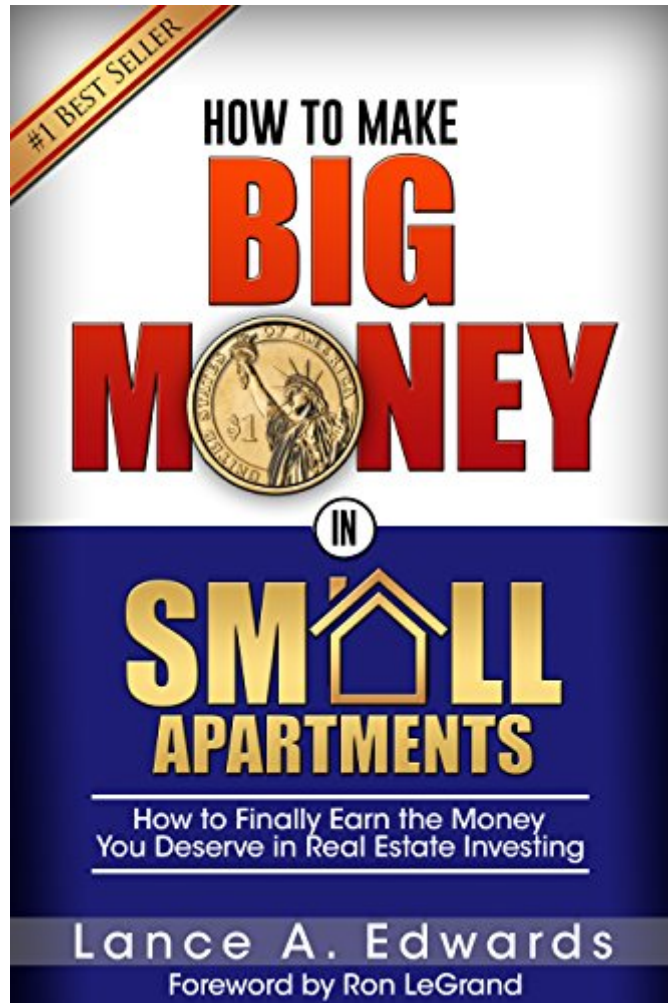


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# How To Make Big Money In Small Apartments



## 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

I read this book and what a well written guidebook on how to wholesale small apartments. If you can go to a garage sale and buy a lawn mower for \$25 bucks and then sell it to your neighbor for \$40

bucks then you can learn how to buy an 8 plex and then sell it for a profit. The neat thing with Lance's system that is spelled out in the book is that you can use someone else's money to do it! If you want to get into Real Estate or you want to expand your portfolio, you need this book. The value of this information far and above surpasses the price for the book.

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.

This is the best and most concise guide I've seen to making it happen. If you've ever thought about flipping apartments, you owe it to yourself to get this book. You won't regret it! This one leaves all those other how-to real estate books in the dust.

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.

Lots of good info but he is very stingy with his scripts. He wants you to buy his course, which is very expensive. It would probably be worth the expense, but a lot of people don't have that kind of money. They bought the book to go out and do deals, and then maybe they would have the money to buy the pricey course. I would also prefer a paperback version of the book. I like to mark things up and refer back, but it is very hard to do that on a Kindle and writing up page after page of notes kind of ruins the fun.

The perfect book to give me the information I need to get started in buying small apartments. Tells me exactly why it's a smart move and why I should start small. Well written, easy to follow and enjoyable to read, unlike most, how to books. This is a steal for all the information I have gotten from it.

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.

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!

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