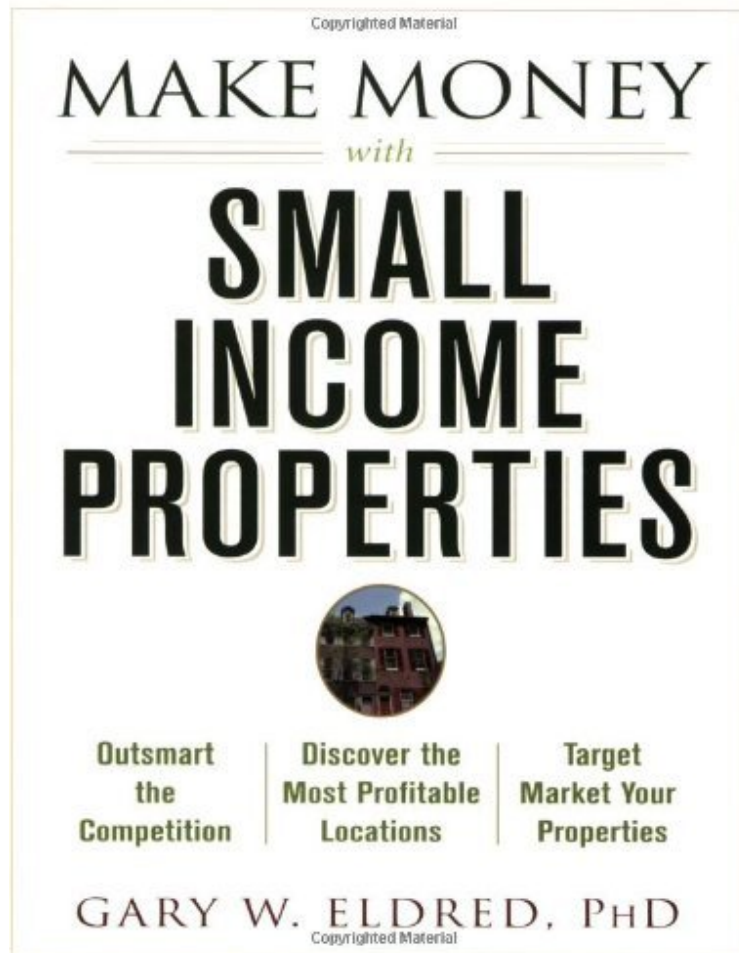


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## Make Money with Small Income Properties (Make Money in Real Estate)

Gary W. Eldred

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**Gary W. Eldred : Make Money with Small Income Properties (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 Small Income Properties (Make Money in Real Estate):

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similar location. That's why some investors convert apartments into condominiums because buying in bulk provides economies of scale. Other benefits that the author provides are higher cash flows, greater ease of management, and enhanced possibilities for creating value. While I like this book, I have to warn you that it lacks some specifics, so I would suggest that you also read other books on the subject, too. It is written for intermediate investors or for those who read other books.- Mariusz Skonieczny, author of Why Are We So Clueless about the Stock Market? Learn how to invest your money, how to pick stocks, and how to make money in the stock market

28 of 29 people found the following review helpful. Tons on information in a very readable form

By A Customer

As a seasoned investor, author and host of my own Real Estate Investment radio show, I read a lot of Real Estate related books and found this one to be a great addition to my library. It takes an approach that is different from many other books in that it suggests investment in multifamily properties. The author sets forth his reasons and then lays out the plan and approach one must take from initial research to actual management of the properties. While the answers to EVERY question are beyond the scope of any one book, the author covers just about every issue that might crop up as you build your real estate portfolio. If you are new to the industry, you will come away with an understanding of what you need to do to get started including creation of a plan. If you are an experienced investor, you will come away with tips and strategies on how to come away with more income and/or profit on every one of your investments through what the author refers to as strategic marketing. If you don't believe me, feel free to listen to his interview on The Real Estate Investor's Forum by logging on to [voiceamerica.com](http://voiceamerica.com)

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 Small Income Properties shows you how to grow your fortune by purchasing and managing multi-unit rental properties—from duplexes to twenty-four-unit buildings. Compared to other real estate investments, small income properties offer higher returns, positive cash flows, and easy-qualifying seller financing. The expert guidance you'll find here illustrates how you can boost property values and increase rent collections through effective and friendly management. This simple-to-follow guide offers the knowledge you need to find properties that will increase in value, manage them effectively (rule one: never think of yourself as a landlord), and maximize your profits. Make Money with Small Income Properties will show you how to:

- \* Purchase and profit from affordable rental properties
- \* Develop your entrepreneurial strategy
- \* Understand the economy and pick the right neighborhoods
- \* Size up the market and your competition
- \* Carve out a target market
- \* Accurately price properties
- \* Build equity fast with easy improvements
- \* Create ways to generate more income

From the Back Cover

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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 Fixer-Uppers and Renovations, and coauthor of the bestseller Investing in Real Estate, Fourth Edition, all published by Wiley.