

How to Make Big Money in Small Apartments

By Lance A. Edwards

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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.

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How to Make Big Money in Small Apartments By Lance A. Edwards Bibliography

- Sales Rank: #238130 in Books
- Published on: 2015-01-15
- Original language: English
- Number of items: 1
- Dimensions: 9.00" h x .57" w x 6.00" l, .75 pounds
- Binding: Paperback
- 250 pages

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Editorial Review

About the Author
Lance Edwards is living proof of his mantra that you don't have to "graduate" from single family to multifamily - you can start with multifamily, just like he did. Lance purchased his first deal (a four-plex apartment) in March, 2003 - nothing down. Over the next 2 years, he went on to purchase 50 properties nothing down on a part-time basis, while working his full-time corporate job. In July, 2005, investing in apartments allowed Lance to retire from his 20-year corporate career to start a full-time real estate business that acquires and flips multifamily properties. In 2007, he added his training business to teach others how to create faster financial freedom by investing in apartments using none of their own money. Lance has students nationwide using his system to profit from flipping and buying apartments using none of their own cash. Lance has been speaking on how to raise private money and multifamily real estate investing to large and small groups since 2005. Even though Lance is based in Houston, he has spoken to real estate investment groups in all major cities in Texas, California, NC, Florida, and many other states. Lance engages the audience quickly and offers up more detailed information for free during his talks than most other fee paid speakers' events. Lance also provides something that other gurus never do, Mindset Training. Anyone can speak about the skillset, but frankly, many students have a collection of dusty books, binders and tape packs sitting on the shelf with nothing but a receipt to show for it. Without the proper Mindset, unused skillset is a waste of time and money. This is why Lance's students who adopt his mindset training succeed with his skillset every time. Mindset training is included with every one of his classes and product offerings.

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