

# The 24 Methods Of Investing In Real Estate

This list is by no means complete, since any two or more of these methods can be combined to create other methods. Every one of these strategies are **simple, simple, simple!** You can start by choosing just one or two methods suited to your situation, then add others as your experience (and bank account) grows.

- **The BRRRR Method** - Buy, Rehab, Rent, Refinance & Repeat. This is a powerful strategy to build a substantial portfolio of income properties to create massive, passive income from ONE SMALL INVESTMENT
- **Wholesaling (Assigning)** - Fast, easy, no closing, or financing required. Great way to get started without cash or credit because you do not buy or sell property - you sell a CONTRACT to buy a property to someone who wants it more than you do
- **Apartments** - Multi-family units, if purchased properly, can create passive income for life. "Flipping" them can also be very profitable, if done correctly.
- **Lease Option** - No cash/credit required. Can be used to buy, or to sublet at a profit, or both. Because you are leasing, no need for a down payment. Part of your lease payment can be applied to the purchase price when you exercise your option
- **Master Lease Option** - A lease option on an entire apartment complex, providing potentially huge monthly income and a no cash/credit method of buying
- **Foreclosures** - Lenders are often forced to unload these at deep discounts, but there are rules to follow
- **Pre-foreclosures** - Many "gurus" confuse foreclosures and pre-foreclosures. Learn how to profit from the differences, and how to find them before anyone else, and before they can get on any list.

- **Rehabbing** - Generally the most profitable real estate investment strategy, but such huge profit comes with risks. Learn how to evaluate rehabs and mitigate the risks
- **Contract For Deed (Land Contract)** - No cash or credit required. Some sellers prefer monthly income to cash-out and will self-finance, for several reasons. Learn how to take advantage of it
- **Short Sales** - More prevalent in hard times, but can be done even in good times. If you and the seller can offer the lender good cause for forgiving part of the mortgage, you can get a huge discount.
- **Double Escrow** - No cash or credit required, legal in all 50 states at the time of this writing. But there are new caveats to be aware of, and methods to overcome them
- **Probate** - When a homeowner passes, the heirs are often in a hurry to dispose of the property. Discover how to locate these opportunities and profit from them in ways other gurus often overlook
- **Lease & Sublet** - No cash or credit required. Learn how to lease at below market rents, then sublet for more; or upgrade the property (with owner's permission) to increase the rent you charge
- **Tax Lien Certificates** - Unpaid property taxes result in tax liens on the properties, and a great investment opportunity for those who know the ins and outs, and which properties to avoid
- **Tax Deed Sales** - A lot of the same rules as tax liens except you actually get ownership of the property at the tax deed sale. Know how to buy in, and which properties to avoid
- **Equity Sharing (equity participation)**- No cash required - you use a portion of the seller's equity as down payment, he gets the balance from your mortgage

(which he co-signs for, as partner), and both of you share in the equity from future appreciation. Seller gets his equity back with his share of appreciation typically in 3-5 years when the property is resold or you refi in your name only and pay him off. If you rent the property out, he shares in that, as well. A special agreement is required

- **Reverse Mortgage** - You, too, can offer elders a reverse mortgage that can help them live their golden years in greater comfort while building your own net worth
- **Sale & Leasehold** - You can sell a property to an investor, and include a long-term lease to yourself at a favorable rate. Then sublet, and raise rents with increased appreciation. Long-term income even after selling the property
- **Buy & Rent** - No explanation needed - you buy a property, then rent it out.
- **Triple Net Lease** - Much like a Master Lease Option, but there are crucial differences
- **Sweat Option** - A great way to start. An option to buy a property that needs work and seller permits you to get the work done in exchange for the down payment. You get in without a lot of cash or credit, and end up with a property worth more than you paid
- **Rolling Option** - Large parcels can be sub-divided. A rolling option allows you to option parcel #1, and when you resell it you roll that option onto parcel #2 and so on. You get in for much less, and it eliminates the risk of ending up with unsold parcels, since you are not required to buy any lot you are unable to sell.
- **Option** - Requires very little cash. An option gives you the right but not the obligation to buy. It also gives you the right to put the property up for re-sale at a higher price, then flip it to your buyer
- **Note Trading** - Not officially a real estate method, but can be used as such, so we include it here as method #24. Any note or mortgage held by a private party

or non-bank corporation can be bought and sold. Often available at 30-50% below value depending on the note's performance. Learn how to find them, how to buy them, trade them for real estate, and learn which ones to avoid

For more information about real estate investing, please call, or send me an email!

I am always here to help you!

Gail "The Note Gal" Villanueva

Email: [Gail@GailTheNoteGal.com](mailto:Gail@GailTheNoteGal.com)

Phone: 321-417-1142