

Published based on [Out Of The Box Creative Real Estate Investing](#)

Out Of The Box Creative Real Estate Investing

Ever hear of "Creative Real Estate Investing?" The most typical way of purchasing property is by combining personal funds, such as a down payment, and borrowed funds. Most Americans must find some way of arranging finances in order to buy a home but because they can not be afford to pay with their own money, they must find some other way of getting enough money to purchase the house, such as a lending institution. Some ways of investing in property having nothing to do with traditional real estate investing ventures and so they are termed creative real estate investing.

The first route one can try is called an option, or a contract between a buyer and seller that gives the buyer the right to buy or sell a particular asset on or before the option's expiration time. The price that the asset is sold for is an agreed price, or strike price. The seller would then collect money for granting the option. The value of each option is determined by certain standards that have been developed by groups of qualified thinkers.

Begin as a bird-dog. A bird-dog is a person that is just beginning in their investing career; they find good deals for other investors and usually get paid when a deal closes. Creative real estate investing can also fall under flipping, which is buying a highly under priced piece of property and quickly reselling it at market price. These low priced properties are usually sold by those in distress, such as those effected by the loss of a job or some other crisis.

One of the best ways to receive land is by using a land trust. They have been used to own properties in foreclosure allowing homeowners to save their homes and investors to see outstanding returns. When the a borrower is and remains a beneficiary of a trust and is not related to transferring rights of occupancy of the property, a land trust can also bring the benefit of not causing "due-on-sale" clauses to force the refinancing of the subject property.

Wholesalers will typically buy large many of homes, often 50 or more at a time, from the band, and then resell them at a small markup to move them quickly. Those in creative real estate investing will more commonly secure properties with no money down and do a "quick flip," a process that gives huge returns. Wholesalers will usually work on some sort of distress, such as the owner or the property.

If you want to find out more about [creative real estate investing](#), then visit No Risk Investor and see how to choose from among the best [tax lien foreclosure properties](#).

categories: creative real estate investing,home based business,real estate investing,real estate,investing,homes,taxes,family,business,general

You can also find this article published on [Out Of The Box Creative Real Estate Investing](#), and on the tag pages [Affiliate Programs](#), [business](#), [creative real estate investing](#), [family](#), [general](#), [home based business](#), [homes](#), [investing](#), [real estate](#), [real estate investing](#), [taxes](#).