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How To Get Financing On Multiple Investment Properties



Synopsis

Many investors run into a road block when trying to purchase multiple investment properties or even their first. Once you have four mortgages in your name most banks will stop financing you. They will also tell you can't get more than four loans anywhere, but that is simply not true. You can get more than four, more than ten or even more than 20 loans if you know where to look. I am not talking about borrowing money from your brother or seller financing. There are banks that will finance multiple properties for investors. I am an investor myself with 11 rentals and number 12 and 13 under contract. I fix and flip 10 to 15 houses a year and all my properties are financed with banks. I talk a lot about my investing at investfourmore.com, but in this book you can get the details on the best ways to:

- Finance bulk packages of rental properties
- Finance fix and flips
- Lines of Credit
- Refinance
- Qualify for a loan
- Use hard money
- Use private money
- Finance more than four properties, more than ten and an unlimited amount
- Best use financing to increase returns
- Find loans with little money down required

Bonus material included in the book:

- How to make one million dollars with real estate
- How I would invest one million dollars into real estate
- I have 11 loans in my name and another six loans in the name of one of my corporations. I am not trying to hide my identity through a corporation; my bank knows I control all of the properties. In fact Fannie Mae guidelines say lenders can give up to 20 mortgages to an individual. However, most banks have their own policies that prevent supplying that many mortgages to one person. The trick to financing multiple investment properties is to find the right bank. My bank will actually finance as many properties as I want as long as I qualify for the loan. They place no limits on me, have competitive rates, competitive terms and actually require less paperwork than the big banks! I am able to put 20% down, when the big banks would require 25% (if they would give me loan). In this book I tell you exactly how my bank works, what type of bank they are and how to find a similar bank (they are not national). I also talk about many other strategies you can use to obtain financing on multiple rental properties as well as advanced strategies like hard money refinances, financing fix and flips and investing with little money down. I plan to buy 100 single family rental properties and there is no way I could do that without a great bank that will finance me. For more information on myself please check out www.investfourmore.com, my real estate blog with over 200,000 views a month. I am a real estate broker who sells over 150 homes a year, I invest in long-term rentals and have completed over 100 fix and flips in the last ten years. I have published five Books that can be found at my [author page](#).

Book Information

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Customer Reviews

This book reinforces good investment principals and shows Mark's honest approach through sharing his experiences and changes along the way. My wife and I are at the stage of investing where this info is very timely and encouraging. If you are wanting to invest in single family homes, Mark shares the tools to get it done.

If you follow Marks blog on InvestFourMore.com you'll know that Mark goes into serious detail about each of his investments including showing pictures, giving you the actual numbers of all of his costs, and what strategies he uses. I'm a big follower of all of his work and this book is definitely a great resource for financing multiple properties after you've reached your limit with the mortgage brokers. I definitely recommend checking this book out.

Very refreshing honest perspective written by someone who is living his dream and willing to share his ideas and methods of success. This is a book of strategy that can lead to a faster retirement.

This book was so basic the only real person it would do any good for is somebody who has zero knowledge of the real estate business it's that basic. I have bought and sold 10 properties I've been in the mortgage industry for 10 years, so I have a very thorough understanding of a lot of the ins and outs not worth the price at all

Mark has done it again ... Truth is I've been investing for years and never have used financing for my deals but Mark's simple straight up information here is making me rethink that. If you want to learn how to gain access to funds for deals this is a must read.

Thank you mark for consistently delivering quality product. Following your blog and podcast has already monumentally changed my investment strategy for the better, and am looking forward to see your future literature holds.

Overall had good concepts and I enjoyed reading it. He repeated himself a lot with the information and the numbers did not stay consistent throughout the reading. Overall I would recommend the book to someone who is looking to build a portfolio of rentals for more general concepts of investing

Great book!! Very informative and presented another great way to secure rental properties. I have been buying rental properties in cash ,but not am armed with some info to begin leveraging them. Def a must read and very comprehensive.

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