

Landlord Bailout Program

As Empower Rent, Inc's, President and CEO, I have been an active real estate investor for many years. During this time I have had significant success. This success though has not come from sheer luck or some unique "sixth sense".

This has come from being in the trenches, analyzing every deal and its outcome, learning from past success and failures and most importantly, doing this full time.

As a full time real estate investor, I live and breathe real estate.

I stay current on the markets, the laws, trends, rumors and realities.

This has been the true key to my success.

I know that I have been lucky to have had the flexibility to devote my full time and attention to real estate, I also know that without being able to do that, my chances of success would have been much much less.

There are a number of people out there who have entered into the real estate investing world with hopes of success with only a part time involvement. These people may have gotten involved through their own strategies or with the help of one of the many investment courses and training programs offered online or through local real estate investment clubs.

No matter the path, these people may find themselves in a situation where they have one or more properties that are either under performing or not performing at all.

My "Landlord Bailout Program", may be a solution where we can both benefit. Over the years, one of the areas I have found that I am very good at is picking properties.

I am able to identify properties that I can rehab to rental standards cheaply, then quickly get them rented out and keep them rented with little or no vacant periods.

I do this through my experience in rehab work, marketing, sales and being a successful landlord.

My primary target is a home that will be rented to individuals or families in the low to middle income ranges.

I have a number of homes in this category and have consistently achieved CAP rates of no less than 20%.

This is on conventional single and multi-family residence, not the mobile homes in my inventory. (See

www.trailerparkriches.com

for more information on that segment of my business).

This program is one that you should consider if you are in a situation where you have a few rental properties that are vacant and you are having trouble getting them rented or keeping them rented (meaning actually collecting rent on a regular basis). The homes may or may not need some level of rehab. You may not have the time or skills to do this work, or you just may not be comfortable working in the areas where the homes are located.

If the above sounds like the situation you are in, then this may be the answer for you.

The landlord bailout program is a pretty simple concept. You have a property that is either vacant or under-rented and it may need some level of rehab.

You are unable to do what is needed to the properties to make them money producers for whatever reason.

The program works where in return for a small portion of the equity in the home, I take over management of the home.

I utilize my resources to bring the home up to rentable condition, then market and rent the home.

I then utilize my infrastructure to keep the home rented with tenants who pay their rent.

As a part owner of the home, I also take on an equal amount of the liability for things such as taxes, etc. This is my incentive to ensure the home does not stay vacant and instead provides a reliable source of cash flow to each of us.

For you, it helps you to achieve what is a common, but often unrealistic, goal many real estate investors have of PASSIVE INCOME.

I do the work utilizing the infrastructure of Empower Rent, Inc.

My crews do the work, I do the marketing and renting, I make sure rent is paid using the methods that I have developed over the years.

These methods have given my a very low vacancy rate and an equally low eviction rate.

If this sounds like a program that may be of help to you and the situation you are in, please drop me a note using the contact form on the left. We can then talk in more detail and see if there is an opportunity for us to work together in a way where we each profit.

Happy Landlording,

Michael Barnes
Empower Rent, Inc.