

DISCLOSURE

Do Business with Experts

You should thoroughly investigate the company that you are going to work with, no stone left unturned. Work with seasoned professionals that have actual personal experience in the investing and selling of real estate. Consider, that even with the proper involvement of professionals mistakes can still be made but limited. Cost can increase because of errors and you must think as an investor and be prepared for this. Who you decide to invest with need to provide evidence that they are reliable business men and this is paramount.

You Are Purchasing a Commercial Venture

With the consideration of risk you are creating a personal wealth building vehicle. Though profits are on the horizon there are key factors that cannot be ignored; the cost of remodeling, renters' timely payments and other key factors. There are obligations that arise and must be defined and dealt with until the completion of the exit strategy and this may differ from time to time.

Structure your Time-Line and Investment Scheme

Many factors must be calculated before one make's an investment. In real estate a true and fair assessment of risk must be measured for the investment. Consider if immediate returns on your investment will be required or if you will be able to wait for a long term sale of the property. Your personal investment goals must always be the priority and the real estate investment that you entertain should be able to conform to your needs.

Insurance Coverage

Property insurance coverage is a must. Make sure that who and what you are invested in is properly insured for its investment properties.

Be Secure In Your Investment

In the completion of your own due diligence, you must become comfortable with your decision and execute a rational decision with whom you will work with and be sure that they do have a successful record and the ability to complete the task. All investments are forged with risks and all variables; past and present must be considered. There are not any guarantees to your investment and it is not insured for success, so it must be protected with a sound upfront strategy.

Professionally Record Your Investment

You must inquire of the documentation that the company will provide to you. Will it be a promissory note detailing the investment made with them, a first or second mortgage and will it be on a specific investment property? Will they make UCC filings to properly record the transaction? Will they record and file the transaction in proper real estate registry?

These actions do not assure gain, though they are essential in conducting a lucrative investment business in real estate. It is important to know who owns what and exactly what are the rights and responsibilities of everyone that are involved. Real estate Investments can be one of the most lucrative portions of your retirement portfolio.

Be sure to have your business in order before you invest. Work with professionals, do your own groundwork and prove the skills and experience of them that you choose to invest with.