
BACKPACK TO BANKROLL SIDE HUSTLES FOR EXTRA CASH

Earn More, Stress Less. Side Hustles That
Fit Your Life

Functional Business Series

MYRIN NEW



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ventures, starting a side hustle has never been more accessible—or more appealing.

But if you’ve ever investigated starting a side business, you may have felt overwhelmed. Maybe the ideas seem too big, or the initial investment feels too high. It’s easy to get paralyzed by the options. Not knowing where to start or thinking that you need a lot of capital or specialized skills, can stop even the most ambitious entrepreneurs in their tracks.

That’s where I come in. I’m Myrin New, the founder of MyNew Technologies, with over 30 years of experience in technology and business development. Throughout my career, I’ve successfully managed and consulted for companies of all sizes, from startups to established enterprises. I’ve launched as many side projects as I have full-scale businesses, and I understand how crucial it is to find the right opportunities that fit your schedule, skills, and budget.

I’ve also seen firsthand how the gig economy has transformed the way we work. What used to be considered a “side job” has now become a powerful way to diversify income streams, explore passions, and build sustainable financial independence. Through my years of consulting, I’ve helped countless individuals break into side hustles that not only supplement their income but evolve into full-time businesses.

In this eBook, I’ll show you dozens of practical, low-investment approaches to starting a side hustle. Whether you’re interested in real estate, freelancing, digital content creation, or service-based gigs, you’ll find a side hustle that fits your lifestyle and helps you achieve your financial goals.

Introduction

If you've ever thought about starting a small business or side hustle that generates recurring income—without requiring a massive upfront investment—you're in the right place. We'll dive into simple, actionable ideas that are designed for busy professionals, part-time workers, and retirees alike. Each chapter is crafted to give you the tools and insights you need to act today.

So, are you ready to turn your spare time into an income-generating side hustle? Let's get started.

PART I

Real Estate Opportunities

Selling a Property at a Discount (Wholesaling Real Estate)

One exciting opportunity in the real estate world is a method known as **wholesaling real estate**. This isn't as well-known as traditional real estate transactions, but it can be highly profitable with minimal upfront investment. Wholesaling involves finding a seller willing to sell their home at a discount, securing it under contract, and then selling that contract to an investor for a profit.

The first step in wholesaling is to locate properties that are "for sale by owner" or that are otherwise being offered at a discount. This might mean distressed properties or sellers who are motivated to sell quickly. Once you identify a good deal, you make an offer to the seller. If the offer is accepted, you then find an investor to buy the contract from you for a fee. Building relationships with investors and local realtors is key to success. By creating a network of eager buyers, you can quickly flip properties to them without ever having to purchase the home yourself.

If for some reason you're unable to sell the contract, you can simply walk away before losing your earnest

money and move on to the next opportunity. The potential profit on a single wholesale deal can range between \$5,000 and \$10,000. Some full-time wholesalers land a deal every month, making it a sustainable business that can grow over time.

Level of Difficulty:

Moderate – Wholesaling real estate doesn't require a real estate license, but it does demand a strong understanding of the real estate market, negotiation skills, and networking abilities. The most challenging part is finding motivated sellers and securing good deals. However, with a bit of research, practice, and perseverance, you can learn the process quickly. Building a good list of investors to sell to is crucial for success.

Previous Related Experience Needed:

While you don't need a real estate license or formal experience in real estate, having a basic knowledge of property values, contract law, and sales will be helpful. Many successful wholesalers come from a background in sales, marketing, or customer service, where they've honed their people skills and ability to negotiate deals. Real estate investing courses or mentorship programs can fast-track your learning curve if you're new to the field.

Earnings Potential:

•**Little Effort:** With minimal effort, you may close 1-2 deals per year, earning between \$5,000 to \$10,000 per deal, leading to a total annual income of **\$5,000 to \$20,000**.

•**Medium Effort:** With consistent effort and moderate deal flow, expect to close 1-2 deals every month, resulting in a potential income of **\$60,000 to \$120,000** per year.

•**Full Grind (100% Effort):** If you commit fully to

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wholesaling, building a strong network of investors, and constantly hunting for deals, you can close 3-5 deals per month, resulting in an annual income of **\$180,000 to \$600,000+.**

Managing Properties

A lot of people don't realize that **you don't need a real estate license** to manage properties. Whether you're managing long-term rental properties, short-term vacation rentals, or even working as a live-in manager, there are numerous ways to turn property management into a **profitable side hustle** or full-time business.

If you have a **real estate license**, you may have more opportunities, such as working with larger property companies or negotiating fee reductions, but it's not required to get started. Many landlords are more than willing to hand over control of their rental properties to someone who can **help manage tenants, collect rent, and handle property maintenance**.

One easy entry point into property management is managing **short-term rentals** listed on platforms like **Airbnb** and **VRBO**. These vacation rentals typically require more frequent turnover and attention, but the good news is that you don't need a license to manage these properties. Simply reach out to property owners and offer your services. Many owners will gladly hand over the day-to-day

management of their rental to someone who can handle guest communication, bookings, and property maintenance—especially if they don’t live nearby or don’t want to be involved with the hassle.

Another option is to become a **live-in property manager**, where you can manage an apartment complex or multi-unit property. In return, you receive income and possibly reduced or free rent. Live-in managers often handle tasks like tenant requests, coordinating maintenance, and rent collection, which allows landlords to take a more hands-off approach.

The typical **management fees** for long-term rentals range from **4% to 10% of the rental income**, while managing short-term vacation rentals can bring in fees from **10% to 30%**, depending on how involved you are in the day-to-day operations. With just a few properties, you can quickly build a property management business that generates **thousands of dollars per month**, or you can add a few hundred dollars to your existing income by managing one or two properties.

Here’s how to get started:

If you’re interested in managing properties over the long term, **investigate licensing options** to see if you want to pursue a real estate license for more opportunities. In the meantime, focus on finding rental properties in your area—especially those listed as **“for rent by owner”**—where landlords may need help. Start by offering your services for **long-term rentals**, taking care of tenant management and maintenance coordination.

For **short-term rentals**, visit listings on Airbnb and VRBO in your area and **reach out to property owners**. Propose to help them manage the rental process, relieve them of the guest communication burden, and increase their booking rates with professional oversight.

Level of Difficulty:

Low to Moderate – Property management doesn't require a license, though having one can open more opportunities. The work is relatively straightforward, but it does require organization, communication skills, and the ability to handle tenant issues or property maintenance. Managing short-term rentals may involve more frequent turnovers, but the financial rewards can be higher.

Previous Related Experience Needed:

No prior experience is necessary, though a background in **customer service**, **real estate**, or **property management** will be helpful. If you're organized and able to communicate effectively with tenants or guests, you'll be well-suited for this role. Familiarity with property listing platforms like **Airbnb** or **VRBO** can also be beneficial.

Earnings Potential:

•**Little Effort:** Managing just one or two properties, whether long-term or short-term, can generate **\$300 to \$1,000 per month**, depending on the rental rate and management fee.

•**Medium Effort:** With a small portfolio of 5-10 properties, you could easily bring in **\$2,000 to \$5,000 per month**, especially if you manage a mix of long-term and short-term rentals.

•**Full Grind (100% Effort):** If you scale up and manage 15-20 properties or more, you could build a full-time property management business earning **\$10,000+ per month**, particularly if you manage higher-end or short-term vacation rentals that command larger management fees.