

## Chapter 1 : StreetWise Property Investing | How to Use Someone Else's Credit to Invest in Real Estate

*Wise Women Invest in Real Estate helps you to combine the skills you already have with real estate investment know-how from experts in the field, giving you the power to take complete control of your financial future.*

Have you looked at the market they are in? The market itself may be the reason you should be leery about buying a particular rental property. Let me tell you something to get your brain juices flowing when it comes to markets. What should jump out at you right away when you see these two offerings? In fact, you should know that numbers can tell you a lot. The risk is most likely with the market. Before I list out the things that can be impacted by a market, let me explain very briefly the three types of markets out there. These markets are growing. The population is trending steadily upwards. These markets are heading downhill. The population trend is trending steadily downwards. What causes the differences between these three types of markets? Jobs, industry, general desirability. The Best and Worst Major Markets for Real Estate Investors, But look too at how long those gentrification periods take, and those are just for neighborhoods. So you can imagine the time associated with an entire market switching from a declining to a growth market. Unfortunately it can be much easier and faster for a growth market to become a declining market; all it takes is one major industry crash to completely switch the direction of the market. Now, what can the direction of the market affect in terms of owning rental properties there? What is your ultimate plan with your rental property? Do you want to sell it down the road? Are you looking for appreciation on it? Do you want to continue to rent it? The direction the market is going will drastically impact all of these things. For example, if you buy a rental property in a declining market, what do you think is likely to happen down the road? What does that affect? In more severe cases, it can send you underwater on your property with no chance of recovery. How will a declining market affect your property if you just want to rent it for the rest of your life? What happens to the rentability of a rental property in relation to the direction the market is going? Basically, it will impact your tenant pool down the road. If your property is in a growth market, you can expect a continuous pool of tenants, and the quality of those tenants should typically remain higher quality depending on the specific neighborhood, of course, and if anything should only get better. In a declining market, you should be concerned that your tenant pool will shrink, and of those left in the pool, it would be a fair assumption to say that the likelihood of the quality of those leftover tenants declining is pretty high. The point of owning a rental property is financial gain, right? Well what do exit strategy and rentability have in common? They both are key factors in determining whether or not you end up profiting off of a rental property! Well, that all sounds great, but how do you know if a market is growing, declining, or stable? No worries – I got you! Leading into August, Cleveland led the nation in job loss over all of the 37 metro areas in the U. It has shown historic loss of industry. The population has gone down to about, people, with a housing stock built for more than one million. Of that aging stock, about 15, houses are vacant, with more than half of those being condemned and waiting demolition. Rumored gentrification of the market exists, but that same rumor has been talked about for roughly 20 years, and there are no sign of the turnaround yet. At the point the population is at a steady decline, the industry and job stats solidly suggest a continued decline, and there are so many vacant houses – I want nothing to do with any of it. Need me to explicate a little more? With stats like these, I would expect the following issues if I were to buy a rental property there, due to the job loss and population declining: There will likely be less demand for buying and renting properties. All of that ties right back around to property values as well. Do you think with those kinds of market fundamentals that the value of a property will be going up anytime soon? A declining value on my rental property? I would personally deem this a declining market. The population in downtown KC has quadrupled over the last 10 years. New residential high-rises have massive waiting lists. It has a lower than average unemployment rate compared to the nation 5. How are those looking? Pretty good to me. I would personally deem this a growth market. So how do the two markets compare to you? How do you feel about each? I can pretty much promise that the prices will be lower and the projected returns will be higher in Cleveland than they will in Kansas City. But what it comes down to is not what the projected returns of either market are on paper, but what returns actually happen if you buy the

property. Maybe you will, and some have. Some investors have gotten away with buying there, or in cities like it, and had great success. What should be your consideration instead, since none of us have a crystal ball and know what will happen for sure with any property we buy, is risk factor. In these two examples, the stats suggest that Cleveland is a much riskier market to invest in than Kansas City. Now let me sum up the basics of what factors I consider and I mean strongly consider when I look at different markets: Is it increasing or decreasing? How many industries are present in the market, and how strong are they? A key thing here is that a market with only one big industry is a much riskier market to invest in because it only takes one big industry fail to tank the whole city. Among other reasons, but this is a big one. This ties a lot into industry, but there should be growth in the number of jobs, not a decline, for all the reasons mentioned about Cleveland. Do people want to live in the market? Sounds dumb and like a horrible generic thing to consider, but to me it says a lot. Why would I assume a market that nobody really cares to live in is actually going to grow or increase that much? Where that would come into play is more about choosing a specific neighborhood to invest in. So, there you go. Next time you are presented an out-of-state deal, look at everything going on behind the numbers – especially the market the property is located in. A lot more goes into numbers than meets the eye. What are you favorite and least favorite markets for investing right now? Free eBook from BiggerPockets!

