

The Pre Foreclosure Property Investors Kit How To Make Money Buying Distressed Real Estate Before The Public Auction

Discover Hard-to-Find Foreclosures at Rock Bottom Prices! Foreclosures are the ultimate bargain, and there's never been a better time for you to cash in on the booming foreclosure market. Imagine the thrill of buying a house, vacation home or investment property for as little as half price—some are discounted even more! Until now, foreclosures were difficult to find and even harder to buy. Most of the great deals were hidden, purchased early in the pre-foreclosure stage by in-the-know professional investors before they ever made it to a public foreclosure list. Not any more. Real estate experts Danielle Babb and Bill Nazur have leveled the playing field by making this once-privileged information available to you. Armed with their significant knowledge of the foreclosure market and notable expertise in using revolutionary internet tools recently made available to the general public, you'll have everything you need to find and buy your dream property. You'll learn how to: Spot foreclosures before other investors Find amazing deals in the pre-foreclosure stage Identify great properties using powerful but easy-to-use internet tools Negotiate with sellers and win auctions with exclusive strategies Estimate market value and secure funding The insider information these foreclosure specialists divulge on how to find, value, negotiate and win is your key to the inner circle and will put you on the inside track to saving big money. The *Make Money on Foreclosures Answer Book* is a quick, authoritative reference for consumers who want immediate answers to their most pressing questions.

In *The No-Nonsense Real Estate Investor's Kit*, noted author and real estate expert, Thomas J. Lucier provides detailed information, step-by-step instructions and practical advice for both beginning and experienced investors, who want to join the ranks of America's real estate millionaires! You get Tom Lucier's lifetime of real estate investing expertise and experience in twenty-three meaty chapters. You also get all of the nitty-gritty details on five proven strategies for making money in real estate today. You'll learn all of the fundamentals of successful investing and get the guidance that you need on these and many more vital topics: Choosing the right investment strategies Financing your deals Limiting your risk and liability Earning tax-free income from the sale of real estate Setting up and operating your own real estate business Investing in undervalued properties Following state and federal real estate related statutes Negotiating the best possible deal for yourself Buying properties at below-market prices Performing due diligence, inspections, and estimating property values Preparing purchase and sale agreements *The No-Nonsense Real Estate Investor's Kit* is as close as you can get to a graduate degree in real estate investing without ever going to college. It arms you with the specialized knowledge that you need to

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compete successfully against the seasoned real estate professionals in your local real estate market. And this book comes complete with FREE downloadable and customizable forms to help you get started on the fast track.

In 2005 Joe was 61 years old, without a job or pension, with Social Security still five years away. He needed steady monthly income NOW! Cash flow was the priority. He searched for a real opportunity, not a get-other-people-rich charade. Almost by chance, he bought a rental house...easily the best decision he ever made. Seven years and 62 houses later, he makes \$22,000 a month and has \$3 million in equity. This book is the short version of what he learned and exactly how he did it. Hard to believe? Of course! That's why in Chapter 20 he offers a full disclosure 13-column spreadsheet down to the dollar--the first real estate book to do that! This may be the opportunity you've been searching for.

This practical, real-world guide gives investors all the tools they need to make wise decisions when weighing the value and potential of investment properties. Written for old pros as well as novice investors, this friendly, straightforward guide walks readers step by step through every stage of property analysis. Whether you're buying or selling, investing in big commercial properties or single-family rentals, you'll find expert guidance and handy resources on every aspect of real estate finance, including:

- * Proven, effective valuation techniques
- * Finance tips for all different kinds of property
- * How various financing strategies affect investments
- * Structuring financial instruments, including leverage, debt, equity, and partnerships
- * Measurements and ratios for investment performance, including capitalization rates and gross rent multiplier ratios
- * Future and present value analysis
- * How the appraisal process works
- * Primary appraisal methods-replacement cost, sales comparison, and income capitalization-and how to know which one to use
- * How to understand financial statements, including income, balance, and cash flow
- * Case studies for single-family rentals, multifamily conversions, apartment complexes, and commercial office space
- * A detailed glossary of important real estate terminology

Although we have been successful in our careers, they have not turned out quite as we expected. We both have changed positions several times-for all the right reasons-but there are no pension plans vesting on our behalf. Our retirement funds are growing only through our individual contributions. Michael and I have a wonderful marriage with three great children. As I write this, two are in college and one is just beginning high school. We have spent a fortune making sure our children have received the best education available. One day in 1996, one of my children came home disillusioned with school. He was bored and tired of studying. "Why should I put time into studying subjects I will never use in real life?" he protested. Without thinking, I responded, "Because if you don't get good grades, you won't get into college." "Regardless of whether I go to college," he replied, "I'm going to be rich."

