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The Book on Estimating Rehab

Costs

The Investor's Guide to Defining Your Renovation Plan, Building Your Budget, and Knowing Exactly How Much It All Costs

Biggerpockets Publishing, LLC ENTIRELY REVISED AND UPDATED! Over 40,000 first edition copies sold. How much does it really cost to renovate your investment property? Learn detailed tips, tricks, and tactics to accurately budget nearly any house flipping project and investment property renovation from expert real estate investor and fix-and-flipper J Scott. Discover the tried-and-tested steps of his professional framework and methodology for precisely evaluating renovation costs in hundreds of his own successful rehab projects. Determine how to accurately estimate all the costs you are likely to face during renovation--and get all of your rehab questions answered in a single place! Whether you are preparing to walk through your very first rehab project or you're an experienced home flipper, this handbook will be your guide to identifying renovation projects, creating a scope of work, and staying on budget to ensure a timely profit! Inside, you will learn how to: -Inspect every aspect of a property to create your renovation scope -Decide which upgrade options provide the biggest bang for your buck -Identify the 150+ most common renovations you'll likely encounter -See big problems (like mold and termites!) and quickly fix them -Assign accurate prices to every rehab task to build a detailed budget -Determine which contractors are best for certain repairs or projects -Break down the top 25 basic components of a renovation -And so much more! You don't need to be a contractor to flip houses, but you do need to know the fundamentals of budgeting and pricing your renovation--including everything from cosmetic renovations to complex installations and upgrades. This book gives you the estimation tools needed to produce the income you desire on your first--or next--investment deal!

The Book on Estimating Rehab Costs

The Investor's Guide to Defining Your Renovation Plan, Building Your Budget, and Knowing Exactly How Much It All Costs

How to Invest in Real Estate

The Newbie's Guide to Planning and Preparing for Success!

Biggerpockets Publishing, LLC Over the many years that we've been serving real estate investors, one of the most asked questions on our site has been, "How Do I Get Started in Real Estate Investing?" New investors will love the fundamentals and even experienced investors will appreciate the high-level view of strategies they may have never even considered. Don't let some guru tell you what the right path is for you. Read **How to Invest in Real Estate** and see all the paths in one place, so you can make the best choice for you, your family, and your financial future. This book will help new investors get a firm foundation to build their investing business upon. With topics ranging from how to gain a solid real estate education, real estate niches, financing, marketing, and more, this book is truly the definitive guide for helping new investors learn the ropes.

The Book on Rental Property Investing

How to Create Wealth and Passive Income Through Smart Buy & Hold Real Estate Investing

Biggerpockets Publishing, LLC With more than 350,000 units sold worldwide, this fan-favorite will show you every strategy, tool, tip, and technique you need to become a millionaire rental property investor.

How to Buy Your Home

The Essential Guide to Everything You Didn't Know-But Should-about Buying Your Next Home

Flipping Properties

Generate Instant Cash Profits in Real Estate

Dearborn Trade Publishing Real estate has probably made more millionaires than any other financial vehicle. **Flipping Properties** highlights one method of investing in real estate, "flipping," which is a great way to begin building wealth with real estate. Flipping is growing so popular, in fact, that in Broomfield, CO (a suburb of Denver), 40 percent of newly built homes were sold to investors who intended to "flip" the properties. This practice is continuing to grow in cities across the country. **Flipping Properties** teaches beginners how to reap the financial and personal rewards of a full or part-time venture in real estate investing, including cash flow, security, and long-term wealth.

The Book on Investing in Real Estate with No (and Low) Money Down

Creative Strategies for Investing in Real Estate Using Other People's Money

Is your lack of cash holding you back from your real estate dreams? Discover the creative real estate financing techniques that savvy investors

are using to do more deals, more often. No matter how much money you have in your checking account, there is always real estate you can't afford. Don't let the contents of your wallet define your future! This book provides numerous strategies for leveraging other people's money for amazing returns on your initial investment. Active real estate investor and co-host of The BiggerPockets Podcast, Brandon Turner, dives into multiple financing methods that professional investors use to tap into current real estate markets. Not only will you be able to navigate the world of creative real estate finance, but you'll get more mileage out of any real estate investment strategy. Financing deals just got easier—learn how to be a smart investor by using creativity, not cash! Inside, you'll discover:— The truth about no-money-down investing? Investing with little to no money down is possible, but it's not about a step-by-step strategy. It's about a mindset.— How to get started investing in real estate? Looking for your first deal, but you have no money or experience? Learn the best strategies for getting your feet wet without paying thousands!— Numerous strategies to mix and match? Creative investing requires a creative mind.— How to attract private money, lenders, and partners? There are millions of millionaires walking the streets. Discover the best way to attract them to you.— The ugly side of creative investing? Learn the downsides to all the strategies mentioned in this book, as well as tips for overcoming those problems.— Strategies for wholesaling, flipping, rentals, and more? Find success no matter what niche you plan to use to build your real estate empire.

