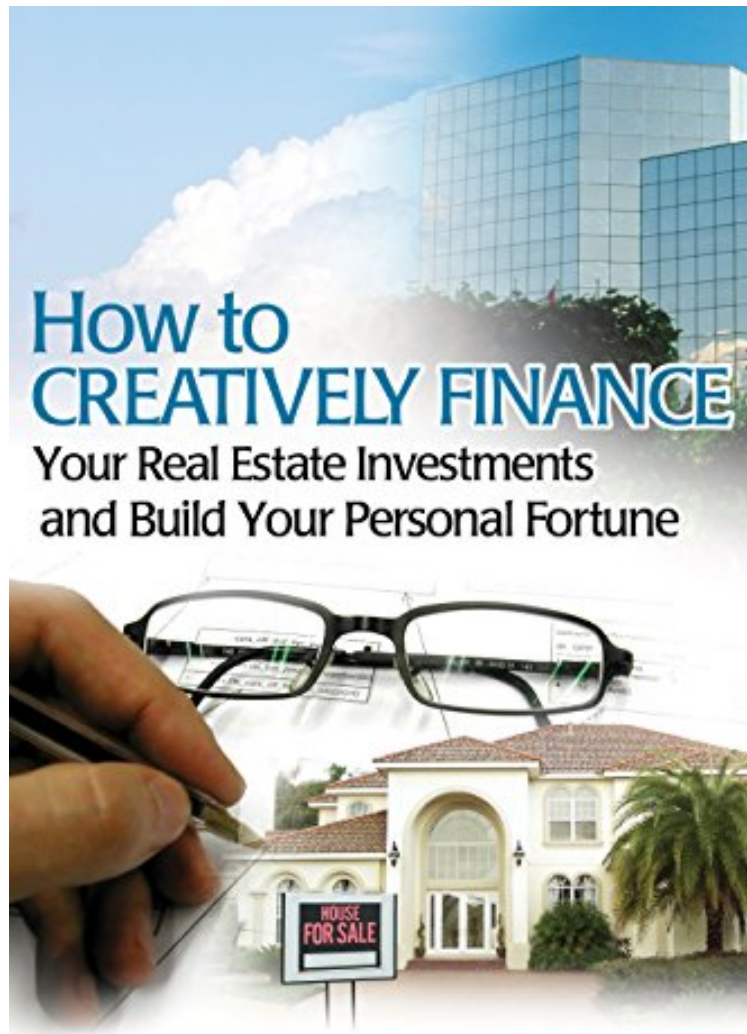


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Susan Smith Alvis

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5 of 6 people found the following review helpful. Cannot recommend this book. By Sundance CleaningPros: The font size and spacing is larger than average. It is easy on your eyes. The author gives you some good reasons and explanations about why an investor should enlist the help of an experienced real estate agent. However, you may already know most of them from other sources. Cons: The book has 280 pages. There are 73 pages of amortization tables which is unnecessarily too lengthy. The book VERY LIGHTLY surveys various ways of financing. For example, chapter seven is about real estate options. There are totally eight pages in this chapter. After reading the whole chapter, one would still probably scratch his/her head and wonder exactly what an option is and how it works. In other two real estate books that I own, both of them give a good definition of a real estate option in just one short paragraph. At the end of chapter seven, the author refers readers to another book about real estate options (this book MAY be useful, I hope). The last page of the chapter is a photo of a person which contributes nothing to the concept of the chapter. The title of this book is "How to" However it does not include steps of actually how to use or how to implement the financing concepts mentioned. This is not really a "how to" book. It is far from that. It may be worth your valuable time to read this book, if you have no idea of what the word "mortgage" means. 0 of 0 people found the following review helpful. Mostly crap. This has a few interesting ideas in it ... By Joe M. Queen Mostly crap. This has a few interesting ideas in it but it's all so high level that it's not very useful for an actual investor. 0 of 0 people found the following review helpful. Two Stars By William Endrizzi Repeats same thing in chapters.

For years the traditional way to finance a real estate purchase was with a 5-20 percent down payment. Investing in real estate in this manner was a slow go, but things have changed with the release of this new book. There are now hundreds of different methods for creatively financing your real estate investments. Smart investors know the secrets to using other people's money to finance their investments and now for the first time you can learn how to buy houses, lots, land, and commercial properties for nothing down and in some cases even receive cash back at the closing. These truly effective techniques are closely guarded secrets that are revealed for the first time. In this new book you will learn: how to negotiate with sellers, proven effective valuation techniques, how to use other people's money, use other people's credit, sell it before you buy it or pay for it, create positive cash flow, subject-to deals, over twenty nothing down scenarios, profiting from foreclosures, dealing with over-financed properties, working with judgments and liens, quit claim deeds, discounting mortgages and liens, lease options, wraparound financing and wrap notes, using trusts, self-directed IRAs, 1031 exchanges, create assumable loans, VA loans, options, and futures. The book also includes numerous tables, reference charts, and financial tools that one can use in analyzing and financing your investments while building your personal fortune. Atlantic Publishing is a small, independent publishing company based in Ocala, Florida. Founded over twenty years ago in the company president's garage, Atlantic Publishing has grown to become a renowned resource for non-fiction books. Today, over 450 titles are in print covering subjects such as small business, healthy living, management, finance, careers, and real estate. Atlantic Publishing prides itself on producing award winning, high-quality manuals that give readers up-to-date, pertinent information, real-world examples, and case studies with expert advice. Every book has resources, contact information, and web sites of the products or companies discussed. This Atlantic Publishing eBook was professionally written, edited, fact checked, proofed and designed. The print version of this book is 288 pages and you receive exactly the same content. Over the years our books have won dozens of book awards for content, cover design and interior design including the prestigious Benjamin Franklin award for excellence in publishing. We are proud of the high quality of our books and hope you will enjoy this eBook version.

Whether you're a real estate mogul or simply thinking about investing in real estate, you can use this book. It will help novices navigate the confusing, convoluted world of real estate investing. For more experienced investors, it is a guide to refining creative ways to find and finance investment properties. Read this book and follow the advice it gives if you want to avoid commonly made mistakes and instead, make money. I plan to recommend this book to all of my investor clients. --Stephanie Fox, Coldwell Banker Burnet Real Estate About the Author Susan Alvis is a practiced real estate agent in the 1990s and has since placed her license in retirement. She is the author of several real estate books, including How to Buy Real Estate Without a Down Payment in Any Market and How to Become a Million Dollar Real Estate Agent In Your First Year.