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1. FINDING PRIVATE MONEY TO FUND YOUR DEALS



Having access to money to make offers is essential to all real estate investors. The more money you have available to do deals, the more deals you can do and will want to do.

You need cash to buy houses. Even if you have a money in the bank and great credit, you will eventually run out of cash for the next deal. Having private Lenders on your team is the answer. It is a great affordable source of readily available funds.

Private Lending refers to the process of borrowing investment funds from private individuals at rates higher than these lenders can normally get on their savings or IRA funds. The lender gets a higher interest rate and you get money to do deals.

You will need to do marketing to find individuals interested in earning 8-10% interest on investments secured with real estate. These prospective lenders are everywhere. They belong to the local investors association, your church, your clubs, they are your friends and family, your neighbor. You can only find them if you search them out. You must let everyone know that you will pay high interest for loans for your real estate projects.

As prospects express interest explain that the investments are secured by real estate and do not exceed 70-75% loan-to-value of the after repaired value of the home. Each investment is based on a specific property. All you require is that they approve quickly (within 48 hours), and can fund within 7-10 days.

Once they have approved the investment, the funds are wired to the closing attorney or title co. to be held in escrow. After the closing, the lender will receive a Promissory Note and a Deed to Secure the Loan (mortgage) on the property. You could also offer a lenders' title insurance policy, and list them as a mortgagee on the hazard insurance policy.

If no one investor can fund the entire investment, then piece several loans together by providing the largest investor with a first position mortgage, and each smaller investor a progressively subordinate (2nd, 3rd, etc.) mortgage.

The advantages of private lending are, an easier approval process, and faster availability of funds. You pay interest only, (terms can be anything the borrower and lender agree to), there may not be a loan origination fee. The mortgages do not show up on your credit report. In turn, the private lender receives a higher interest rate with a very secure investment. Everyone wins!

Now you may be wondering how many people you know really have \$50k - \$100k - \$150,000 just lying around ready to invest. More than you think especially if you consider IRA funds from self-directed accounts.

A self-directed IRA is administered by a third-party institution. The IRA owner can decide to use his IRA funds to make a real estate investment in your property. Many people do not realize this is a possibility. They believe their money must stay tied up in an IRA until they retire, earning nominal interest. Imagine how thrilled they are when you provide this alternative! There is a lot of money is sitting in traditional IRA accounts that you could tap into.

So how do you find these private lenders? Look for them, talk about what you do, ask people to recommend you to their friends, use social media, ask, ask and ask again.

[Read more](#)

2. Free Real Estate Investors E-mail Share Group

When you send an email to this group the email goes to all the group members.



- Post your real estate deals
- Post Your real estate wants
- Post Your real estate needs
- Ask the group a real estate related question
- Help fellow real estate investors by answering their questions.

Subscribe Here: grouptexas-subscribe@yahoo.com

Promote this group by inviting all your real estate friends near and far. The bigger the group the more deals and opportunities that come to all of us. [More info](#)

3. Mobile Home Park Investing

A Great Investment Opportunity, earn double digit returns on your savings and IRA accounts!

Have you dreamed of earning 16% - 20% returns on your savings and IRA accounts?

A passive Investment with double digit returns

Because the real estate investing market place has changed, Mobile Home Parks are once again an attractive investment opportunity. I have invested in a lot of real estate over the years and every now and again the real estate forces converge to create a super good investment opportunity.



I'm seeing an opportunity to make huge returns, double digit plus. This is an opportunity to double or more your money invested in five years. This is a huge opportunity with demand for a lot of Mobile Home parks.

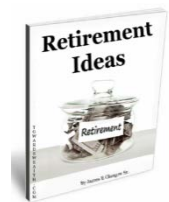
Court Street Partners is actively seeking equity investors.

Read more at <https://www.towardswealth.com/mobile-home-park-investing>.

4. This N' That!

- Beginners Investors Meet Up in Austin starting Monday the 22nd at 6:30PM held at Texas Land & Cattle 5512 S. IH-35 Austin, Texas 78745
- New Mobile Home Park investors [newsletter](#) available at Towardswealth.com
- 1- Day Mobile Home Park Investing Seminar March 12th [Read More Here](#)

- In the last few months I have been in Kentucky, Colorado, California, South Texas. I have noticed less flipper activity and fewer deals getting done. If you are not actively looking for deals you are missing out on the fewer investors being active, when there is less competition for deals there is more money to be made. Get to work looking for deals
- There seems to me more women are showing interested in training and in doing deals then the men. At least the calls I am getting indicate that, guys...come on! If you vendors are not marketing to women, you just might miss the boat.
- As most of you readers know I am promoting mobile home park syndications. I have been in Kentucky at a show, going to Las Vegas next week for the Crowd Funding Conference, and then to the TexCo mobile home Conference in League City, Texas. I will write about these trips in coming post and Newsletters
- Get **FREE** PDF Books at www.towardswealth.com
Spend some time on the Towards Wealth web site and look at all that is provided there for real estate investors and private lenders. Register for the monthly Investors newsletter. [Free Book Here](#)



5.The Best Real Estate Investor Training Available!

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The Real Estate Investors 3-Day Million Dollar Seminar
Get Your Training Now! You can become wealthy in 5-8 years.



Learn how to get wealthy as a real estate investor with little or no money of your own. Learn all the secrets the best real estate investors use!

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Seminar Dates:

**March 9th, 10th, & 11th 2018 Fri. Sat. Sun.
San Antonio, Texas**

YouTube REI SEMINAR Video: [Here](#)

Only 30 tickets will be sold at this low price
and 6 are gone already

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6. Learn About Mobile Home Park Investing

**The other multi-family INVESTING!
Special One Day Seminar!
Day Mobile Home Park Wealth
Building Seminar!**



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1-Day Mobile Home Park Wealth Building Seminar!

Monday March 12th, 2018 San Antonio, TX

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