The Book on Flipping Houses

How to Buy, Rehab, and Resell Residential Properties

Biggerpockets Publishing, LLC This no-fluff book contains detailed, step-by-step training perfect for both the complete newbie or seasoned pro looking to build a killer house-flipping business. In this book you'll discover: --How to get financing for your deals, even with no cash and poor credit! --How to evaluate a potential market or "farm" area! --What types of properties you should buy, where and from whom! --How to find great deals from motivated sellers! --How to evaluate deals quickly and accurately! --How to make competitive offers and complete your due diligence efficiently and effectively! --How to create a Scope of Work, a Budget and a Schedule! -- How to hire the best contractors and manage your rehab to completion! -- How to get your properties under contract for top dollar! --How to get your property to the closing table as efficiently as possible so you can collect your check!

Set for Life

Dominate Life, Money and the American Dream

Financial Freedom Set yourself up for life as early as possible, and enjoy life on your terms By layering philosophy with practical knowledge, Set for Life gives young professionals the fiscal confidence they need to conquer financial goals early in life. Are you tied to a nine-to-five workweek? Would you like to "retire" from wage-paying work within ten years? Are you in your 20s or 30s and would like to be financially free—the sort of free that ensures you spend the best part of your day and week, and the best years of your life, doing what you want? Building wealth is always possible, even while working full-time, earning a median income, and making up for a negative net worth. Accumulating a lifetime of wealth in a short period of time involves working harder and smarter than the average person, and Scott Trench--investor, entrepreneur, and CEO of BiggerPockets.com--demonstrates how to do just that. Even starting with zero savings, he demonstrates how to work your way to five figures, then to six figures, and finally to the ultimate goal of financial freedom. Wealth isn't just about a nest egg, setting aside money for a "rainy day" or accumulating an emergency fund. True wealth is about building out a Financial Runway—creating enough readily accessible wealth that you can survive without work for a year. Then five years. Then for life. Readers will learn how to: Save more income--50+ percent of it, while still having fun Double or triple your income in three to five years Track your financial progress in order to achieve the greatest results Build frugal and efficient habits to make the most of your lifestyle Secure "real" assets and avoid "false" ones that destroy wealth

The Book on Managing Rental Properties

A Proven System for Finding, Screening, and Managing Tenants

with Fewer Headaches and Maximum Profits

Biggerpockets Publishing, LLC No matter how great you are at finding good rental property deals, you could lose everything if you don't manage your properties correctly! But being a landlord doesn't have to mean middle-of-the-night phone calls, costly evictions, or daily frustrations with ungrateful tenants. Being a landlord can actually be fun IF you do it right. That's why Brandon and Heather Turner put together this comprehensive book that will change the way you think of being a landlord forever. Written with both new and experienced landlords in mind, *The Book on Managing Rental Properties* takes you on an insider tour of the Turners' management business, so you can discover exactly how they've been able to maximize their profit, minimize their stress, and have a blast doing it! Inside, you'll discover: - The subtle mindset shift that will increase your chance at success 100x! - Low-cost strategies for attracting the best tenants who won't rip you off. - 7 tenant types we'll NEVER rent to--and that you shouldn't either! - 19 provisions that your rental lease should have to protect YOU. - Practical tips on training your tenant to pay on time and stay long term. - How to take the pain and stress out of your bookkeeping and taxes. - And much more!

Buy, Rehab, Rent, Refinance, Repeat

The Brrrr Rental Property Investment Strategy Made Simple

Biggerpockets Publishing, LLC Invest in real estate and never run out of money--using the hottest strategy in the real estate world!

