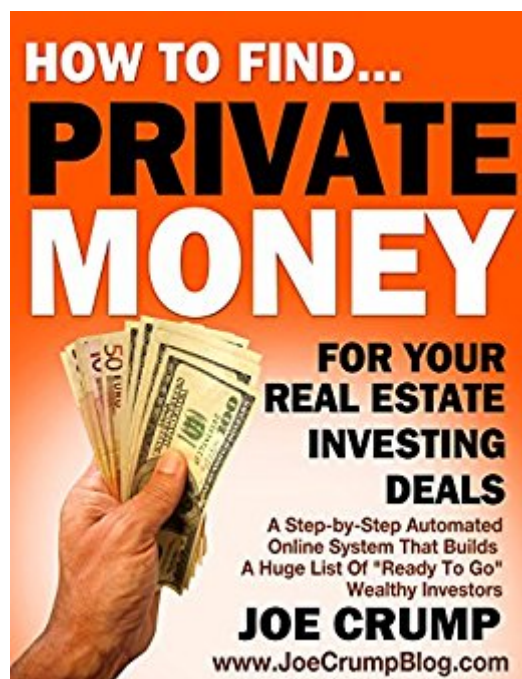


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# How To Find Private Money Lenders For Your Real Estate Investing Deals: A Step-by-Step Automated Online System That Builds A Huge List Of "Ready To Go" Wealthy Investors



## Synopsis

"I've Run Out of Cash To Invest! Now What?" The local bank has taken you as far as they can. You've used up the cash advances on your credit cards. The equity line on your home is depleted. Or perhaps you had bad credit to begin with. Does this mean you're dead in the water as a real estate investor? Maybe you've moved a few deals, but not enough to fund a cash-basis investing business. Now that you're cash-strapped, what next? How many cash-only deals are slipping through your fingers? How much more income could you generate from your business if cash were readily available at a moment's notice? \*\*\*\*\*

My name is Joe Crump and I've been active as a real estate investor for nearly 30 years. In my role a mentor and coach to thousands of investors, this is the hue and cry I hear almost on a daily basis. NO CASH! Sources of cash that used to be available from every corner have dried up, such as easy-to-qualify-for conventional loans and hard money lenders. But if you have the right techniques, private investors will work with you and they need to invest their money. \*\*\*\*\*

Perhaps you've never been successful raising private money because:> it involves asking for money and you've never been good at sales (or begging).> you don't want to have to turn to family members - some of whom you may have approached before.> you have to put on lender luncheons and you're a mess at public speaking.> it's way too dangerous (too many new changes in laws and rulings that hamper such endeavors). This book will give you the inside secrets and how-to steps that will silence all these objections. Wealthy investors are out there waiting for you to bring them deals. The people who are willing to invest are everywhere, but you have to know:> where to find them> the type of investor you are looking for> how to approach them> how to set up the deal> what the investor wants to see in a deal> how to create the proper documents> how much the money should cost you> how to distribute the funds> how to set up a legal entity \*\*\*\*\*

Take a look at this list of advantages of operating on a cash basis. > Your credit doesn't matter - the lender is looking at cash flow and property value rather than your credit rating.> You can work with creative deals that a traditional investor wouldn't touch.> When ready cash is available you can move quickly. Many sellers are willing to go a lower price when it means all cash and a quick close. Often as quickly as a couple of weeks. > Buying and closing with cash means a greater cash flow in your investing business.> Once you build a trust relationship with a private lender, once they have received a greater return on their investment by partnering with you - they'll be more than happy to work with you again. And again! \*\*\*\*\*

How to do it with automation... Many real estate investors have never learned to automate their business. This means they're so busy with busy-work - doing all the menial tasks to make their business function - they don't have time to even think about another approach, let alone follow it through. You will learn

to: > Build a huge list of ready, willing, and able investors who trust you and want to give you their money.> Using online sources, this push-button system uses an automated process that takes care of all your follow up.> This automated system keeps a steady stream of investors pouring money into your coffers constantly.> It will allow you to hire a virtual assistant for pennies who can press the buttons for you while you wait for the investors to contact you.Learn to build a list of investors who will clamor for your deals rather than one or two investors who might say 'no' depending on how they feel that day.Learn how to build a business that never will put you at the mercy of one or two investors.Joe Crump has been investing in real estate for nearly 30 yea

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A Breath of Fresh AirThis is a different take on finding Private Lenders to fund and/or buy your real estate deals.No high priced courses here.Just a system to build lists of private lenders to fund your deals and real estate investors to buy your deals.No luncheons, no talking to family and friends, no

elevator speeches, no approaching rich people, No need to buy a high priced course on finding private lenders. Just build a system step by step to have private lenders calling you. Can you find private lenders just by reading the book? Yes, if you take action and do what it says to do. I have previously raised private money and will be doing more raising of private money now that I know how to do it more easily.