A front row seat into the world of high-stakes commercial real estate investing "A must-read book ... one of the best real estate investment books I have ever read.

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On my scale of 1 to 10, this unique book rates an off-the-charts 12." ---Robert Bruss Confessions of a Real Estate Entrepreneur is for the individual who is ready to get serious about investing. Not a rah-rah or get-rich-quick book, this book is for someone who is prepared to think about what he or she wants to accomplish. James Randel provides the how and why. James Randel has been a successful investor and educator for 25 years. He teaches investing through stories and anecdotes – bringing to the limelight not just his successes (and there are some amazing stories of these) but also his mistakes. His candor is instructive and entertaining. It is said that “those who can, do, and those who can’t, teach.” James Randel is a rare exception as he is both a highly successful investor as well as an excellent teacher. As said by Jeff Dunne, Vice Chairman of the largest real estate company in the world, CB Richard Ellis: “I’ve tracked Jimmy’s incredible run of successful real estate investments for 20 years and more recently invested very profitably with him. His new book is a must read for anyone interested in real estate investing.” If you are tired of the “same old, same old” and prepared to play in the big leagues, this book is calling your name.

This exciting new book is in Oversized Manual book format. It contains information not found in any business paperback book (to date) except in real estate courses costing hundreds of dollars. For the first time, this type of "inside information" of "subject to" mortgage transactions are being provided to the general public in a professional and realistic way. This book does NOT cater to the "no money down" or "no credit" audience despite the fact that using the "subject to" mortgage financing technique requires no credit. This book is NOT recommended for the beginning investor as the demands for doing "subject to" mortgage transactions require a greater degree of prerequisite knowledge and experience. This book is for the intermediate investor who wishes to expand their financing possibilities in building their own property portfolio. Accompanying the book are supplementary reading material and accompanying support website. Over the many years that we've been serving real estate investors, one of the most asked questions on our site has been, "How Do I Get Started in Real Estate Investing?" New investors will love the fundamentals and even experienced investors will appreciate the high-level view of strategies they may have never even considered. Don't let some guru tell you what the right path is for you. Read How to Invest in Real Estate and see all the paths in one place, so you can make the best choice for you, your family, and your financial future. This book will help new investors get a firm foundation to build their investing business upon. With topics ranging from how to gain a solid real estate education, real estate niches, financing, marketing, and more, this book is truly the definitive guide for helping new investors learn the ropes.

Strategies for creating real estate wealth by starting small--and always making the right moves Nationally known real estate expert John Schaub learned his craft in the best way possible--on the job, and through every kind of market. Over

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three decades, he learned to bank consistent profits as he built an impressive real estate mini-empire. Building Wealth One House at a Time reveals how virtually anyone can accumulate one million dollars worth of houses debtfree and earn a steady cash flow for life. Unique in that it focuses on buying houses in good-quality neighborhoods, Schaub's nine-step program includes: Renting to long-term tenants, with financial incentives to pay on time Avoiding the temptation of bigger deals, which invariably include bigger problems A 10-year plan to pay off debt and own houses free and clear

This book explains everything you need to know to locate and purchase real estate bargains from banks, public auctions, and other sources. It will guide you through every step of the process including finding properties, negotiating, and closing on your first deal.

Pre-foreclosure real estate is one of the hottest investment opportunities on the market. The Pre-Foreclosure Property Investor's Kit offers step-by-step instruction and no-nonsense advice on how to find great deals, estimate fair market value, negotiate with sellers, sell your property on your own, and win big in real estate. You'll learn how to get the best deals on foreclosure properties before they go to auction and utilize simple ready-made worksheets, checklists, forms, and agreements that make getting started easy. Even people of modest means can get into pre-foreclosure investing—all it takes is a little hard work, persistence, and the tools you'll find in this handy guide.

As demand for real estate has skyrocketed, so have prices. But finding affordable properties to buy and sell for profit has actually never been easier! Why?