The Millionaire Real Estate Investor

McGraw Hill Professional "This book is not just a bargain, it's a steal. It's filled with practical, workable advice for anyone wanting to build wealth."—Mike Summey, co-author of the bestselling *The Weekend Millionaire's Secrets to Investing in Real Estate* Anyone who seeks financial wealth must first learn the fundamental truths and models that drive it. *The Millionaire Real Estate Investor* represents the collected wisdom and experience of over 100 millionaire investors from all walks of life who

pursued financial wealth and achieved the life-changing freedom it delivers. This book--in straightforward, no nonsense, easy-to-read style--reveals their proven strategies. The Millionaire Real Estate Investor is your handbook to the tried and true financial wealth building vehicle that rewards patience and perseverance and is available to all--real estate. You'll learn: Myths about money and investing that hold people back and how to develop the mindset of a millionaire investor How to develop sound criteria for identifying great real estate investment opportunities How to zero in on the key terms of any transaction and achieve the best possible deals How to develop the "dream team" that will help you build your millionaire investment business Proven models and strategies millionaire investors use to track their net worth, understand their finances, build their network, lead generate for properties and acquire them The Millionaire Real Estate Investor is about you and your money. It's about your financial potential. It's about discovering the millionaire investor in you.

Investing for Freedom: Building Wealth One House at a Time

An easy to follow guide that will help you to create REAL income through real estate investing! Create a passive income through investing in real estate. Learn how to find properties with good longterm possibilites. Learn to negotiate and make sure that every deal you make is a good one. Learn about how to rehab a property, how to deal with tenants and how to maximize your return on investment. Learn how to create passive invome and then keep that money coming for years! This book contains all the tools and technique you need to be a successful rental property investor! Read stories about real life deals, see the numbers of real life deals and learn everything you need to know about how to buy your first rental property!

The Intention Journal

The Powerful, Research-Backed Planner for Achieving Your Big Investing Goals in Just Ninety Days

Biggerpockets Publishing, LLC Establish time for intentional planning and take back your day! Some individuals can achieve incredible success--great wealth, rock-solid relationships, age-defying health, and remarkable

happiness--and so many others struggle, fail, and give up on their dreams, goals, and ambitions. Could it simply be that those who find success are more intentional about it? Once you build intentionality into your daily routine, you can achieve the incredible success that sometimes seems out of reach. The Intention Journal, backed by the latest research in psychology, is a simple yet powerful daily journal that offers an effective framework to set and review your three big goals over 90 days. With this roadmap, you'll establish result-driven processes and position yourself to achieve the level of success that you've always dreamed of. The Intention Journal will be your playbook to create the life that you always wanted--whether your goals involve health, finances, businesses, relationships, breaking bad habits, starting good ones, or anything else that needs real intention to grow. Get ready for the most powerful and intentional ninety days of your life!

Best Ever Apartment Syndication Book

Do you want to purchase an apartment community but don't have prior real estate or apartment investing experience, don't have access to private capital, can't find a good deal, lack the skills to execute a business plan or a combination of the four? The Best Ever Apartment Syndication Book is the ONLY book that will solve these challenges. It provides a step-by-step system for completing your first apartment syndication deal and building a multimillion or multibillion dollar apartment investing empire. You will learn the exact process that I followed to go from making \$30,000 each year at a New York City advertising firm to controlling over \$400,000,000 in apartment communities, which includes:

1. Becoming an expert on the apartment syndication terminology
2. Setting a specific, quantifiable goal and creating a long-term, motivating vision
3. Building a powerful brand that attracts passive investors
4. Evaluating and selecting the real estate market that will be the launching point for your apartment empire
5. Surrounding yourself with an all-star real estate team
6. Tapping into your existing network to find passive investors
7. Creating a lead generation machine that pumps out qualified off-market apartment deals
8. Selecting the ideal business plan to maximize returns to passive investors
9. Learning the science behind evaluating, qualifying and submitting offers on apartment deals
10. Preparing and presenting an apartment offering to your passive investors and securing financial commitments
11. Impressing your investors by effectively implementing the business plan and exceeding their return expectations

Long-Distance Real Estate Investing How to Buy, Rehab, and Manage Out-Of-state Rental Properties

