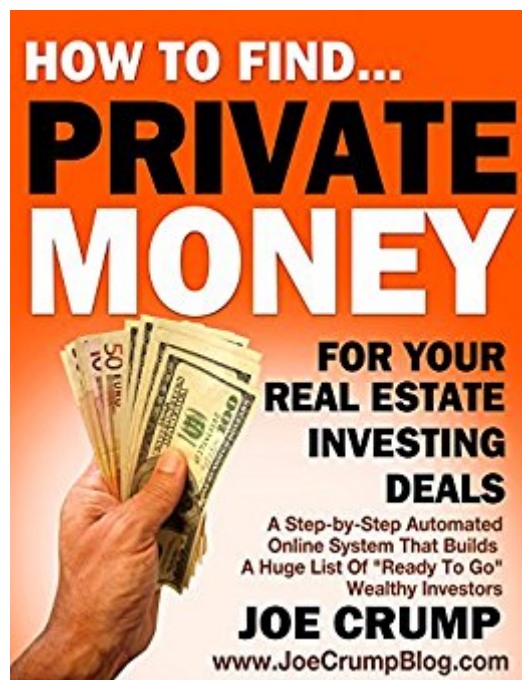


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# How To Find Private Money Lenders For Your Real Estate Investing Deals: A Step-by-Step Automated Online System That Builds A Huge List Of "Ready To Go" Wealthy Investors



## 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

## **Book Information**

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## **Customer Reviews**

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.

I love a great investing book and I was hoping to really learn something from this one. Nope. It's very poor quality. Sorry, but I believe all the 5 star reviews are from his students and people who buy his software and are not "unbiased". This was a quickly thrown together ebook that is mostly bullet points, with a shocking lack of detail. My biggest complaint is that the author seems to treat private investors (those who are willing to put up cash to help you get into a property in exchange for fees, points, and interest) the same as investors who are looking to buy and hold properties long-term. "Build a list of investors, they have private money" is essentially the advice in the book. He seems to think these two entities are the same thing. I am an experienced flipper and not new to real estate, so I could easily spot the flaws in this book, which are many. In addition, he advocates wholesaling properties from your laptop on the beach, using VA's to find your lease option tenant/buyers. Make 20k in a few days, is the promise. I call bulls\*\*\*! Sorry Joe Crump. It's rubbish. I breezed through it in less than 90 minutes and learned very little. Don't waste your time with this pulp.

**A Breath of Fresh Air** This 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.

I've been investing in real estate for 14 years and have been using my own cash and credit all during that time. The problem is, that eventually, you run out of money and until you sell a property, you are dead in the water. Learning how to raise private money like this is a godsend for someone like me - especially since it uses direct marketing and advertising techniques rather than personal sales - in other words - no more meetings, lunches and phone calls with investors - it's done by

building an email list of investors online using Internet marketing - incredible and completely counter-intuitive. If you are in a similar situation to mind, you are going to find this approach liberating.

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.

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.

I must have missed the free Kool-Aid that others must have received in order to give this title so many 5 star reviews. This is an OK introductory overview for those who have never used private money .... but IMHO this entire book could have been reduced to a simple blog post. Here's what I got from my reading: 1) Advertise for private investors on sites like FaceBook, Craigslist, & LinkedIn. 2) Bring them to a sales page where they provide their email address & you put into an email autoresponder. 3) With the email autoresponder, stay in contact with them on a consistent basis. 4) The end. Absolutely no "how tos" - just the above recommendation & more fluff than I would have preferred. Granted the \$3 price is low ... but I have purchased a # of ebooks priced at \$3 - \$5 that deliver a LOT more actionable content. Am being kind in giving this a 2 star review. But want to be fair since newbies could get \$3 worth of value from this. But the hordes of 5 star reviews? Really people? Come on. Lay off the Kool-Aid ...

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