Because foreclosures are at an all-time high, meaning banks and other lenders have unprecedented numbers of properties they are all too eager to unload.

That's your opportunity to acquire prime properties -- both residential and commercial -- at incredible value, and build a substantial real estate portfolio that should give you great returns for years to come. But as easy as it might seem to be to profit in the foreclosure market, the route to success is rife with hazards that can quickly turn your journey into a disaster. A few precautions and some careful preparation can prevent a lot of headaches -- and bad investments -- down the road. The Complete Guide to Investing in Foreclosures is written to help you identify and take advantage of opportunities while avoiding the pitfalls. Best-selling author Steve Berges gives you:

- * Secrets for finding great properties before they're public knowledge
- * Foolproof strategies for buying properties at all stages of foreclosure
- * Important information you need to know before investing in any foreclosure
- * Powerful ways to take advantage of little-known alternatives like HUD, SBA, VA, and IRS properties, Fannie Mae and Freddie Mac foreclosures, pre- and post-foreclosure opportunities, and a lot more
- * A full selection of value assessment tools, lead-generation strategies, and practical step-by-step processes
- * The 7 Caveats of Investing in Foreclosures

Foreclosures may be the quickest and most reliable way to profit in real estate—but you've got to know what you're doing. Whether you're new to the

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game or are already experienced in buying and selling foreclosed properties, *The Complete Guide to Investing in Foreclosures* gives you everything you need to make smart moves at every stage of the process.

Learn how to make money wholesaling real estate without having to swing a hammer or deal with tenants. Wholesaling is one of the best ways to get started making money in the world of real estate investing. Think of it as the day trading of real estate except it is simpler and has less risk if you learn how the process works. In fact when you learn how to do it the right way, you can minimize your risk substantially. *The Real Estate Wholesaling Bible* teaches what you need to know to profit from real estate wholesaling without needing a lot of capital or previous experience. This rapidly expanding business is relatively simple, profitable, and perfect for today's real estate market. Plus it's an ideal system for making money even in the toughest real estate markets. All you will need to get started is a computer, an Internet connection, this audiobook, some passion, and a lot of curiosity.

- Teaches the mechanics of how to wholesale real estate, including exactly how to find, analyze, finance, and sell wholesale deals like clockwork
- Explains how actually to build a business and develop systems that are not dependent on you as the business owner
- Shows how to develop a turnkey, systems-dependent business that serves as a vehicle for all the people it touches: the owners, the employees, and the community

Many real estate investors' ideas of success focus squarely on profitability. Author Than Merrill believes success happens when your real estate investment business is not only profitable but also gives you the time to enjoy your life and fulfill your passions and dreams.

Cashing in on Pre-foreclosures and Short Sales shows investors exactly how to take advantage of what many are calling the best upcoming investment real estate market we have experienced in decades! Chip distinguishes the difference between good deals and bad deals, reveals just how easy it is to find, evaluate, and obtain foreclosure properties, tells how to negotiate a profitable transaction, and unveils the power of using short sales and other strategies to create a win-win situation for the investor, the seller, and the bank. Even first-time buyers looking to score a bargain on purchasing their own home will be armed with all the tools they need to confidently evaluate and pursue a profitable deal - and save thousands in the process. *Cashing In on Pre-foreclosures and Short Sales* incorporates quotes and advice from top industry professionals, as well as a healthy appendix packed with state and national foreclosure guidelines, including valuable contacts and websites, sample forms, checklists, and all the necessary tools you need to find, evaluate, secure and profit from foreclosure properties. Spend like a miser, profit like a mogul Who says you have to spend money to make money? Savvy real estate investors follow the examples of Donald Trump and Walt Disney, turning substantial profits on properties without incurring the debt, risk, and maintenance costs of ownership--and now, so can you! In *How to Make Money with Real Estate Options*, real estate expert Thomas Lucier

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introduces you to the low-risk, high-yield investment vehicle that can earn big bucks even for small investors. Lucier explains what real estate options are, how they work, and why they are the tools of choice for thousands of successful investors. Step by step, he shows you how to:

- * Locate potential option properties using the Internet, want ads, and "bird-dogs"
- * Contact and negotiate with property owners
- * Perform due diligence and avoid options pitfalls
- * Prepare an option agreement that protects you
- * Insure real estate options with title insurance
- * Package and sell optioned properties for optimum profits

Packed with no-nonsense advice on how to identify the most profitable properties and manage every step of the option process, *How to Make Money with Real Estate Options* is a practical guide to one of the secret weapons of savvy investors.