Biggerpockets Publishing, LLC Live where you want, and invest anywhere it makes sense. "It is a common misperception in real estate investing that you should buy only where you live. David Greene has put that myth to rest... This is a must-read for investors who want to expand their real estate empire nationwide." --David Osborn, bestselling author of Wealth Can't Wait Are you interested in real estate investing, but you live in a hot market that is not suited for buy and hold investing? Do you want to take advantage of wealth-building opportunities, but that seems impossible until the next market crash? Real estate investing is one of the greatest vehicles to build wealth, but it doesn't make sense in every market. Some locations provide incredible returns, while others make it almost impossible to find a single property that profits. Traditionally, investing out of state has been considered risky and unwise. But the rules, technology, and markets have changed: No longer are you forced to invest only in your backyard! In his book, real estate investor and police officer David Greene shows you exactly how he's built a multi-million dollar portfolio through buying, managing, and flipping out-of-state properties, often without ever even seeing the properties in person. David shares every tip, trick, and system he has put in place for over twenty rental properties, so you can avoid making mistakes and shorten your learning curve immensely! What's inside: How to assemble an all-star team to handle each aspect of a deal from A-Z. How to find great deals in any state, regardless of where you live. How to rehab a project from thousands of miles away without worry or complication. How to speak the language of the agents, contractors, lenders, and property managers you will use. How to quickly and easily know which neighborhoods to buy, and which to pass in. How to choose the best materials for your rehab projects and pay the least amount of money. ...And more! Don't let your location dictate your financial freedom. Get the inside scoop to invest--and succeed--anywhere!

Getting Started in Real Estate Day Trading

Proven Techniques for Buying and Selling Houses The Same Day Using The Internet!

John Wiley & Sons Real estate day trading is using the Internet to buy and sell houses without leaving home. In many cases, the investor closes on a house and resells it the same day. Readers will learn the author's system for how to buy and sell 5-10 houses a month in today's market, using the Internet, phone, fax, and email to analyze, research, and find the properties, buyers, and others needed for the transaction. Author Larry Goins has personally done deals in nine different states and has students in the US, Canada, Australia, New Zealand, Japan, China, Israel, the Philippines, and Denmark. Day trading can be used for wholesaling properties to other investors, retailing, lease options, short sales, foreclosure investing, etc. The basic steps are: Search online for potential properties to make offers on, using specific techniques for finding the right ones. Once an offer is accepted, usually within 1-2 weeks, put it on paper using clauses included in the book, and get the property inspected by a rehab contractor to get a free estimate of how much the repairs will cost. This is done by finding reputable contractors online and through referrals from realtors and through autoresponders. Order an appraisal. Sell it fast! Using the buyers list you have built on the internet through email marketing groups, social networking sites, blogs, free classified sites, bank-owned property sites, and more, send an email with the details of the property and instructions on how they can get the property under contract. Usually within two hours several potential buyers will reply. Set up a closing to buy it and to sell it on the same day; closings are about 30 minutes apart. Buy it at 10:00 and sell it at 10:30, for example. There are many ways to fund and close on the property. The book will contain step-by-step, easy processes for assignments, options, flex options, simultaneous closings, using hard money, private money, cash partners, and credit partners, none of which will require an investor's own cash or credit. With praise from New York Times Bestselling Author Dr. Albert Lowery, Robert Shemin, Frank McKinney and foreword by Michael E. Gerber. Larry Goins (Lake Wylie, SC; www.larrygoins.com) is one of the real estate industry's most popular speakers. He buys and sells 5-15 houses a month all over the US, in today's difficult market, from the comfort of his office. Larry speaks live an average of twice a week and holds two to three teleconferences a week. He is licensed as a mortgage lender, mortgage broker, real estate broker, and general contractor in North and South Carolina. Larry served as President (2003 & 2004) of the Metrolina Real Estate Investors Association in Charlotte, NC, a not-for-profit organization

that has over 350 members (it is also the local chapter of the National Real Estate Investors Association). He has been investing in real estate for over 20 years.

First to a Million: A Teenager's Guide to Achieving Early Financial Freedom

Biggerpockets Publishing, LLC Change the way you look at money before you turn twenty... and become a FI Freak! Most teenagers are only told about one financial path: Work until you're old and then retire. But what if you want to spend your adult life traveling, creating, or bettering the world instead of working all day, every day? Financial independence (FI) is the only way to win the resource you can't rewind: TIME. Time for yourself, time for your family and friends, and time for your dreams. Build the freedom to define your own future by building a strong financial base-- which means saving more, spending less, and starting to invest as soon as possible. First to a Million explores the many advantages of FI while explaining the secrets of investing, living frugally, and maintaining an entrepreneurship mindset. Treating your finances differently than the average teenager will put you miles ahead of your peers, and with time (and compound interest) on your side, you can win the game before it even starts! Be different with money. Be bold about your future. Be a FI Freak! Inside the Book, You'll Learn: Why the typical "American Dream" pathway is not for everyone How a FI Freak can take control of their financial future The four mechanisms of early FI (Spoiler: they're ridiculously simple!) How to make more money as a teen with creative jobs and side hustles How to be frugal and live richly with a life full of happiness and flexibility The difference between income and wealth, real and false assets, and good and bad debt Personal finance basics--like tracking income and expenses, building a credit score from the ground up, and calculating your net worth Investing basics--like earning passive income, understanding the power of compound interest, and how index funds and real estate can build your wealth