### Chapter 2 : Lisa Moren Bromma (Author of Wise Women Invest in Real Estate)

*Written for women, this real estate investment guide focuses on the readers various needs, situations, and concerns. From finding and negotiating properties to managing money and clients, it provides a blueprint whether you're a newcomer to the industry or are already a pro.*

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### Chapter 3 : wise real estate investing,

*Wise women invest in real estate: achieve financial independence and live the lifestyle of your dreams. [Lisa Moren Bromma] -- "As a woman, you have inherent skills that can make you a savvy and successful real estate investor-even if you have never owned property before.*

The good news is, you can invest in real estate without actually buying any property. The downsides of being a landlord Believe me, leasing out a house or apartment that you own is no picnic. Even when you purchase a perfect property in a pleasant place and screen for the right renters, you could be hit with surprises. I had to replace the ceiling in a home I own when an old radiator malfunctioned. Tenants have locked themselves out and needed my spare key. Hiring a property manager could relieve the mental fatigue, but it also eats into your profits. Getting a mortgage from a traditional bank requires a mountain of paperwork. Investment properties generally require a 20 percent down payment, and the process to locate and purchase the right property can be lengthy and time-consuming. While the financial benefits of leasing out your property are numerous and often attractive, the lifestyle component may stop some from taking the plunge. Check out these three options. Anyone can buy shares in publicly-traded REITs, just like you would any other stock. When investing in REITs, you get all the benefits of capitalizing on real estate profits without the hassles of fixing leaking toilets, settling neighborly disputes, or chasing tenants for rent checks. The REITs do that for you and split the profits in exchange for your investment. The business entity would purchase real estate and employ a property manager to oversee daily operations. This type of structure can work well and allow would-be investors to avoid the less glamorous work common in landlord circles. However, the arrangement should be set up with qualified legal guidance. Peer-to-peer lending platforms Peer-to-peer lending platforms allow investors to lend money without the use of traditional financial institutions. But, typical P2P loans are usually not tied to collateral, and that might make some investors anxious. Instead, if you want to invest in real estate, try Ground floor , a platform that caters specifically to real estate investment. It combines the higher-yield advantages of peer-to-peer lending with the security of a collateralized investment for non-accredited investors “ people like you and me. According to their website, their averaged annual returns are 10 percent. Loans are typically short-term “ between six and 12 months. The world of real estate-backed crowdsourcing is growing and changing rapidly. As this type of investment matures, more players will likely emerge. CrowdDD is an independent community of investors that ranks and reviews real estate crowdfunding platforms based on personal investment experience. This can be a helpful tool to review before making any investment decisions.

### Chapter 4 : Wise Real Estate Investment Group

*Find great deals for Wise Women Invest in Real Estate: Achieve Financial Independence and Live the Lifestyle of Your Dreams by Lisa Moren Bromma (, Paperback).*

### Chapter 5 : 3 Easy Ways to Invest in Real Estate (Without Buying Real Estate)

*Wise Women Invest in Real Estate helps you to combine the skills you already have with real estate investment know-how from experts in the field, giving you the power to take complete control of your financial future. Whether you're looking to build on the skills you already have, or simply master the nuts and bolts of buying, selling, and.*

### Chapter 6 : Wise Property Investments - Real Estate Property Investment Services

*# - Wise Women (and Men) Invest in Real Estate - Live the Lifestyle of Your Dreams: An interview with Lisa Bromma Welcome! If this is your first time visiting Jason Hartman.'s website, please read this page to learn more about what we do here.*

### Chapter 7 : How to Know if a Real Estate Market is Wise to Invest in

*Wise Women Invest in Real Estate: By Moren Bromma, Lisa: Create a Lifetime of Financial Freedom Through Real Estate Investment. As a woman, you have inherent skills that can make you a savvy and successful real estate investor-even if you have never owned property before.*

### Chapter 8 : How To START Investing in Real Estate â€” RE investWise â€” Aspire Advocates

*Create a Lifetime of Financial Freedom By way of Real Property Funding. As a lady, you will have inherent expertise that may make you a savvy and profitable actual property investor-even if in case you have by no means owned property earlier than.*

### Chapter 9 : Holton Wise Real Estate Investing made easy

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