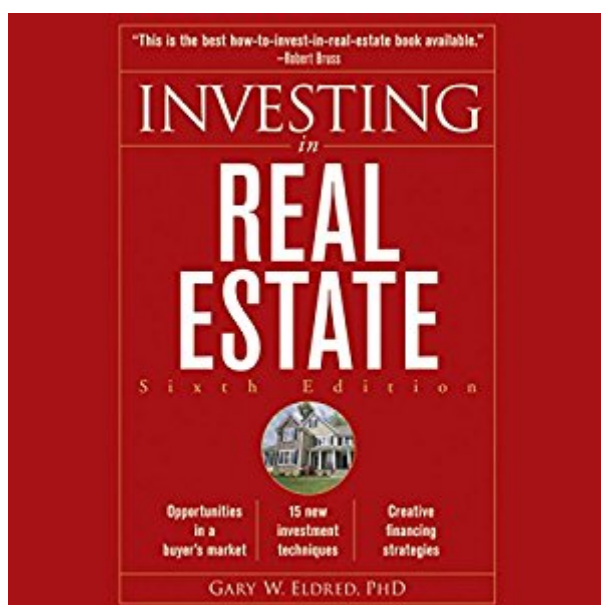


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# Investing In Real Estate, 6th Edition



## Synopsis

A fully revised, new edition of one of the best-selling real-estate investing guides of all time....

Through its five previous editions, *Investing in Real Estate* has shown investors how to intelligently build wealth with their investments in houses, condominiums, and small apartment buildings. Unlike many titles in this genre, *Investing in Real Estate* steers clear of the hyped-up no cash, no credit, no problem promises. Instead, it provides sound, real-world advice and instruction that reflects the authors time-tested wisdom and experience. This book shows you how to invest profitably, safely, and reliably as you navigate the risks and opportunities of today's property market. It covers all the topics investors need to master, including how to find, negotiate, finance, lease out, and manage your property acquisitions. Plus, you will discover how to add tens of thousands of dollars of value to nearly any property. Whether you plan to start investing or move your current investing strategy to a higher level, two decades of sales success testifies to the fact that this investing guide stands superior to any others that you will find. This new edition covers all the recent changes in the market, including the latest housing rescue legislation from Congress; a historical review of how to profit from property cycles; and insightful new ways to gain from the current excess inventories of for-sale properties, foreclosures, and REOs. Author Gary W. Eldred has also authored 10 other successful real-estate titles, including *The Beginners Guide to Real Estate Investing*, *The 106 Mistakes Homebuyers Make - and How to Avoid Them*, and *The 106 Mortgage Secrets that All Borrowers Must Learn - but Lenders Don't Tell Completely*. Revised to cover current ways to prosper in today's property markets, this book: Includes new, insider techniques for foreclosure investing Features 15 new ways to profit with property investments Explains how to buy properties for less than they are worth from many sources including auctions, bank sales, and homebuilders *Investing in Real Estate*, Sixth Edition retains its premier position as the most reliable, informative, and comprehensive guide to successful real-estate investing.

## Book Information

Audible Audio Edition

Listening Length: 15 hours and 17 minutes

Program Type: Audiobook

Version: Unabridged

Publisher: Audible Studios

Audible.com Release Date: August 6, 2012

Language: English

ASIN: B008TUWLZ0

Best Sellers Rank: #152 in Books > Business & Money > Investing > Real Estate #310

in Books > Business & Money > Real Estate #1544 in Books > Audible Audiobooks > Business & Investing

## Customer Reviews

You're not just buying a book to read here. The amount of information in "Investing In Real Estate" makes it an investment. These are the facts. The way things are. There has been spiked interest in RE recently because of the recent low interest rates which has caused an upsurge home-buying in many parts of the country. With all of the real estate courses, seminars, tapes and books being marketed, how rare is it today to hear the facts and not just the hyperbole? This is the most comprehensive and detailed, to-the-point real estate book available. If you're a normal home owner and want to increase your home's value with some shrewd fixing-up before you sell it, you can get tons of pointers here. Want to find the best bargain with your first purchase or your new home?

Manage your property(ies)? What criteria do you use to find the best property? How do you check to make sure? Creative financing is also covered. This is not just for those investing in apartments or a duplex but everyone. Want to rent-out your house? You will learn the basic laws and procedures, and how to write up the most appropriate lease and how to cross your "T's" and dot your "I's."

Almost all of us know people who've rented their homes out and had "bad tenants." You'll learn how to screen properly here to avoid them, and how you can use the (local) law. There are many simple and proven math models on how to calculate the return you'll get from buying a detached house, condo, duplex, tri, fourplex, or multi-unit apartment complex. The Gross Rent Multiplier (GRM), Income Capitalization "Caps," Net Operating Income (NOI), Return on Investment (ROI), and Before Tax Cash Flow (BTCF) etc.

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