The Business of Flipping Homes Short-Term Real Estate Investing

for Long-Term Wealth

BenBella Books, Inc. Whether you're looking to make a career out of flipping homes or see it as a part-time venture, you can make fast money legitimately. Before you get started, you need to know the right way to flip, regardless of local market conditions and current economic trends. There's more to flipping than redoing a kitchen or staging a property. Every deal is different, and each investor must have a clear business strategy. Expert investors William Bronchick and Robert Dahlstrom have learned how to be successful in all types of markets—and now they share their secrets with you. From the bestselling authors of *Flipping Properties*, which brought the term "flipping" to American households, *The Business of Flipping Homes* is an A-to-Z guide for both new and seasoned investors. The book explains what flipping is and isn't, goes beyond the investment of a basic single-family home, and demonstrates how to find, renovate, and sell properties using proven methods. With more than 40 years combined experience in buying and selling investment properties, Bronchick and Dahlstrom explain how to avoid many of the pitfalls and issues that could drain your funds and come back to haunt you. They give systematic approaches on long-term planning, including how to find and work with partners, structure a business, and utilize your specific talents, resources, and aspirations in realistic ways. You'll learn how to figure out timelines, work with real-estate agents, understand the paperwork, analyze the numbers, utilize technology, and, most important, find the money.

The Beginner's Guide to Real Estate Investing

John Wiley & Sons Straightforward and practical tips are delivered in a complete primer for the novice real-estate investor, with information on the necessary concepts everyone should know and advice on everything from avoiding common mistakes to altering buying plans to fit changing markets. Original.

Landlording on AutoPilot

Landlording on AutoPilot: A Simple, No-Brainer System for Higher

Profits, Less Work and More Fun (Do It All from Your Smartphone Or Tablet!), 2nd Edition

John Wiley & Sons Simplify Your Landlord Experience with Smart Strategies and Smarter Tools “Without Landlording on Autopilot, I doubt I would have ever succeeded with rental properties. Mike's book guided my business every step of the way, and I owe a huge debt to Mike for his insights. This book is a **MUST-READ** for any current or future landlord.” -Brandon Turner, BiggerPockets.com Landlording on Autopilot is the property investor's guide to doing it all with less stress and lolhigher profits. As a full-time undercover police detective, author Mike Butler developed his proven, simple system for managing hundreds of rentals on the side; in this book, he shares his methods to help you transition your rentals from a headache into a fun, problem-free source of consistent higher profits and income. Whether you're looking for your first rental property, or just looking for a better way to manage the ones you have, this book shows you his strategies, mind-set, tools and technologies to make your rental business a boatload easier while giving you a lot more time to do what you want! Mike's simple methods can be implemented in downtown Manhattan or Anytown, USA, whether you manage high-end penthouses or Section 8 rentals, and you can do it all from your smartphone or tablet—and best of all, most of the technology doesn't cost a penny. There comes a time in every landlord's “landlording” experience when the income doesn't feel worth the hassle. Don't give up! Investment property can be a wonderful source of income—with the right approach. Mike Butler's approach is “autopilot”, and it tips the scales toward more profit, more income, and much less stress. Discover the latest—and mostly free—landlording technologies **HUGE Updates on Section 8, rental application processing changes, and more How To deal with the latest rash of federal, state, and local laws attacking landlords Explore market trends and conditions through the eyes of a seasoned real estate investor If your properties are taking up too much of your life, Landlording on Autopilot is your ultimate guide to reclaiming your time—and your profit. PLUS... FREE GIFTS from Mike Butler! “159 point Rent Ready Checklist” “Your 18 page 'Ultimate How To Guide' to Taking Multi-Purpose Photos and Videos of Your Rentals” 12 Brand New Updated FORMS for Your Rental Business**

Raising Private Capital

Building Your Real Estate Empire Using Other People's Money

Biggerpockets Publishing, LLC This book is intended to be a roadmap for new real estate investors who are looking to scale their business by injecting more private capital (other people's money) into their real estate future. These are real estate investors who want to become a rainmaker in their business.

