

BEAUTY AND A BUILDER



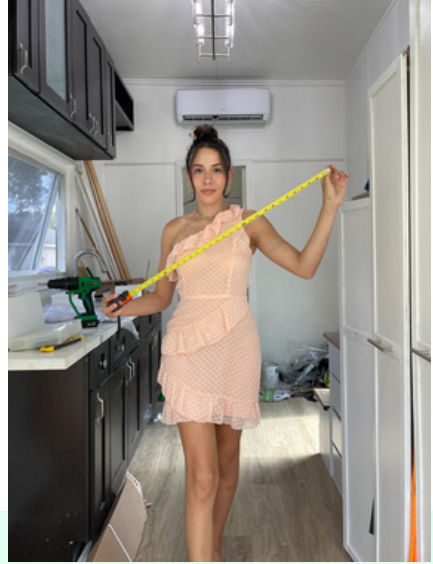
Investing in
Real Estate Auctions

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Research **Auction Types**



How-To: Start by researching the types of auctions: tax deed auctions, foreclosure auctions, or government property sales. Check your county's auction website or visit government sites for scheduled auctions. Note which type fits your goals.

Example: If you're in Denver, visit the county tax assessor's website to learn about their tax deed sales process and requirements.

Action Item: Write down the types of auctions available in your area. Choose one type of auction that aligns with your strategy and visit their website or contact them directly to gather basic information.

[Auction.com](https://www.auction.com) - A major site that lists foreclosure and tax lien auctions nationwide, with information on different auction types and rules.

Budgeting

\$ financing

How-To: Before bidding, set a strict budget based on available funds and potential financing. Be mindful of auction fees, renovation costs, and any liens that may come with the property. Consult with lenders if you plan to finance the purchase.

Example: If your budget is \$50,000, earmark around \$35,000 for bidding, leaving the rest for fees or minor repairs. Look for local lenders who specialize in auction financing or cash purchases.

Action Item: Create a spreadsheet listing your available funds, additional costs (fees, repairs), and a maximum bid for each property. Contact at least one lender to inquire about financing for auction purchases.

Kiavi - A financing provider for real estate investors offering options for short-term and hard money loans, specifically designed for auction and investment property purchases.

Searching for Properties

How-To: Explore the auction's online listings to find properties that meet your investment criteria. Look up each address on real estate platforms or tax sites to gather details on value, tax status, and neighborhood.

Example: If a property in Chicago catches your eye, search its address on Zillow and check the Cook County tax assessor's site for any unpaid taxes or potential red flags.



Action Item: Select three properties of interest and look them up online to confirm basic information. Visit the property if possible, or review it through online mapping tools to check for visible issues.

Zillow - Allows you to check home values, recent sales, and neighborhood data to compare properties and assess investment potential.

Legalities & Title



How-To: Before bidding, confirm that there are no hidden liens or legal complications. Contact a title company for a preliminary title search, or use affordable online services for basic lien checks.



Example: For a property in Philadelphia, you could hire a local title company to do a quick search on outstanding liens. Ensure you know the potential risks, such as any back taxes that might become your responsibility.

Action Item: Choose one property and order a preliminary title search to get comfortable with this step. Confirm any liens or legal encumbrances, and keep records for future use.



[First American Title](#) - A nationwide title company providing title search services to check liens and encumbrances, essential for due diligence before auction bidding.

Prepping for auction & Bidding

How-To: Register for the auction, either online or in person, and familiarize yourself with bidding rules. Set your maximum bid and practice a strategy, such as waiting until the final minutes or starting with an incremental bid.

Example: In an online auction in Dallas, you could start with an early bid to show interest, then wait until the last minute to make your final bid and avoid bidding wars.

Action Item: Register for an upcoming auction to observe the bidding process, even if you don't participate. Take notes on how the bidding proceeds and identify tactics used by experienced bidders.

Some - An auction platform with various property auctions. Some provides user guides for online bidding and registration.



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something should be
added to this PDF?
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