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Nota di contenuto	Buying U S Real Estate; Contents; Foreword; Introduction; PART I: THE DECISION TO INVEST; Insight 1: The Economics Behind the US Market; What Trends Are Driving This Opportunity?; No Income, No Assets, No Worries!; How Big Is the Foreclosure Market?; The US Economic Recovery; New-Home Construction; The Rental Explosion; Ex-homeowners as Tenants; Prime Property Will Be in Hot Demand; Insight 2: Finding the Treasure with the Property Goldmine Scorecard; An Important Tool for Real Estate Investors; What Do You Need to Do?; Property Goldmine Scorecard Insight 3: Let Quality Research Drive the System Getting Quality Information from the Internet and Other Sources; What Do You Need to Do?; Insight 4: Dig for Specific Information and Ignore Generalities; The Market Today and Tomorrow; What Do You Need to Do?; Insight 5: Jobs, Infrastructure, and Gentrification; Signs of Potential Economic Growth; What Do You Need to Do?; Business-Friendly Policies Are Vital;

What Do You Need to Do?; Trains, Planes, Automobiles: Infrastructure Matters; What Do You Need to Do?; Gentrification and Renewal; What Do You Need to Do?

Insight 6: A Closer Look at Three States Florida; Housing Prices Rising; Where in Florida?; Arizona; Texas; PART II: THE DISTRESSED PROPERTY MARKET; Insight 7: Learn to Identify a Distressed Property; What Causes Distress; Volume Sellers South of the Border; Resist the Temptation to Think You're Different; What's Behind the Discount?; So, There's Money to Be Made; Insight 8: Understand the Fundamentals of the US Foreclosure Process; Foreclosure Defined; The Homeowner's Rights; Foreclosure Auction; The Big Picture; Insight 9: Commit to the Number One Rule, Then Get Your Options Straight

Three Ways to Buy Short Sale; Auction; Real Estate Owned; What to Remember about Foreclosures; Insight 10: More on Due Diligence; Five Market Fundamentals; Economic Growth; Population Growth; Affordability; Desirability; Supply and Demand; An Extra Word on Vacancy Rates; More Market Facts; The 1-Percent Marker; Insight 11: Avoid the Snake-Oil Salesman; There's No Such Thing as 'Leading' or 'Only' Experts; Always Go for Real-World Experience; Value the Easy-to-Understand Explanation; Look for Content; Lender Scams; Be Wary of Up-Front Requests for Money; Get a Good Faith Estimate

Read Your Loan Documents and Ask Questions Housing Rip-Offs; The Sure Signs of a Housing Rip-Off; Questions to Ask; Insight 12: Recognize That a Bad Area in the United States Is Very Different from a Bad Area Elsewhere; Define Your Bad Area; Be Realistic; Know What You Need to Know; Weigh Risks and Returns; Insight 13: Look for the Stability of a Good Neighborhood and Follow First-Time Homebuyers; The Benefits of Market Stability; What's Your Investment Plan?; A Final Word of Caution; Insight 14: Choose Your Exit Strategy Before You Make the Deal; Identify Your Exit Strategy

Why Buy-and-Hold Makes Sense

Sommario/riassunto

""I would consider this the bible for any Canadians wanting to invest in US real estate.""-W. Brett Wilson, Entrepreneur, Recipient of the Order of Canada, and former Dragon The thought of buying property in the United States has been on your mind. Perhaps family members or friends already own real estate in the Sunbelt and you've enjoyed the occasional visit. You sense the market isn't as frenzied as it once was but there is still very good value to be found. Whether you are looking for a vacation home or an investment property, you are certainly not alone.
