



DIVINE CONNECTIONS

Guiding Property Transitions with Purpose

10 Ways Wholesalers Are Losing Deals They Don't Even Know About

...And How to Fix Them Before
the Next One Slips Through Your
Fingers

Introduction

Wholesaling is harder than it looks—but it doesn't have to be. You've spent money on leads. You've found great deals. But if you don't have a buyer ready... you're stuck.

I help busy wholesalers like you turn contracts into closings—fast. Here are 10 common ways wholesalers lose deals—and how you can avoid them starting today.

1. No Buyer List (or a Dead One)

You're building the plane mid-flight. Without real, ready buyers, your deals stall.

Fix: Partner with someone who already has a pre-qualified buyer network.

2. Sending Every Deal to Everyone

Blasting every deal to your whole list kills credibility. Buyers stop opening your emails.

Fix: Segment your buyers. Only send them what fits their exact criteria.

3. No Real Follow-Up System

One text is not a system. Busy buyers need reminders—and fast access to what they want.

Fix: Use a simple CRM or let a connector handle buyer communications for you.

4. Overpricing to Leave “Room”

Greedy ARVs and high asking prices turn serious buyers off fast.

Fix: Know your buyer's sweet spot. Use solid comps—or ask someone who knows the market better.

5. Skipping Buyer Vetting

Sending deals to tire-kickers wastes your time and makes you look unprofessional.

Fix: Qualify for proof of funds, close timeline, and preferred exit strategy.

6. No Photos, No Details

If you're only sending an address and a price, expect silence.

Fix: Include basic rehab estimates, multiple photos, and some insight on neighborhood value.

7. Not Being Easy to Work With

Slow replies, unclear docs, or inconsistent info kills buyer confidence.

Fix: Use a clean, repeatable "Deal Sheet" format. Or have someone help package your deals.

8. Ignoring Out-of-State or Niche Buyers

Only marketing locally? You're missing out.

Fix: Leverage networks of serious, out-of-state investors looking for Denver flips.

9. Holding Out for the Perfect Offer

Waiting too long kills momentum and invites doubt.

Fix: Set a soft close deadline. Create urgency the right way.

10. Doing It All Alone

Trying to be the marketer, the negotiator, the closer, and the buyer liaison? It's exhausting.

Fix: Focus on what you do best—acquisitions. Let someone else help you close more deals faster.

Let's Close More Deals—Together

If you're tired of great deals sitting without serious buyers, let's connect.

I match real estate wholesalers in the Denver Front Range with vetted fix & flip buyers who are actively looking. No games. No ghosting. Just results.

Interested in working together?

Schedule a free 15-minute intro call and let's move that next deal forward.

**I am committed to helping you
connect to buyers fast...**



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About Me

I'm here because I care deeply about helping wholesalers succeed — without the grind, guesswork, or chasing down dead-end buyers.

I created Cash Buyer Connect™ as a simple way to bridge the gap between motivated wholesalers and real buyers who are ready to close. My goal is to take the pressure off your plate so you can focus on what you do best: finding great deals.

This isn't about hype or hard sells. It's about real support, real connections, and real results. If you're serious about wholesaling, I'm here to help you win — and make sure your hard work doesn't go to waste.

Let's get your deals in front of the right eyes. And let's get you paid.

Empowering the Wholesalers succeed with simplicity, care, and true freedom.