Skip the Flip: Secrets the 1% Know About Real Estate Investing

Want to get started investing in rental property, but not sure how? Do you want to become a full time real estate investor, but not sure where to start or how to buy rental property with confidence? Have you heard about real estate loopholes, but not sure how to use them to benefit you? This useful and informative guide will break down all the barriers you have to get started investing in real estate. Skip The Flip teaches you the fundamentals you have to know to be a successful investor. The system is broken. What was once great advice of going to school, getting good grades, saving money and investing in a 401K is long gone. Many things in our financial system are broken and pitted against you. Were you taught in school how you can use other people's money to make yourself wealthy? Were you taught how you can generate millions a year in passive income through buying assets that puts cash in your pocket each month? Were you taught how to legally avoid paying a dollar in taxes. No, you weren't. Skip The Flip busts down all those walls and shares with you in an easy to read format exactly how you can use the information that the wealthy 1% has been using for decades. Skip the Flip gives you the knowledge you need to change your financial life. After reading this book you will be able to:
Invest in Real Estate with no money Pay no taxes (legally) so you can keep all the money you earn Use debt to grow you wealth Value any piece of real estate so you will know what is a good deal Build your monthly cash flow so you never have to worry about money again. Follow the advice in this easy to read book and your bank account will compeltely different in less than a year. What is stopping you from building enough wealth and passive income to quit your job and live the life of your dreams? Scroll to the top and click the "buy now" button.

The Hands-Off Investor

An Insider's Guide to Investing in Passive Real Estate Syndications

Biggerpockets Publishing, LLC Want to invest in real estate but don't have the time? Outsource your investments with passive syndications! Even if you don't have time to be in the trenches, you can still add real estate to your investment portfolio. Syndication deals provide an avenue to invest in real estate without tenants, toilets, or trash--and this comprehensive guide will teach you to invest in private offerings the right way. Syndications are to real estate like mutual funds are to stocks: A typical deal involves multiple investors passively financing a fund, while a manager is responsible for picking the real estate and managing the portfolio. Author **Brian Burke**, a syndications insider with decades of experience with forming and managing syndication funds, will show you how to evaluate sponsors, opportunities, and offerings so you can pick the right sponsors and achieve the highest odds of a favorable outcome. Inside, you'll learn: How to find real estate syndication investment sponsors--and how to evaluate them to find the best possible opportunities The practical skills you need to understand income, cash flow projections, and investor waterfalls Red flags to look for and tricks that syndication sponsors can play How various debt options affect risk and return The biggest and most common underwriting mistakes that sponsors make The important difference between identified asset syndications and blind pool funds Typical sponsor fees and profit splits The tax implications of syndication investments and how to implement a proper reporting strategy How to measure alignment of interest, judge performance projections, and more!

The Unofficial Guide to Real Estate Investing

John Wiley & Sons

Rich Dad's Advisors: The ABC's of Property Management

What You Need to Know to Maximize Your Money Now

Hachette UK So you've made your real estate investment, now the question is: How are you going to make it successful? Maximize its potential? MMake it grow? One word: management. Hundreds of thousands know bestselling author Ken McElroy as a real estate investment tycoon. In his new book, he reveals the key to his success, exceptional property management, and teaches you its most important principles, showing you how to fundamentally succeed where others fail. **THE ABC'S OF PROPERTY MANAGEMENT** tells readers: How to decide when to manage your property and when to hire someone to do it How to implement the right systems and structures for your investment How to manage and maximize cash flow What to expect: a month in the life of an owner-manager How to find the right property manager (and avoid the wrong ones) How to assemble a superior management team.

The ABCs of Real Estate Investing

The Secrets of Finding Hidden Profits Most Investors Miss

RDA Press, LLC This book will teach you how to: • Achieve wealth and cash flow through real estate • Find property with real potential • Show you how to unlock the myths that are holding you back • Negotiating the deal based on the numbers • Evaluate property and purchase price • Increase your income through proven property management tools

Storing Up Profits

Capitalize on America's Obsession with STUFF by Investing in Self-Storage

Angela's Ashes

A Memoir of a Childhood

HarperCollins UK A heartfelt account of poverty in Ireland and emigration to America. -- back cover.

