

5 Ways to Buy Investment Property with Minimal Money Down



Real estate gurus will try to sell you courses for thousands of dollars to tell you how to buy investment property with no money down. No money down is a rare deal, more or less a myth that people selling expensive investment courses perpetuate in order to drain the bank accounts of new investors. Here are a few creative ways you can buy investment properties with less cash than you might have thought possible.

1. House Hack:

Buy a primary residence with as little as 3.5% down, with the intention of keeping it as a rental in the future. The government allows investors to do this once every 12 months.

2. Live in One Unit of a Small Multifamily:

House shopping for yourself or your family? Buy a duplex, triplex or fourplex and live in one of the units and rent the rest out. Chances are you'll have little to no house payment, maybe even make money when it all shakes out. Combine this strategy with the one above, and you'll be in great shape.

3. HELOCs:

Home equity lines of credit on your primary residence are likely the most flexible and cheapest way to borrow money out there. You can also get a HELOC on an investment property, though the terms aren't quite as sweet as they are on your own home.

4. Hard Money and Portfolio Loans:

These lenders aren't bound by the same regulations that traditional lenders and banks are. They can offer completely different terms and down payments based on how they feel about you and the deal.

5. Owner Finance:

If the seller owns the property free and clear, they can be your bank, and you can negotiate whatever payment plan both of you agree to. Do they want no down payment? A big down payment? Small monthly payments amortized over 50 years?

Whatever strategy you choose, Boise Turnkey can help guide you through the process and maximize your returns.



KELLER WILLIAMS REALTY BOISE
Each Office Independently Owned and Operated