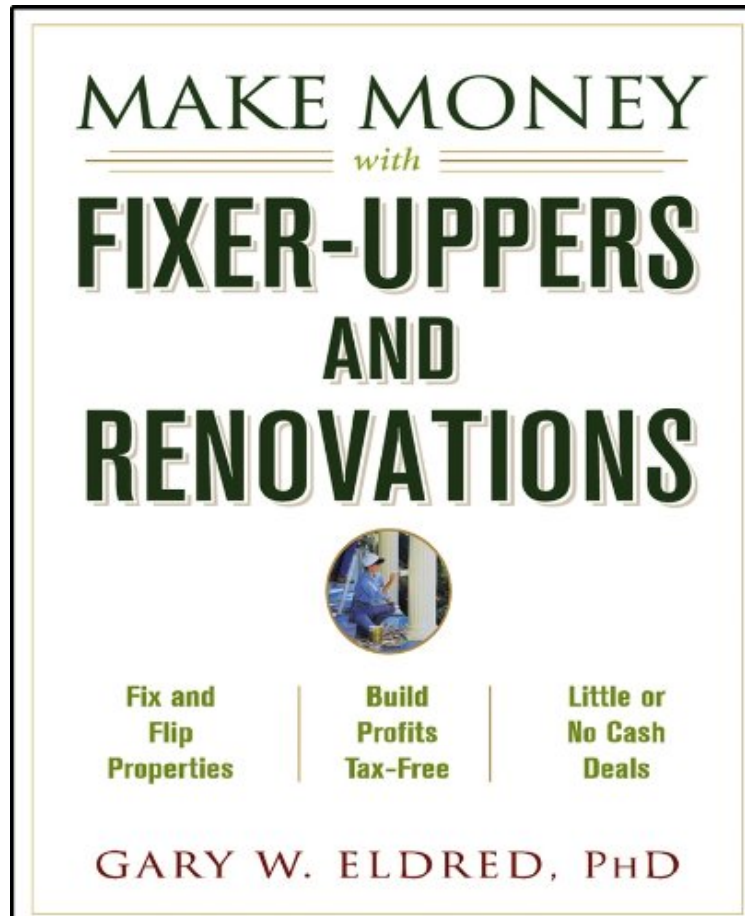


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Make Money with Fixer-Uppers and Renovations (Make Money in Real Estate)

Gary W. Eldred

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Gary W. Eldred : Make Money with Fixer-Uppers and Renovations (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 Fixer-Uppers and Renovations (Make Money in Real Estate):

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home is just like it sounds: a place you call home. By fixing up properties so that they feel like a home, you stand to make more money than by just fixing it up. The book contains some very good stories and information on fixing up properties, and the information Eldred gives is well worth the price. But the information lacks real meat on how to do any of the things he's suggesting. It's like any other \$19.95 book on real estate investing: you get what you pay for, and sometimes his suggestions lack detail, or feel like "top of the waves" type of techniques. If there were an upsell, you might get some kind of procedure on exactly how to invoke your local ordinances, add to neighborhood convenience, or convince a reporter to play up the neighborhood's potential for turnaround. He also winds up providing a formula for profit in the rehab business that walks and talks a lot like the Buy It! Fix It! Sell It! Profit! formula (a book he criticizes). Apparently the formula is sound, but he believes the buying price will rarely be 60 cents on the dollar. A fair belief, but you may be able to buy it at that price; I leave it up to the investor to make that choice. (In other words, read both books and make your own decision :)). Despite these limitations, you do get a lot of bang for your buck. I recommend it to real estate investors who would like to expand their thinking on potential fixer-uppers.

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 Fixer-Uppers and Renovations shows homebuyers and investors how to build a fortune by purchasing properties at bargain prices, using creative improvements to add thousands to their value, and selling or renting them for high profits. There's almost no limit to the number of ways you can increase the value of a property—from quick and low-cost improvements like a fresh coat of paint to more extensive renovations such as multi-unit conversions or kitchen remodeling. This step-by-step guide includes the knowledge you need to combine entrepreneurial thinking with proven market analysis techniques. You'll learn to choose properties, plan improvements, and buy low and sell high. Make Money with Fixer-Uppers and Renovations will show you how to:

- * Fix and flip properties for quick profits
- * Buy properties with little or no money down
- * Maximize your property's market value
- * Exploit regulatory loopholes
- * Create pizzazz for your interiors
- * Add living space to your property
- * Revitalize neighborhoods to increase property values
- * Market your properties for top dollar
- * Save thousands with owner-occupant financing

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About the Author GARY W. ELDRED, 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 Condominiums and Townhouses and Make Money with Small Income Properties, and coauthor of the bestseller Investing in Real Estate, Fourth Edition, all published by Wiley.