The Book on Advanced Tax Strategies

Biggerpockets Publishing, LLC When it comes to taxes, it's not just about how much money you make--but how much money you actually get to keep. Are you tired of working hard all year, just to lose the largest chunk of that money to the IRS? Believe it or not, the U.S. tax system is filled with loopholes designed specifically to benefit real estate investors just like you. In this comprehensive follow-up to *The Book on Tax Strategies*, bestselling authors and CPAs Amanda Han and Matthew MacFarland bring you more strategies to slash your taxes and turn your real estate investments into a tax-saving machine. Inside, you will learn: How to take advantage of the tax reform benefits in all of your real estate deals Tax-deferral and tax-free techniques to significantly increase your return on investments How to use your rental properties to legally wipe out your taxable income What you need to know to take advantage of the Opportunity Zone tax benefits Tax-free methods to take cash out of a 1031 Exchange How to supercharge your nest egg using self-directed investment strategies Common retirement investing tax traps and how to avoid them Taxes saved means more money for you, your family, and more money to invest. Learning to save on your taxes could be the easiest money you ever make!

The Self Directed IRA Handbook

An Authoritative Guide for Self Directed Retirement Plan Investors and Their Advisors

The Self Directed IRA Handbook explains how investors can own alternative retirement plan assets in their IRAs. These assets typically include; real estate, private stock, IRA/LLCs, LP, LLC, private equity, hedge funds, private placement, crowdfunding, and precious metals. The Handbook

clearly explains the prohibited transaction rules, investment structures, common self directed IRA investment assets, and SDIRA tax pitfalls (UBIT & UDFI tax). The Handbook goes beyond the basics of self directed IRAs and includes extensive FAQs after each chapter, and nearly 100 citations to cases, statutes, rulings, and opinions from the Courts, the IRS, and the DOL. Its author, Mat Sorensen, is an experienced attorney who has advised clients with IRAs at every major self directed IRA custodian, and who speaks frequently at industry associations and before professional groups on self directed IRA topics. Mat regularly advises clients on the prohibited transaction rules, on IRA/LLC structures, on real estate and private company investments, and on UBIT and UDFI taxes. Mat has also successfully represented self directed IRA owners before the IRS Appeals Office and the U.S. Tax Court. To view testimonials for the book, and for additional self directed IRA resources, please visit the author's site at www.sdirahandbook.com

Short-Term Rental, Long-Term Wealth

Your Guide to Analyzing, Buying, and Managing Vacation Properties

Biggerpockets Publishing, LLC From analyzing potential properties to effectively managing your listings, this book is your one-stop resource for making a profit with short-term rentals! Airbnb, Vrbo, and other listing services have become massively popular in recent years--why not tap into the goldmine? Whether you're new to real estate investing or you want to add a new strategy to your growing portfolio, vacation rentals can be an extremely lucrative way to add an extra income stream--but only if you acquire and manage your properties correctly. Traditional rental properties are a great way to create wealth, but short-term rentals can bring in five times more cash flow than their long-term rental counterparts. Avery Carl, CEO and Founder of the Short Term Shop, will show you how to identify, acquire, and manage a short-term rental from anywhere in the country, plus how to avoid common pitfalls and overcome limitations that keep many would-be investors from ever getting started! In this book, you'll learn how to: Identify the best markets for short-term rental investing Analyze the potential income and profitability of a short-term rental property Self-manage a short-term rental right from your smartphone Build a local boots-on-the-ground team for an out-of-state investment Automate your self-management systems Use the income from short-term rentals to scale your investment portfolio

Landlording on AutoPilot

A Simple, No-Brainer System for Higher Profits, Less Work and More Fun (Do It All from Your Smartphone or Tablet!)

John Wiley & Sons Simplify Your Landlord Experience with Smart Strategies and Smarter Tools “Without Landlording on Autopilot, I doubt I would have ever succeeded with rental properties. Mike's book guided my business every step of the way, and I owe a huge debt to Mike for his insights. This book is a MUST-READ for any current or future landlord.” -Brandon Turner, BiggerPockets.com

