



NO

MONEY

Down Real Estate



Boom Boom Publishing



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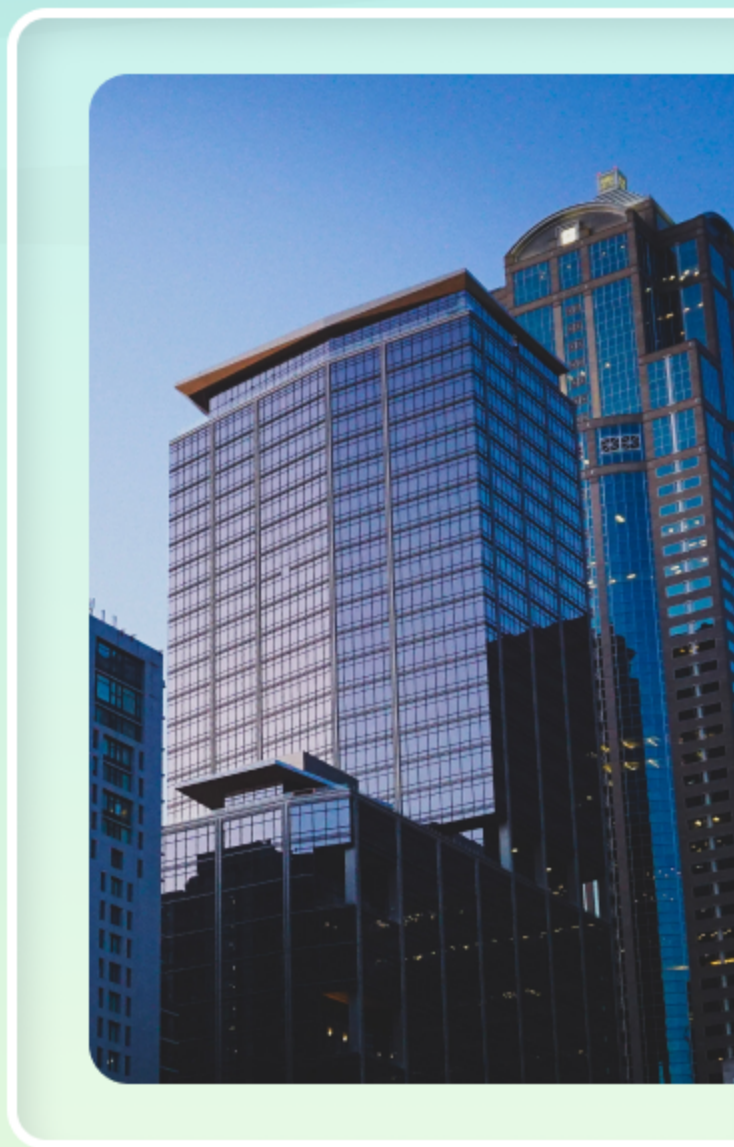
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INTRODUCTION

Ask a person about the basic things he needs, and his answer would be these three: food, clothes, and shelter.

As the world's population continuously grows by around 83 million annually, the demand for shelter, especially for real estate properties, is constantly increasing through the years. Some are moving to larger spaces for their families. Some are looking for a lodge to relax. Some want their money to be spent on something worthwhile. Some are finding possible investments that can grow their value over time.



Consequently, this creates a situation which is called by economists the "real estate boom." As more and more people are finding a house, apartment, or condominium to buy, real estate businesses are constantly booming.





Now, what is there when there's also a demand? Opportunities. An opportunity to satisfy the needs of the people. A chance to establish a money-making business.

An opportunity to earn money and amass riches. This opportunity must be seized. One way used by experts in this field to seize these opportunities is by availing real estate properties for a low price and hoping they can get monetary gains. This can be made through renting, flipping, or reselling. However, this requires enormous financial capital, with expenses spanning from the down payments to completing the purchase to the maintenance of the property.

