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# REAL ESTATE FINANCE & INVESTMENT MANUAL

NINTH EDITION

*A Complete Financing Reference  
to Help You Maximize Your Profits and  
Reduce Your Risk*

JACK CUMMINGS

# REAL ESTATE FINANCE & INVESTMENT MANUAL

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John Wiley & Sons, Inc.



# REAL ESTATE FINANCE & INVESTMENT MANUAL

## Works by Jack Cummings

*The Complete Handbook of How to Farm Real Estate Listings and Sales*, published by Prentice Hall, 1973.

*The Venture*, a novel published by Charterhouse, 1976.

*The Ultimate Game*, a novel published by Major Books, 1978.

*The Complete Guide to Real Estate Financing*, published by Prentice Hall, 1978.

*Lauderdale Run*, a novel published by Manor Books, 1979.

*Building Your Wealth through Creative Real Estate Investing*, published by Pierce, 1980.

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*Cashless Investing in Real Estate*, published by Playboy Press, 1982.

*\$1,000 Down Can Make You Rich*, published by Simon & Schuster, 1985.

*The Real Estate Financing Manual*, published by Simon & Schuster, 1987.

*The Business Traveler's Survival Guide*, published by John Wiley & Sons, 1991.

*The Guide to Real Estate Exchanging*, published by John Wiley & Sons, 1991.

*The Real Estate Investing and Financing Manual*, published by Simon & Schuster, 1993.

*The McGraw-Hill 36-Hour Real Estate Investing Course*, published by McGraw-Hill, 1993.

*The Real Estate Investor's Answer Book*, published by McGraw-Hill, 1994, second revised edition published in 2005.

*The Real Estate Finance and Investment Manual*, published by Simon & Schuster, 1997.

*Investing in Real Estate with Other People's Money*, published by McGraw-Hill, 2004.

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*The Tax-Free Exchange Loophole*, published by John Wiley & Sons, 2005.

*The Real Estate Investor's Guide to Cash Flow and Equity Management*, published by John Wiley & Sons, 2006.

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*This book is dedicated  
to the many thousands of real estate investors  
who have already had the opportunity  
to read earlier editions and who,  
by their messages to me,  
have attested that much of their  
success is due to my showing them  
the elements of successful real estate investing.  
In addition, to the many new investors  
who will become true and successful “insiders”  
to this field because of this book.*







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