readers set goals, manage time effectively, and reflect on what they have learned. Whether reading for leisure, study, or professional development, tracking tools enhance accountability and consistency.

Apps such as Goodreads, StoryGraph, and LibraryThing allow users to log books, track reading status, write reviews, and set annual or monthly reading goals. These platforms also offer personalized recommendations based on reading history, making it easier to discover related Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate materials.

For readers who prefer a more customized approach, spreadsheets or note-taking apps can serve as effective tracking tools. Creating a simple reading log that includes dates, chapters completed, key notes, and personal reflections helps organize learning and maintain focus. Digital notes can be linked directly to highlighted sections within Nothing Down For The 2000s Dynamic New

Wealth Strategies In Real Estate for easy reference.

**Using tracking for study and research**

For academic or professional purposes, tracking progress goes beyond simple completion. Recording insights, questions, and references while reading Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate creates a structured knowledge base that can be revisited later. This approach supports deeper understanding and improves long-term retention of information.

Tracking tools also help identify patterns in reading habits, such as preferred formats or optimal reading times. Understanding these patterns allows readers to adjust their routines for better productivity and enjoyment.

**Community engagement and motivation**

Sharing progress within reading communities can increase motivation and accountability. Many platforms allow users to join reading challenges, discussion groups, or book clubs centered around specific topics or genres. Engaging with others who are also reading Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate fosters discussion, insight exchange, and a sense of shared purpose.

However, sharing progress should always respect privacy preferences. Users can choose what information to make public and what to keep personal. Balanced participation ensures that tracking remains a supportive tool rather than a source of pressure.

**Final thoughts on sharing and managing Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate**

Responsible sharing, informed selection, and effective tracking are key aspects of enjoying Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate in the digital age. By respecting copyright, relying on trusted reviews, exploring audiobooks, and monitoring reading progress, readers can create a well-rounded and ethical reading experience. These practices not only

enhance personal understanding but also contribute to a sustainable and supportive reading ecosystem built around high-quality Nothing Down For The 2000s Dynamic New Wealth Strategies In Real Estate content.