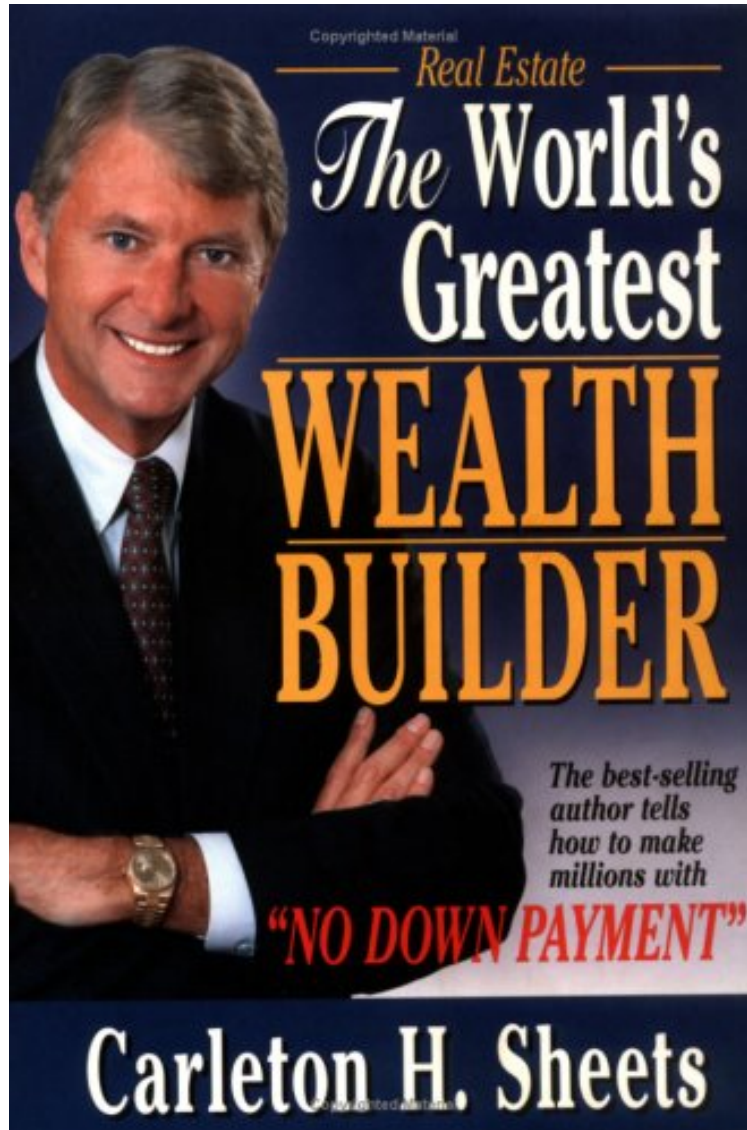


[FREE] World's Greatest Wealth Builder

World's Greatest Wealth Builder

Carleton Sheets

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#236610 in Books Taylor Trade Publishing 2003-11-03 Original language: English PDF # 1 8.96 x .81 x 7.041, 1.20 #File Name: 1566251117313 pages | File size: 41.Mb

Carleton Sheets : World's Greatest Wealth Builder before purchasing it in order to gauge whether or not it would be worth my time, and all praised World's Greatest Wealth Builder:

5 of 5 people found the following review helpful. Real Estate-The World's Greatest Wealth Builder by Sheets By Dr. Joseph S. Maresca This is an excellent book for anyone desiring to purchase a property as either a first home or a vacation home. The purchase of a property on "nothing down terms" requires a lot of very meticulous verification work. Carleton's book points out all of the opportunities and pitfalls. Basic terms are defined clearly. Carleton reviews the

