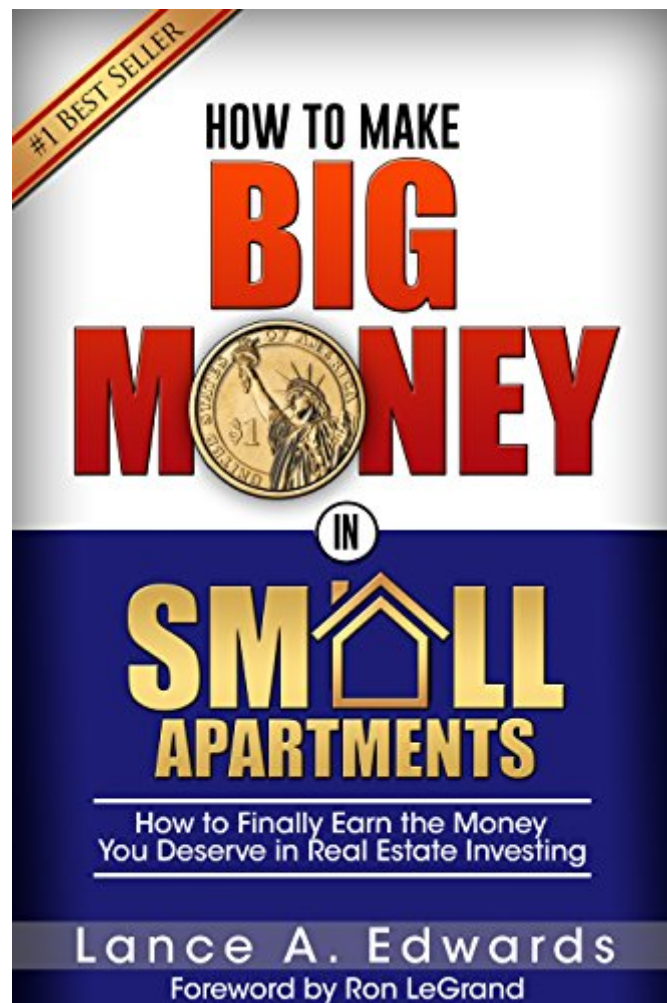




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# How To Make Big Money In Small Apartments



## Synopsis

This book reveals how anyone can skip the competition and get started with small apartments - whether new or experienced. Through detailed explanation and over 40 case studies, you'll learn how to make money by wholesaling, buying, and/or rehabbing small apartment buildings - using none of your own cash or credit, and with no prior experience. You will discover the step-by-step approaches for finding deals, qualifying deals, finding buyers, finding investors and monetizing your small apartment deals; plus how to scale-up to larger apartments. This book contains the know-how and the motivation for you to jump to the fast lane and start doing small apartment deals now. Since 2002, when he bought his first small apartment nothing-down, Lance Edwards has done apartment deals ranging from 3 units to nearly 300 units. And since 2007, he's also been teaching others how to escape the rat race faster and play bigger - by starting with small apartments.

## Book Information

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## Customer Reviews

The book is great. It's well written and understandable. I have one problem with it. The links provided in the book, are no longer available. Lance is a Marketer. That's not a bad thing! Yes you can learn from him, yes you can do this. Yes there is a follow up boot camp, live and in-person, yes there are costs that are...well, slightly glossed over, like: you need an LLC, you'll want to buy insurance. Yes, you'll get that money back and then some, but be aware of the actual costs before you dive in. Still, it's worth eating the elephant, one bite at a time. Good Luck!

This book is a good general overview of making money with apartments... I was looking for a more detailed "step-by-step" book including scripts, letters, etc. The author does offer (numerous times) links to his webinars and coaching programs. Also, if you are one who is distracted by typos, spelling errors, etc. watch out... Like a lot of ebooks I've seen this one could have been edited better. All in all, it's a good book with good information but it lacks in the implementation plan I was looking for.

I really wanted to finish and soak up all that this book has to offer. It's clear that what he teaches works, but if you don't understand the business vocabulary/lingo you may find yourself struggling to read this book like I did. While I understood the concept/gist of what he was saying, I found myself wasting hours just staring at the book, rereading paragraphs multiple times, and getting distracted because I just couldn't understand the vocabulary. I believe this is a good book for somewhat experienced people in real estate. You understand the area you're just being presented a better opportunity to make money. While the book provides countless examples of people with no experience in real estate becoming successful with these practices, I just believe someone with no experience would benefit better with a book that was written in layman's terms. The biggest take away that I think anyone needs to know is that you don't need to use your own money in order to get into the business and put money in your pocket.

This is a good book to read if you want information about how to buy small apartments with other people's money. It doesn't seem as hard as flipping houses in comparison and apparently you make a lot more money. Interesting read. I would recommend it to those who have ever thought about buying, investing or flipping apartments instead of houses. Not as complicated as you may think. I learned something. KJ

Great book for those looking for more than just a house or duplex. While there is a lot of concrete information on where/how to find properties not listed on MLS, what sources to use for funding, etc,

it does lack actual concrete resources. I have a much better idea of how to purchase and keep apartments as well as how to wholesale apartments, but finding sellers willing to finance or finding funding sources (such as self directed IRAs as this book suggests) can be much, much more difficult than the author will lead you to believe. The only resources listed in this book are links to the author's seminars, which you have to pay for. So it is basically a marketing tool for his seminars and mentoring. I'm not saying it wouldn't be worth it, it very well may be.

A great book. Should be able to convince anyone that they do not need to start with single family homes and move up. Multifamily is the BEST place to start. I am currently putting lots of his ideas into practice in my business, and refocusing my business to be a "property turnaround specialist." Totally worth \$.99. But just remember...like most of these \$.99 authors, they are actually pushing you to buy their full "course" or "mentoring." Still, in between the hype and self-promotion, there is good info here.

That's what you'll get in Lance Edwards new book How to Make Big Money In Small Apartments. The book is peppered with case studies & real examples of making money with multi-unit real estate from the author's personal experience and that of his students. But more importantly are the nuggets of real estate investing wisdom that you'll find in this book no matter what type of real estate you invest in. Here's a short list of some of what Lance put in the pages of this book:

- 7 Keys to building a real estate empire
- 3 Components of wealth creation
- 4 Part raising private money formula
- 5 Ways to get started in the business of investing in multiunit real estate
- 16 Small apartment strategies
- 4 Components of success in real estate

Plus Lance has included lots of links to free bonuses in the book including webinars on topics like How To Present To Private Money Lenders, How To Invest In Real Estate With IRAs, The Hidden Power of LLCs, Land Trusts Made Simple, Real Estate Tax Strategies Your CPA Doesn't Know, and a whole lot more. I particularly liked his 4 key marketing systems in Chapter 9 of the book, which is just part of one of his 4 components of success in real estate. I also liked that he had an entire chapter (Chapter 10) on what he considers to be the most important component of real estate success. The book doesn't just give knowledge about the subject of how to make money with apartments, it also gives real life examples, tools, and resources- all for only 99 cents!

How To Make Big Money In Small Apartments is a good read for any real estate investor, no matter what type of

properties you invest in.

Excellent overview of the whys and hows of becoming a small apartment entrepreneur...this blows away single family investing and other real estate strategies...this is the "sweet spot" in the real estate business model. Definitely recommended. Links to many resources along the way. Very realistic possibilities - no pie in the sky or unrealistic, borderline illegal techniques. The only limitation is our preconceived notions and beliefs (myths) about investing or becoming a small apartment entrepreneur...start small and build active and/or passive income streams.

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