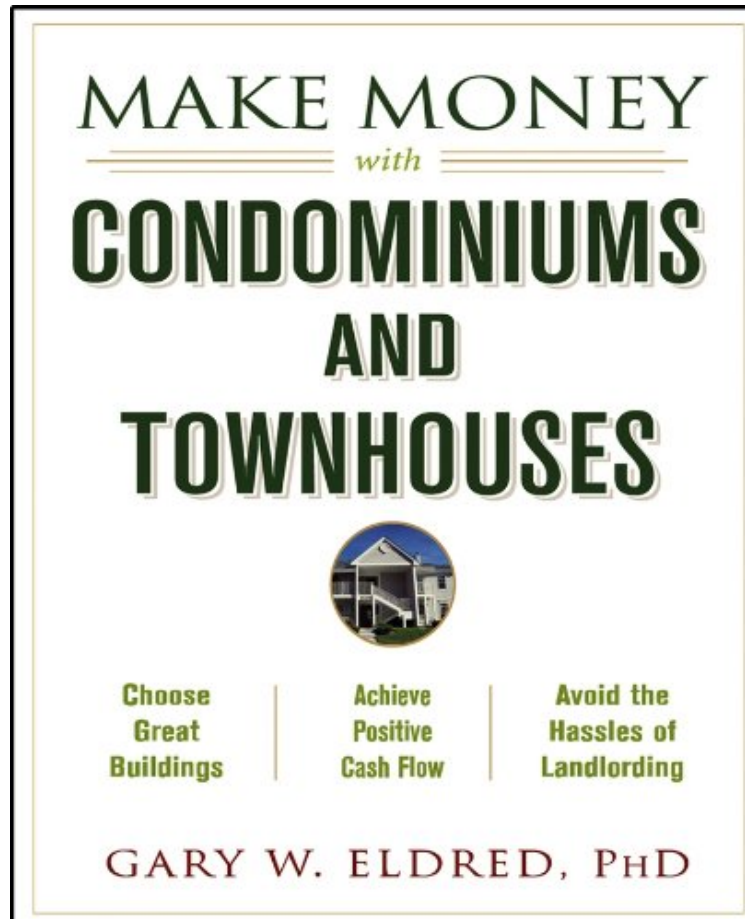


## Make Money with Condominiums and Townhouses (Make Money in Real Estate)

Gary W. Eldred

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**Gary W. Eldred : Make Money with Condominiums and Townhouses (Make Money in Real Estate)** before purchasing it in order to gage whether or not it would be worth my time, and all praised Make Money with Condominiums and Townhouses (Make Money in Real Estate):

3 of 3 people found the following review helpful. Great resource.By MEDShort sales, foreclosures .... everyone has an opinion on how to make money in the current real estate market. This book gives you a no nonsense roadmap to do just that.Gary Eldred gives you basic formulas to understand the long term value of a property and the short term income stream possible. The financing section is particularly good - real world strategies that work.I have several properties and have used this book as a guide.Highly recommend.0 of 1 people found the following review helpful. Five StarsBy CustomerGood book2 of 6 people found the following review helpful. Out of dateBy MnewtyI thought it was a pretty cool book and goot for the guy who wrote it but he talks about buying condos a long time ago and how he made money off them. It was a different time and isnt really in tune with todays rela estate market.

In the Make Money series, renowned real estate investor and bestselling author Gary W. Eldred shows you how to profit from the safest, most reliable wealth builder in the world—real estate. With coverage of all the fundamentals—from finding the right properties to financing and managing them—Eldred shows you the ropes so you don't have to learn important lessons the hard way. Unlike general guides to investing in real estate, each title in the Make Money series gives you the specialized expertise necessary to fully profit from a select investment strategy. Make Money with Condominiums and Townhouses shows homebuyers and investors how to travel the road to real estate wealth—often with little or nothing down. As an affordable investment vehicle, condominiums and townhouses offer numerous advantages over other types of rental property—they require relatively little day-to-day management, they tend to attract more desirable tenants than other rental properties, and they offer low risk and high returns. Full of time-tested techniques and proven money-making strategies, Make Money with Condominiums and Townhouses will show you how to:

- \* Relax while you put your money to work
- \* Find properties with high rates of appreciation
- \* Evaluate homeowner association finances
- \* Choose profitable locations
- \* Understand the changing demographics that may affect your investment
- \* Finance your properties with little or no money down
- \* Achieve positive cash flow quickly
- \* Build up equity
- \* Understand by-laws, disclosure statements, and management contracts

"...But if you know nothing about finding, buying and selling property or little about finance...author Gary Eldred is your guy." (Miami Herald, October 8, 2003) Gary W. Eldred, in his Make Money With Condominiums and Townhouses, differs from those get-rich-quick types who imply that all it takes to be a landlord-tycoon is creative financing and chutzpah. Real estate can be rewarding, but you have to do your homework. Lots of it. This is where Eldred - a Realtor who has taught at Stanford University and the University of Illinois and co-wrote the thorough Investing in Real Estate with Andrew McLean - comes in. How do you choose the right condo or town house? The due diligence you have to exercise is considerable. When you are negotiating to buy a unit, the seller has to show you legal and financial documents about the homeowner's association. Read them closely. A homeowner's association that is in financial trouble is more likely to levy special assessments on homeowners to cover deficits or pay for maintenance or repairs. Other questions: Does the association carry enough insurance? Is it suing or being sued? (Guess who'll pay the legal bills.) Know that sellers and Realtors must disclose any serious defects of a property that they are aware of. Does a condo development have too many renters? That could harm property values. How do you evaluate unit location, density, size (measurement errors happen frequently), livability, security, parking, amenities and so forth? If your eyes glaze over at all the detail Eldred provides, you may not be cut out to be a real estate investor. Why invest in condos and town houses? Because in many areas, single-family homes have become too expensive relative to the rental income they can bring. Eldred gives a good overview of what you need to know before you plunge into the exciting (but perilous) world. Read Make Money With Condominiums in conjunction with his earlier book, Investing in Real Estate, for more insight into how to find bargains and obtain financing from less-known channels. (USA TODAY, October 20, 2003)

**MAKE MONEY WITH CONDOMINIUMS AND TOWNHOUSES**

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About the Author **GARY W. ELDRÉD, PHD**, has been involved in more than a hundred real estate projects as a buyer, seller, or investment consultant. Dr. Eldred has also taught numerous graduate courses in real estate at America's top universities, including Stanford, the University of Virginia, and the University of Illinois. He is also the author of Make Money with Small Income Properties and Make Money with Fixer-Uppers and Renovations, and coauthor of the bestseller Investing in Real Estate, Fourth Edition, all published by Wiley.