

# Real Estate Joint Ventures Warning!

## Always Complete Due Diligence On

### The Property AND The Partner

Joint Ventures are an excellent way to leverage your knowledge and capital while investing in real estate.

When entering into a Joint Venture, no matter who it=s with (whether they are in REIN or not!), it is imperative that you do your own due diligence. In addition ask these critical questions--

- ? **Does the property fit your needs and goals?**
- ? Does the Joint Venture partner have the same philosophy about investing?
- ? **Is there a written Joint Venture Agreement YOU are happy with? Don=t Be Afraid To Make Changes!**
- ? Can you and your potential partner agree on an exit strategy?
- ? **Does the Joint Venture partner have other properties they=ve J.V.=d? Can you talk with their other partners to see how they=re enjoying the experience?**
- ? If they are bringing in the capital, do you know how much of a return they would be happy with and when they would want to exit? Do they actually have the money to close?
- ? **If they=re managing the property - How Many Others Are They Managing & How Well Are They Being Managed?**

These are just a few of the critical question you must ask yourself and your potential joint venture partner. Just because they have a high profile **ALWAYS** check them out! The bottom line is: no matter what the property or who the partner is...

### **Do Your Own Due Diligence!**

**REAL ESTATE INVESTMENT NETWORK**

*(A division of Cutting Edge Research Inc.)*

March 1999