

How to Partner with The Capital Hunter

A Simple Guide to Earning Passive Income Through Real Estate

Who Is The Capital Hunter?

Hi, I'm Ivan Sleet — also known as The Capital Hunter.

I specialize in finding, funding, and operating high-cash-flow real estate deals using creative finance, off-market strategies, and investor partnerships. With a background in dealmaking and investor relations, I've helped partners tap into passive income opportunities without the headaches of tenants or toilets.

How Our Partnerships Work

When I secure a deal (like the recent seller-financed 7-bed cash-flowing rental), here's how it works:

- I bring the deal, handle sourcing, underwriting, and day-to-day management
- You bring the capital (typically \$25K-\$50K per deal depending on the structure)
- We split returns based on a custom agreement (equity split or preferred return)

You stay passive. I handle the execution.

Why Investors Work With Me

- Low entry cost deals with high monthly cash flow
- Strong ROI backed by real property and reliable tenants
- Full transparency and open communication throughout
- Flexible exit strategies — including long-term holds, refi, or resale

Let's Talk

If you're looking for a trusted operator who handles the heavy lifting while you collect consistent returns, let's connect.

Download this guide, then reply to my message or email me directly:

ivan@thecapitalhunter.com

Website: imacquisitionsgroup.com (Fundraising Division)

I'm currently sourcing new deals and would love to add one more solid capital partner to my inner circle.