Get the confidence and tools to take advantage of this growing method of investing Tax liens sales and tax deed auctions, conducted by governmental agencies for delinquent taxes on real estate, are not new--they have been around for more than 200 years. But until recently, they remained a small niche market for investors. However, as more people become delinquent on their real estate taxes due to the increased foreclosure market, and local governments look for revenues wherever they can find them, this investing methodology has become increasingly popular - and it can be done from anywhere. *Zero Risk Real Estate* shows readers exactly what to look for, what to avoid, and how to get the biggest return with the smallest amount of risk. Explains how to utilize the internet for research and investing from anywhere in the world! Gives step-by-step advice on how to determine your investment objectives and where to find tax sale listings Details how to take advantage of "over-the-counter" bargains and increase your returns Shows what to do once you have your new tax certificate, and how to "cash in" This is not a get-rich-quick infomercial approach--it is a real investing strategy that is expected to grow over the next several years as an appealing alternative to the stock market and other investments. Using real-life examples and case studies, this book walks you through the process step-by-step to make it easy for beginners, and shares advanced investing techniques for more experienced investors.

"... want to buy a house or other real estate below market value? If so, read this book."--Robert J. Bruss, syndicated real estate columnist Home foreclosures are at a ten-year high, and this new edition of Melissa Kollen-Rice's bestselling guide fills readers in on everything they need to know to find and finance real estate bargains from banks, S&Ls, public auctions, government agencies, and other sources. Packed with worksheets, checklists, and contact directories, *Buying Real Estate Foreclosures* is the resource for novices and pros alike. This fully revised and updated edition features: Guidance on pitfalls, hidden costs, sources of foreclosure lists, and creative financing strategies Valuable sample forms and documents A new chapter--"What the banks don't want you to know: why are they so motivated to sell?" New strategies to help investors cut through the red tape In-depth discussions of the benefits and risks of all types of financing A completely updated pre-bid checklist

Thinking about becoming a commercial real estate investor? *Commercial Real Estate Investing For Dummies* covers the entire process, offering practical advice on negotiation and closing win-win deals and maximizing profit. From office buildings to shopping centers to apartment buildings, it helps you pick the right properties at the right time for the right price. Yes, there is a fun and easy way to break into commercial real estate, and this is it. This comprehensive handbook has it all. You'll learn how to find great properties, size up sellers, finance your investments, protect your assets, and increase your property's value. You'll discover the upsides and downsides of the various types of investments, learn the five biggest myths of commercial real estate investment, find out how to recession-proof your investment portfolio,

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and more. Discover how to: Get leads on commercial property investments Determine what a property is worth Find the right financing for you Handle inspections and fix problems Make big money in land development Manage your properties or hire a pro Exploit the tax advantages of commercial real estate Find out what offer a seller really-really wants Perform due diligence before you make a deal Raise capital by forming partnerships Investing in commercial property can make you rich in any economy. Get Commercial Real Estate For Dummies, and find out how.

With the housing bubble of the past few years bursting and interest rates on the rise, there has been an upsurge in the number of foreclosures across the country, creating many opportunities for profit. But investing in real estate foreclosure[s?] can be a tough job, especially when a negative stigma is attached. How do you make money while preserving your morals and trust? Foreclosure Investing For Dummies shows you how to invest in foreclosures ethically without being accused of stealing homes from "little old ladies." This step-by-step guide helps you thoroughly research property, find the best opportunities, purchase foreclosures, and avoid misleading distressed homeowners. This book doesn't promise quick profits through minimal work, but it will provide you with invaluable information to become a successful investor, including: Identifying opportunities and understanding risks Obtaining information, tools, support, and resources Locating properties prior to foreclosure Assisting homeowners through the foreclosure process Acquiring properties below market value prior to the auction Buying property at an auction, from lending institutions, and government agencies Repairing, renovating, and selling or leasing property This book provides tips and strategies for refinancing your property and maximizing your profits. It also gives you advice on how to assist homeowners, have them work with you, and common mistakes you should avoid. It's time to go out and make the most of foreclosure investing, and with Foreclosure Investing For Dummies by your side, your hard work and devotion will bring tons of success!

