



# **How to Creatively Finance Your Real Estate Investments and Build Your Personal Fortune: What Smart Investors Need to Know - Explained Simply**

*Susan Smith Alvis*

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For years the traditional way to finance a real estate purchase was with a 5-20 percent down payment. Investing in real estate in this manner was a slow go, but things have changed with the release of this new book.

There are now hundreds of different methods for creatively financing your real estate investments. Smart investors know the secrets to using other peoples money to finance their investments and now for the first time you can learn how to buy houses, lots, land, and commercial properties for nothing down and in some cases even receive cash back at the closing. These truly effective techniques are closely guarded secrets that are revealed for the first time.

In this new book you will learn: how to negotiate with sellers, proven effective valuation techniques, how to use other people's money, use other people's credit, sell it before you buy it or pay for it, create positive cash flow, subject-to deals, over twenty nothing down scenarios, profiting from foreclosures, dealing with over-financed properties, working with judgments and liens, quit claim deeds, discounting mortgages and liens, lease options, wraparound financing and wrap notes, using trusts, self-directed IRAs, 1031 exchanges, create assumable loans, VA loans, options, and futures. The book also includes numerous tables, reference charts, and financial tools that one can use in analyzing and financing your investments while building your personal fortune.

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