



JOSH HATTER



www.joshhatter.com



ABOUT JOSH

In 2005, Josh shifted into real estate using the Federal Reserve's "easy money" policies. He has since excelled in short-term rentals (STRs), turning his original \$30k 401k loan into more than \$10M.

His tenacious drive and pursuit of higher education earned him a Bachelor of Business Administration degree from the College of Charleston and an MBA from the esteemed Moore School of Business at the University of South Carolina. Following, he created a nearly two-decades-long career of nurturing businesses, with a focus on supporting the US Navy. Staying focused on his effort to be something greater, he continued to nurture and grow his business acumen within the corporate environment. By 2012, after renting a room on VRBO, he saw a clear path that would pave the way to exceptional growth and success in real estate investing.

Josh is now at the helm of a remarkable and diverse \$75M+ management portfolio spanning eight cities in two states and has achieved 100% growth for four straight years.

His mission is to help aspiring real estate investors who seek inspiration and education with a long-term plan to build their legacy and wealth.

Clients trust Josh and his team at Coastal Vacation Properties (CVP), which made the Inc. 5000 in 2023 to manage and grow their financial projects and maintain a successful real estate business. The award celebrates Josh's expertise, vision, and goal to serve others and shows his dedication to excellence.



SOCIAL



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ENTREPRENEUR | INVESTOR | COACH | SPEAKER



CORE VALUES



CLARITY



GROWTH



IMPACT



AUTHENTICITY



ADAPTABILITY



INTERVIEW TOPICS

Leaving Corporate America

Finding comfort in discomfort

What motivated you to break away from the safety and comfort of corporate America and adopt a "burn the ships" mentality?

Proof of Concept

From \$30k 401(k) Loan to \$10M and Counting

What led you to take such a bold step of using a \$30,000 loan from your 401(k) to invest in city center real estate, despite the risk of being laid off? How did you turn that initial investment into over \$10 million in real estate assets?

Overcoming Adversity

Finding beauty in the ugly

What inspired you to shift your mindset from making excuses to pursuing results, even in difficult circumstances? How did you overcome those challenges and build a successful path by embracing personal growth, mentorship, and a proactive approach to life?

Mindset

You are what you repeatedly do

What drove you to escape the hardships you faced in your childhood and adopt a mindset of embracing change and constant growth? How did you transition from focusing solely on end goals to finding purpose in the journey?