Welcome to the world of buying foreclosed homes at auction--a real estate strategy that lets you remove the middleman, decrease your competition, and buy at a discount. Bidding for properties on the courthouse steps while competing in real time with other investors is a thrilling experience. There's nothing like it in the world of real estate, but there's also a lot to learn. With dozens of insider auction secrets that are proven to help maximize returns, Bidding to Buy will show you the skills you need to successfully bid at auction, then turn a healthy profit on your investment. Successfully buying foreclosures isn't a matter of luck, and it isn't for insiders only. However, it does require a process--one that can be repeated for optimal returns. In this book, you'll find a full blueprint of the foreclosure process, including the repeatable five-step method that the authors have used to buy thousands of properties. Discover a new kind of real estate investment and uncover profits on your local courthouse steps! Inside, you'll learn how to: Find properties before they are broadly exposed to the market Understand the entire foreclosure process and how it differs from state to state Conduct complete title research and develop an eye for red flags Navigate the potential risks and pitfalls behind a live auction Access property listings and early posting data Build an accurate financial analysis on any available property Acquire creative and alternative financing methods, including no-cash solutions Complete critical post-auction steps, such as evicting tenants

In this book, we have hand-picked the most sophisticated, unanticipated, absorbing (if not at times crackpot!), original and musing book reviews of "The Pre-Foreclosure Property Investor's Kit: How to Make Money Buying Distressed Real Estate -- Before the Public Auction." Don't say we didn't warn you: these reviews are known to shock with their unconventionality or intimacy. Some may be startled by their biting sincerity; others may be spellbound by their unbridled flights of fantasy. Don't buy this book if: 1. You don't have nerves of steel. 2. You expect to get pregnant in the next five minutes. 3. You've heard it all.

Schaub's books Building Wealth One House at a Time and Building Real Estate Wealth in a

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Changing Market are consistently two of the best-selling and best-reviewed books on the real estate shelf. This book features the same accessible, smart, and proven advice—and positive tone—of Schaub's other books that readers love. Tap into one of the hottest real estate investment options in today's market.

You can still find plenty of good deals in a failing real estate market by applying the advice in *The Pebbles Path to Real Estate Wealth: How to Make Money in Any Market*. Multimillionaire real estate mogul R. Donahue Peebles makes it possible for you to always win in real estate, provided you have the right knowledge and exercise good judgment in the deals you make. Start with small investments and work up to bigger, more profitable properties; before you know it, you'll be a smart investor earning large profits!

"This book is not just a bargain, it's a steal. It's filled with practical, workable advice for anyone wanting to build wealth."—Mike Summey, co-author of the bestselling *The Weekend Millionaire's Secrets to Investing in Real Estate*. Anyone who seeks financial wealth must first learn the fundamental truths and models that drive it. *The Millionaire Real Estate Investor* represents the collected wisdom and experience of over 100 millionaire investors from all walks of life who pursued financial wealth and achieved the life-changing freedom it delivers. This book—in straightforward, no-nonsense, easy-to-read style—reveals their proven strategies. *The Millionaire Real Estate Investor* is your handbook to the tried and true financial wealth building vehicle that rewards patience and perseverance and is available to all—real estate. You'll learn: Myths about money and investing that hold people back and how to develop the mindset of a millionaire investor. How to develop sound criteria for identifying great real estate investment opportunities. How to zero in on the key terms of any transaction and achieve the best possible deals. How to develop the "dream team" that will help you build your millionaire investment business. Proven models and strategies millionaire investors use to track their net worth, understand their finances, build their network, lead generate for properties and acquire them. *The Millionaire Real Estate Investor* is about you and your money. It's about your financial potential. It's about discovering the millionaire investor in you.

Maximize profits in the single-family and multi-unit rental market. You probably know that small rental properties are among the safest, most affordable, and most profitable investments around. With a little help, however, you can minimize both your investment and your costs and send your profits straight through the roof! In this comprehensive handbook, real estate investing expert Steve Berges reveals the secrets that have made him one of the most successful entrepreneurs in the field. He shows you all of the indispensable tricks of the trade, explains why they are so important, and connects them to other essential steps for super-profitable investing. Arming you with his Five Golden Rules for Success, Steve Berges also shows you how to: Select a house and negotiate the best price and terms. Perform a comprehensive financial analysis to maximize value. Secure financing and prepare for your closing. Find qualified tenants and draft favorable lease agreements. Reduce operating costs, increase rents, and improve profitability. Avoid the little-known pitfalls of real estate investing. With Steve Berges' expert guidance and no-nonsense advice, you can maximize your investment, minimize your time and effort, and make the most of every foray into the real estate market.

