

Why NOW Is the Time to Invest in Real Estate

By [Dan Haywood](#)

I have been buying and selling Real Estate for over 25 years. I have been through three booms and a bust. I used the Crash of the early 1990s to set up a life time of income by buying over 150 properties to include 4 large apartment complexes. It should be noted that I had very little money but I developed a knowledge level that allowed me attract investors to fund my deals on a Win Win basis. I earned investors millions of dollars as I built an income stream for my family.

The current Down Market is a bigger opportunity than the one I worked in the 1990s. I have purchased over 50 properties so far and expect to far exceed the work I did in the 1990s. The reason more folks should get involved this time around is based on several facts. First, there is at least 5 times the opportunity as far as number of foreclosures to buy or other distress situations. Second, prices fell more dramatically this time. In my area prices fell about 24% in the 1990s while this time we have areas that are off over 50% and 60%. Third, interest rates are very low. Fourth, if you use private investors to fund your deals, it's a win win because they can not make a good return any where else. Finally, even though Real Estate prices in the past have always gone back up to previous levels after a Crash, you will win even if they only go half way back up. Look at the history of Real Estate Prices after a boom and bust and you will notice they went back up 100% of the time and then exceeded the previous level. I would NOT bet against that this time but I do agree it could take longer than the last two cycles. That's good news because you have time to learn and earn along the way.

You can buy and sell for profits now as well as buy and hold creating Cash Flow now. I call that getting paid to wait for the next great market. Example: I purchased several Duplex that sold for over \$400,000 at the top. I paid \$79,000 and \$85,000. You just need to know where to look for these type deals. Each duplex brings in \$1,700 per month in rent yet payments are low and I already pulled my money out so I can buy more. I call that a Magic Keeper. When you can have NO money left in a property and have over \$500 per month positive cash flow it feels like magic. I have a Video titled Magic Keepers at my website that explains this concept in detail. There are at least 15 different ways to buy below market and I have used them all. This is a very special time for those that want to be part of the Solution. We need to get all these vacant properties back in service. You can help your self, your family and your community by buying and cleaning up these properties to put them back in use. Everyone Wins as it puts people back to work.

Dan Haywood has been buying and selling properties for over ½ of his life, and has completed more than 1,000 transactions. He shares his Tips and Strategies for buying below current market values at his Website <http://www.DanTheRealEstateGuy.com> Go now and check out some Free Videos as well as get a FREE Report.

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