"nothing down" techniques for acquiring a property utilizing other peoples' money. There are various ways to accomplish these techniques. For instance, suppose you locate a motivated seller who will give you a note for a portion of the purchase price. Assume that the house has a loanable value far in excess of what you will be paying. In this case, you can acquire a house with nothing down because the financial institution is well-protected by the value of the home. In estate sales, you can acquire the contents of the home, as well as the home. In foreclosures, the seller (usually a financial institution) is looking for someone to assume the mortgage so that the monthly maintenance costs will no longer be assumed by the bank. Sometimes, you can literally roll over a property by acquiring it and selling it immediately at a much higher price. There are government homesteading programs wherein the government will give you the property just for living in it for a period of time. There are special programs which provide 50% discounts for teachers and special discounts for the disabled. Carleton Sheets covers most of these programs in his works. In addition, he sells a "Nothing Down" series of workbooks which outline the process on pre-designed worksheets. The HUD (Housing and Urban Development) Website has a description of many of the government programs. There are special programs for veterans and the home-business utilization of a property. Due to the favorable foreign exchange rate, homes in Canada are cheaper. Carleton's book on "Real Estate-The World's Greatest Wealth Builder" is a good place to start investing in real estate. When you look at a property, you should bring an experienced plumber and electrician to advise you on the applicable code. In addition, keep in mind the structural requirements in a house. Money spent on an experienced "home inspector" is money well spent. The government has low cost earthquake insurance for homes in earthquake zones. Lastly, you should look at the town or county inspector's books in order to find out about previous violations, fires and other reportable events on the property. Real Estate is a good investment because the social security allotment will not cover everything in your retirement. In addition, people change jobs and the pension vesting is not always continuous. Real Estate can help you to make up the difference in your personal investment portfolio and planning. In instances where a house requires fixing, the HUD provides Title I loans up to \$15,000 for fix-up expenses. These loans are at a very low rate of interest. The work is worth every bit the price paid because mistakes in this area can be costly and lawyers don't always provide a comprehensive assessment of the critical issues involved in purchasing individual properties. 140 of 143 people found the following review helpful. SUPER LIGHT WEIGHT Informercial for expensive courses! By A Customer This book is the "World's Greatest wealth Builder" for the author not the readers. Carleton Sheets is a super salesman, however his book is light weight fluff, that is a pure infomercial for his more expensive courses. Many times throughout the book the author tells you that he has courses available to tell you the rest of the details. The entire book is an introduction to courses costing 10 times the price of the book. The book is pure and simply a commercial for the more expensive course. That being the case the book should have been free. There is very little of his background, or his purchases; making you wonder what is missing or hidden. Mr. Sheets reportedly did work for the discredited and bankrupt author, seminar-seller, Robert Allen as a huckster 15 to 20 years ago. He is refined, polished and slick but the subject matter is light, cosmetic and written in the most general terms. I read the whole book waiting for the substantive portion of the book to start, it never happened. With the thousands of books available on Real Estate investing, this book would be at the bottom of my list and would not be recommended. I have read probably 100 books on Real Estate and have purchased over 200 properties. From my my experience some of the techniques in the book do work, while other are not very effective. I would highly recommend William Nickerson's book "How I turned \$1,000 into One Million in my Spare Time." Leigh Robinson's "Landlording" book is excellent and I would recommend to anyone currently think of being a rental property owner. Any of Peter Miller's books are also not to be missed. Robert Irwin's countless books are good reading at the introductory level. Kenneth Harney and Robert Bruss are also knowledgeable Real Estate writers. Save your money do NOT buy Carleton Sheet's book, there are other much better choices available. 8 of 9 people found the following review helpful. An infomercial for his infomercials! By Its just me! This book is an obvious marketing ploy designed to steer you into buying his infomercial products. The book is replete with rags to riches testimonials all designed to titillate and entice you into thinking that you too, can go from being flat broke to being a real estate millionaire, if only you'd buy the home study course. Very appealing, especially if you are unemployed and just sitting in front of the TV all day long. Still, Sheets knows how to market a product because his infomercials have been running continuously for 20 years. As for the book itself, if you can get past all the glowing praises for Carleton Sheets, there might be 20 pages of semi-solid info and if you try any of his "no money down techniques", the prerequisite is that you have a sense of humor. You will have more people laughing at you than a rented clown hosting a five year old's birthday party. Ha! Seriously, while I believe that real estate can be a great investment, all these real estate hucksters turned authors, make it seem easier than it really is. It ain't so. Instead of this dreadful turkey, I would recommend: Buy It, Fix It, Sell It: Profit by Myers and/or Are You Too Dumb to Be Rich by Bennett. Here you are getting solid information and not a thick sales brochure.

If the average American wants to create financial security, investing in rental properties remains the surest way to build wealth. Best-selling author Carleton Sheets is widely recognized as the man most responsible for getting people involved, by giving them a step-by-step plan to begin. Each chapter is packed with investment techniques, tips, and strategies Carleton developed over nearly 30 years as a real estate investor -- tips that you can use to create your

personal real fortune.

From BooklistSheets' publicist claims that *How to Buy Your First Home or Investment Property with No Down Payment*, Sheets' television "program" of 15 years, is the longest-running infomercial in the history of American television--a distinction that may be seen as dubious to some. This book will be a lure for those who have yet to shell out \$149 to buy Sheets' home-study course or to attend one of his pricey seminars, but there is little more here than they would get from staying up late to catch Sheets on cable television. Here is the self-congratulatory autobiographical sketch, the giddy promotion, the countless testimonials, the bold promise of "creat[ing] wealth out of thin air," and the inevitable pitch for the "advanced" course and the seminar. To be sure, Sheets tantalizes would-be real estate tycoons with advice on buying property, making offers, and property management. He explains the concept of "positive cash flow," collecting rents on property for which no down payment was made; but alas, this is much easier said than done. Regardless, expect demand. David Rouse