Learn all about short-sales, the hottest topic in today's real estate investing market, with *Short-Sale Pre-Foreclosure Investing: How to Buy "No-Equity" Properties Directly*

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from the Bank -- at Huge Discounts. Understand how to buy properties at big discounts, creating windfall profits. Using this guide, you can access information about a topic that 90% of real estate agents and investors know nothing about. Discover how to make huge profits from the banks' misfortune, how to help homeowners in foreclosure while helping yourself, and how to stay on the cutting edge of the down market.

Make Money and Help Your Community at the Same Time "This book shows you the most powerful, practical system ever discovered to make money buying pre-foreclosures. If you follow its advice, it could make you rich." --Brian Tracy, bestselling author of *The Psychology of Achievement* "What great content and a fresh approach to the business of foreclosure investing. Alexis has it right--believe in yourself and what you do, be open and honest with others, and work hard. You'll make a great living and enjoy life along the way." --Barbara Corcoran, founder of the Corcoran Group and bestselling author of *If You Don't Have Big Breasts, Put Ribbons on Your Pigtails: And Other Lessons I Learned from My Mom* "This book shares with readers the right and moral way to invest in pre-foreclosures. Author Alexis McGee shows you that you can help homeowners and make a profit. This book is a must for all real estate investors, whether you are working on your first deal or your twentieth!" --Diane Kennedy, bestselling author of *Loopholes of the Rich* and coauthor of *The Maui Millionaires* "Want to make money the honest way? Read Alexis McGee's great ideas on real estate foreclosures, and you'll have access to a wealth of know-how, experience, and years of success. You'll learn from people who have done it--not just ideas, but stuff that works in the real world." --Ron Willingham, author of *The Inner Game of Selling and Integrity Selling for the 21st Century*

A practical guide that helps you thoroughly research properties, so you know what you're getting into before you buy or bid on a property With the housing bubble of recent years bursting and interest rates on the rise, there has been an upsurge in the number of foreclosures across the country, creating many opportunities for profit. But investing in real estate foreclosures can be a tough job, especially when a negative stigma is attached. How do you make money while preserving your morals and trust? *Foreclosure Investing For Dummies* shows you how to invest in foreclosures ethically without being accused of stealing homes from "little old ladies." When you approach the process in a fair-minded way, presenting homeowners with various options and offering a reasonable price for their home, you can walk away with your integrity intact—and potentially a reasonable profit, too. This step-by-step guide helps you research property, find the best opportunities, purchase foreclosures, and avoid misleading distressed homeowners. If you're committed to success, dedicated to mutually beneficial solutions, can treat foreclosure investing as business, and you can talk to people, this book is for you, but it doesn't promise quick profits through minimal work. This book will provide you with invaluable information to become a successful investor, including how to: Identify opportunities and understand risks Obtain information, tools, support, and resources Locate properties prior to foreclosure Assist homeowners through the foreclosure process Acquire properties below market value prior to the auction Buy property at an auction, from lending institutions, and government agencies Repair, renovate, and sell or lease property A hands-on guide with tips and strategies for refinancing your property and maximizing your profits, this book also provides advice on how to assist homeowners, have them work with you, and

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avoid common mistakes. It even contains an appendix that covers foreclosure rules and regulations. It's time to go out and make the most of foreclosure investing, and with *Foreclosure Investing For Dummies* by your side, your hard work and devotion will bring tons of success!

Learn how you can make extra money now with this easy-to-follow guide for buying, rehabbing and selling real estate from sheriff sales and foreclosure auctions.

Now in a newly updated second edition, this guide covers all the ins and outs of buying, renovating, and reselling distressed properties at big profits. Berges shows investors how to excel at every aspect of flipping, from finding great deals to analyzing property values, negotiating sales, and closing deals.

The key to making money in real estate is finding motivated sellers. Financial trouble is often the single biggest motivator. From finding properties in foreclosure, to negotiating with sellers in financial distress, to reselling the properties to realize healthy profits, *Making Big Money Investing in Foreclosures without Cash or Credit* is a comprehensive money-making guide. Best-selling authors Peter Conti and David Finkel pull all the steps together into a seven-step action plan, so that investors can apply what they have learned and start making money.