However, what if I tell you that you can start a real estate business deal without bringing even a single cent out of your pockets? This might seem impossible and too good to be true, but the wiser people of this field had mastered this art of "free real estate." Several starters use these methods to start the business from scratch without giving too many initial expenditures. On the other hand, veterans in this field use these strategies to earn money even more through simultaneous investments.

WHATEVER YOUR REASON MAY BE, THIS BOOK IS PERFECT FOR YOU!

This book explains the possible ways to raise funds from others for purchasing real estate properties without the risk of bringing out any personal money (or just a little bit). This also lists the advantages and disadvantages of each method to help you decide the best way to start your real estate business! Note that while every method has its pros and cons, decisions should not be based on which has the most benefits and the fewest drawbacks. Some might have disadvantages that have little effect compared to their advantage or the other way around.

SO, START READING, START INVESTING, AND START EARNING!





Chapter 1

GET SOME LOANS



Private Lending Entities



Hard Money Lending



Online Lending Platforms



Cooperatives & Credit Unions



Bank Loans (Mortgages)



Government Loans



Seller Financing



Second Mortgage





In This Chapter



The first set of ways to invest in the real estate business is through loans. A loan is a sum of money that is borrowed by someone (called the borrower) from someone (called the lender) and expected to be returned after a set length of time. While most have interests, some lenders do not charge their borrowers.





In this chapter, we will explore these ways to get some loans. We will also discuss their types and the way to start with them. Lastly, we will also delve into the benefits and drawbacks of each type of loan. The characteristics that will be checked includes:

- ✓ Flexibility
- ✓ Interest Rates
- ✓ "Red Tape"
- ✓ Need for Initial Payment
- ✓ Checks on Ability to Pay
- ✓ Collaterals
- ✓ Amortization Period
- ✓ Penalties
- ✓ Means of Transaction
- ✓ Internet Connectivity
- ✓ Privacy and Security Risks
- ✓ Scam Risks
- ✓ Variety of Options
- ✓ Law Monitoring





Method #1

Private Lending Entities

Benefits



Highly-flexible Higher interest rates



No bureaucratic "red tape"



No initial payment



Does not check the ability to pay



Collateral-free



Zero to low penalties



Many options nationwide

Drawbacks



Higher interest rates



Shorter amortization period



Risk of privacy and security threat



Risk of scams



Not monitored under the law





Expert Tip

In convincing a lender, use elevator pitches (minute-long succinct summaries) of your project; This will help your lender grasp your project's idea quickly and easily



This is, by, far, the easiest method to raise money for your real estate agenda.

Private Lending Entities are individuals or groups that finance and lend other people's investments. As the name implies, they are not related to any public organization or formal financial institutions, mostly lending their money at their own will.

Usually, these entities are acquaintances of the borrower, but they can also exist through Peer-to-Peer (P2P) Lending Platforms. That is why websites like Upstart, Peerform, Payoff, MoneyMatch, and Faircent belong to this category.

These private individuals do not use credit score and salary grade as criteria for lending, so loans can be obtained almost instantaneously. They are also flexible in terms of the interest and the repayment time, but most loans are paid within 3 years, along with the interest that plays between 5% to 15%. Private debts also have low penalties if there are any.





However, there are also potential threats for borrowers due to their unsupervised nature.



Private lending is a two-way gamble between the borrower and the lender. The lenders in this business only rely on trust and potential success (or intervention of platforms for P2Ps). Since they are placing their own money on the line, be sure to use your communication skills to convince your lender that your project is safe and rewarding. Build a connection established with trust to further sweeten the terms of your private loan.





Method #2

Hard Money Lending

Benefits



No bureaucratic "red tape"



Does not check the ability to pay



No initial payment



Many options nationwide


Drawbacks



Inflexible



High interest rates



Risk of losing collateral
(Foreclosure of Property)




High penalties



Shorter amortization period



Risk of privacy and security threat



Risk of scams



Not monitored under the law

