

# Magic

REAL ESTATE

by always



# Magic Of Real Estate

**Ken McElroy**



## **Magic Of Real Estate:**

5 Magic Paths to Making a Fortune in Real Estate James E. A. Lumley, 2004-05-21 A new and revised edition of the commonsense guide to real estate riches More and more people are discovering that real estate investing is a safe and affordable way to increase their cash flow and build lasting wealth If you want to achieve financial freedom then look no further 5 Magic Paths to Making a Fortune in Real Estate reveals the proven real estate investment strategies that many of today s millionaires used to make their fortunes In fact you don t even need a lot of money to start investing and start putting cash in your pocket today Real estate expert James Lumley offers simple straightforward explanations of the most common and lucrative approaches to property investment including fixer uppers lease options wholesales buy and hold and single and multifamily rentals You ll understand all the basics of real estate and learn to use these five strategies to make a killing in any economy Packed with new information including sections on the IRS s simplified tax exchange rules and the capital gains exclusion 5 Magic Paths to Making a Fortune in Real Estate will show you how to Find foreclosed repossessed or condemned properties Research the markets and perform valuations Determine what you can safely afford Negotiate with sellers and buyers Find the best financing terms including seller financing Price and perform money making repairs Work with agents and contractors And much more *Five Magic Paths to Making a Fortune in Real Estate* James E. A. Lumley, 1999-11-03 A safe affordable investment strategy for living the life of your dreams Reading this book is your first step on the road to financial freedom You ll learn the proven real estate investment strategies that many of today s millionaires used to make their fortunes And the best thing is you don t need a lot of money or any prior property investment experience to begin generating a steady flow of cash to do with as you please right away The five paths to riches real estate expert Jim Lumley describes are common approaches to property investment fixer uppers lease option wholesale buy and hold and single and multifamily rentals But the real magic in this book is Lumley s uncanny ability to teach absolutely anyone even lifelong renters everything they need to know about the basics of real estate investment and how to make a killing using the five strategies You ll quickly learn what you must know in order to Find foreclosed repossessed or condemned properties Research the markets and perform valuations Determine what you can safely afford Negotiate with sellers and buyers Find the best financing terms including seller financing Price and perform money making repairs Work with agents and contractors And much more **Property Magic** Simon Zutshi, 2015-07-08 Zutshi shows readers how to build a 1 million property portfolio and a 50 000 income in just 12 months The book is designed to make readers aware of some of the current possibilities available in property investing **Real Estate Magic** Don Loyd, 2011-08-01 Now is the time to cash in on real estate Rental Vacancies are down rental rates are up Available homes are up interest rates are down Learn how to find a great by and make a small fortune You can do it if you have a plan and exit strategy Real Estate Magic will lead you through the mine field of treacherous ground to discover how you can create wealth and positive cash flow *Magic Mirror*

*Investing* Larry Yakiwczuk, Patrick Ng, 2016-10-25 Mirror mirror on the wall who is the fairest of them all asked the queen in the fairy tale Then the magic mirror would respond to her with an honest answer In reality wouldn't it be nice if we all have a magic mirror that can tell us all the answers we want For those of us who need to know about how to manage our own properties but lack the knowledge and experience a magic mirror would be perfect for us every time we have questions Unfortunately this mirror does not exist in real life That is why we have created this book to help inform and educate you like a magic mirror In this book we'll show you all the elements of property management First of all why do you even need to learn about property management At the start we will explore the benefits of this subject so that you can appreciate its importance We will then discuss in what factors prospective tenants will consider in renting so that you as landlord can prepare your property in such a way that attracts good quality tenants Once your property is ready to rent we will show you how to find good tenants But remember during your tenant selection you are obliged to follow any fair housing regulations in your area which are set to avoid any discrimination We will discuss the concept of fair housing and its legal implications using the United States as an example Keep in mind that our United States examples are for reference only Each country and region will have different rules and regulations you need to do some research for your own area of investment after you understand the general concept When you finally find someone good to rent your property you will need to know different aspects and pitfalls in the renting process Later you will have to close the deal with your prospects by signing a lease agreement with them But what provisions should your lease include to protect both you and your tenants In the case where you have already done your due diligence in selecting good tenants but you still end up with troublesome people and you want to evict them you should definitely read the chapter on evictions so you know what to do and how to do an eviction properly

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