Quit your day job! Make a million in real estate! It's easier than you think! A few years ago, Matthew Martinez was a lot like you - he worked hard to make as big a salary as he could. But it wasn't enough. He worked by the clock, and yearned to be his own boss. With a small amount of savings, he acquired his first rental property. Two years later, he was making more from his rentals than he was working 9 to 5, so he quit his day job to oversee his real estate investments. Today, he enjoys a multi-million-dollar collection of income-producing properties--and he's ready to share his money-making strategies so you can begin your own journey to career and financial independence. *Two Years to a Million in Real Estate* shows you everything you need to know, including how to invest small amounts early-on while working a full-time job. Avoid real estate "bubble" risks. Get others to pay your mortgage for you. Pick a hot property (and spot others that will become hot). Simplify the ins-and-outs of financing. Negotiate like a pro. Screen for reliable tenants. Understand how local tenant laws work. Hire good people to manage your properties. Know when to sell.

Buy bank-owned properties at fire-sale prices! Banks and lending institutions today own more than one million foreclosed properties, more are in the foreclosure pipeline. Banks desperately want to get these properties off their balance sheets, but there aren't enough buyers. The result is a soft real estate market with prices investors and homeowners may not see again in their lifetime. In recent years many bargain-hunting investors and homebuyers made the mistake of trying to get foreclosure prices via short sales and pre-foreclosure-- before the bank reclaimed the property. They've been burned by endless delays and uncertainty of the messy foreclosure process. With bank-owned properties, that's over. You deal directly with a motivated seller—the bank—and get the foreclosure price without the hassles and complexity of a short sale or pre-foreclosure. This book shows you how to negotiate the best possible terms with the real estate owned (or REO) department of a bank or lender, including step-by-step instructions and no-nonsense advice on finding great deals, estimating fair market value, and closing the deal. You don't need a ton of cash, because REO investing at fire-sale prices is affordable for almost any investor or homebuyer. Provides detailed, step-based guidance on buying REO properties. Written by a super-successful REO investor with fifteen years of experience.

This is not a general overview of real estate flipping nor some inspirational self-help book--this is a step by step, HOW-TO blueprint to build a multi-million dollar real estate empire from scratch. Making millions renting out or flipping real estate has nothing to do with luck or even

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having a large budget to play with. It's all skill... so let me cut years from your learning curve and save you tens of thousands of dollars in the process. I will treat you as one of my clients and take you through every bit of minutia from pre-purchase preparation to final closing, with real world data drawn from some of the dozens of investments I'm making right now in the modern marketplace and not idealized examples from the past. Whether you're a brand-new investor with a few grand in your pocket or a seasoned real estate agent representing a \$100 million fund, the key to lasting success in this business is being able to sniff out hidden equity in off-market homes before anyone else. That's precisely what I'll teach you to do faster, cheaper and smarter than any wealth management fund out there. My clients call me a "guru" and a "prodigy," my competitors "one lucky SOB," but the truth is I don't have some "Spidey sense." I can teach anyone every one of my tricks in a matter of hours. So why not? Let's have some fun. The market is sure big enough to accommodate plenty more fresh millionaires. With this vast trove of hard-learned lessons and insider tips in your corner, all you need to supply is self-discipline and ample elbow grease to turn even a few grand into millions within a few years. No luck required and the skills are provided. So what's holding you back from dominating your local market? Pre-Purchase Checklist: Will this book add value for me? Are you a stock market investor tired of being at the mercy of high-speed trading algorithms and random headline news events? Do you ever wish you had more control over your investments? Have you avoided direct real estate investment because you weren't quite sure how to leverage big data to buy off-market properties at +90% discounts, with a minimum of 30% equity? Are you a real estate professional trying to bring more value to your clients and really stand out from the pack? Would you like to take your skillset to a whole new level and earn 10x the commissions with half the work? Are you a current investor frustrated about all the competition nowadays and the ever-thinning margins? Would you like to skip the direct mailing campaigns and generate vetted leads before anyone else?

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This is a tremendous guide for buying foreclosed homes in any market. You will learn the simple formula, developed through real-life experience, to build massive wealth through foreclosures. It is a resource for novices and pros alike and will guide you through every step of the process including finding properties, negotiating and closing deals.

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