This approach works well for the investor that doesn't want to go around asking everyone for money! I personally like to do things on my own and be "self made." I think this is why this book resonates so well with me. Asking my "rich uncle" for investment money is the last thing I want to, or would do. Joe approaches his real estate business the same way. All of his products emulate automation and LONG TERM revenue. If you are looking to build a investing business that you can rely on for years I highly recommend this book and Joe Crump's teachings.

Great methods for partnering with private money. Crump has always supported automation and efficiency in finding and closing deals. As we say in real estate, "Get to the truth as fast as you can". Joe's methods use the net to filter out the "no deals" and only spend time with the top 2% who are real prospects. He has now applied this same automation and efficiency to finding private money looking to go to work on your real estate opportunities. This means win-win yet again. Investors get a good return and you get shared risk and financial capital in a well structured deal you can close. A little effort for significant gain and a list of lenders looking to join the project. This is just another example of smart technology supporting smart investing. Keep it coming Joe, the proof of your system is in the marketplace and the market never lies.

I have heard it said that you have to be competent to get anything out of this book that you can use and therefore you must be experienced. I whole-heartedly believe, after reading the book myself that Especially if you are not seasoned, this book is a must read. Joe is one of the few who gives information for free enough for the earnest seeker and implementer to take and do something with to a successful beginning. Now if you can get started on that free information and make a little money then the cost of getting a better real estate education will pay for itself and I highly recommend Joe Crump to anyone that I talk to and all who wish to get a very good education which will lead you to a very successful venture in life as a real estate investor. In my opinion this book is gold for anyone who is truly looking to get going in RE and also for those who already are in RE but wish to take it to a higher level. Joe is an honest man, a great teacher/mentor and does not hide

from his students/clients. He has tons of experience doing what he teaches and his system is complete with NOTHING left out and this book is just the tip of the iceberg. If you wish to be trained by one of the best, get on board with Joe before he decides to retire. He is sharp and if you digest this book, you can see that.

I've been using Joe Crump's Push Button Automarketer now for several years and have been doing a lot of flip deals with the leads it brings in. All of the deals I've been focused on have been terms deals (seller financing) and I've stayed away from the cash deals because I don't have enough cash to close them. This book is going to change all that. Since I already have a list of investors that I've built using the Automarketer, it's just a matter of plugging these ideas into the process explained in this book in order to convert those investors into private money. Since I already know how to make money in real estate, the next logical step is to bring in other investors to expand my business. Can't wait to get cracking on it. Thanks Joe - I've been following your blog for years now and it looks like you've come up with another great technique.

As usual, Joe has hit it out of the park! I became aware of Joe after reading his first book. I am looking for a way to make money in real estate and his system is the best, however, I digress. I know it is possible to do no money down deals with owner financing, but there is always that elusive house that the seller insists on getting cash-or the real estate agent does.:-) There is also the friend, spouse or significant other, that invariably asks: "Where's the money going to come from?" Well, the answer is right here in this book, from A-Z, Joe answers those questions and teaches you in a concise and readable manner. When I say the book is concise, I don't mean that is short of information, just the opposite. There is all the information you need as a real estate investor, Joe has left out all of the fluff and hype that is usually found in this type of book. Even though I say it is concise, it is not a brief description of the topic as a way to entice you to buy his courses or products as so many self-styled real estate gurus whose only goal is to sell you stuff. You don't need to, his books are complete in themselves. Buy the book and you can become a real estate investor without getting anything else from Joe, who does have programs for sale, but you don't need them to be successful-if you follow what he says and work at it! As Joe says, he is teaching you how to build a business, not a get-rich quick scheme. This book is a useful tool to making that success a reality. Buy the book! You probably spend more on a cup of latte-which doesn't stay around very long and will only take money out of your pocket, not put money into it!

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