Landlording on Autopilot is the property investor's guide to doing it all with less stress and lolhigher profits. As a full-time undercover police detective, author Mike Butler developed his proven, simple system for managing hundreds of rentals on the side; in this book, he shares his methods to help you transition your rentals from a headache into a fun, problem-free source of consistent higher profits and income. Whether you're looking for your first rental property, or just looking for a better way to manage the ones you have, this book shows you his strategies, mind-set, tools and technologies to make your rental business a boatload easier while giving you a lot more time to do what you want! Mike's simple methods can be implemented in downtown Manhattan or Anytown, USA, whether you manage high-end penthouses or Section 8 rentals, and you can do it all from your smartphone or tablet—and best of all, most of the technology doesn't cost a penny. There comes a time in every landlord's “landlording” experience when the income doesn't feel worth the hassle. Don't give up! Investment property can be a wonderful source of income—with the right approach. Mike Butler's approach is “autopilot”, and it tips the scales toward more profit, more income, and much less stress. Discover the latest—and mostly free—landlording technologies HUGE Updates on Section 8, rental application processing changes, and more How To deal with the latest rash of federal, state, and local laws attacking landlords Explore market trends and conditions through the eyes of a seasoned real estate investor If your properties are taking up too much of your life, Landlording on Autopilot is your ultimate guide to reclaiming your time—and your profit. PLUS... FREE GIFTS from Mike Butler! “159 point Rent Ready Checklist” “Your 18 page ‘Ultimate How To Guide’ to Taking Multi-Purpose Photos and Videos of Your Rentals” 12 Brand New Updated FORMS for Your Rental Business

The House Hacking Strategy

How to Use Your Home to Achieve Financial Freedom

Biggerpockets Publishing, LLC Don't pay for your home--hack it and live for free! Savvy investors have been using a little-known, but clever strategy in real estate for decades--and now, you will learn exactly how to perfect this trade secret! When mastered, house hacking can save you thousands of dollars in monthly expenses, build tens of thousands of dollars in equity each year, and provide the financial means to retire early. In fact, the average house hacker can turn a single-family home or small multifamily property into a cash-flowing investment. You can collect rent that completely covers your living expenses--and then some! In this book, serial house hacker Craig Curelop lays out the in-depth details so you can make your first (or next) house hack a huge success. Inside, you will learn: What house hacking is, and why it's one of the best methods for building wealth The different types of house-hacking strategies you can use--no one size fits all here! The incredible connection between house hacking, wealth building, and early retirement How to get started house hacking--even with low income or low savings Strategies to house hack with a family, spouse, or independently How to find the ideal house hack property--even in a competitive or expensive market Stories from real estate investors all over the country on their house-hacking triumphs, mishaps, and their purpose behind house hacking. Property-management strategies to make ownership a breeze House hacking doesn't have to be a mystery. Discover why so many successful investors support their investment careers with house hacking--and learn from a frugality expert who has "hacked" his way toward financial freedom!

Real Estate Note Investing

Using Mortgage Notes to Passively and Massively Increase Your Income

Biggerpockets Publishing, LLC Learn to harness the power of paper with this introduction the note investing business! Read the author's story of his investing journey; first as a Realtor, then a rehabber, then an investor,

commercial real estate fundraiser, and finally as a note fund founder and manager. Dave Van Horn has done it all and details his wins and mistakes along the way. Learn first-hand how the concept of note investing in some way, shape, or form has helped to build the author's portfolio and investing habits, while also taking him to the next stage of the game. Walk away from the book with the realization that everyone is in the note business (whether it's through a mortgage, a credit card, car loan, etc.) and that it pays big time to get from the side of the borrower to the side of the note owner. By doing so, one can improve their real estate business, diversify or add to their investment portfolio, and even gain true financial freedom.

Broke Millennial

Stop Scraping By and Get Your Financial Life Together

Penguin WASHINGTON POST "COLOR OF MONEY" BOOK CLUB PICK Stop Living Paycheck to Paycheck and Get Your Financial Life Together (#GYFLT)! If you're a cash-strapped 20- or 30-something, it's easy to get freaked out by finances. But you're not doomed to spend your life drowning in debt or mystified by money. It's time to stop scraping by and take control of your money and your life with this savvy and smart guide. Broke Millennial shows step-by-step how to go from flat-broke to financial badass. Unlike most personal finance books out there, it doesn't just cover boring stuff like credit card debt, investing, and dealing with the dreaded "B" word (budgeting). Financial expert Erin Lowry goes beyond the basics to tackle tricky money matters and situations most of us face #IRL, including: - Understanding your relationship with moolah: do you treat it like a Tinder date or marriage material? - Managing student loans without having a full-on panic attack - What to do when you're out with your crew and can't afford to split the bill evenly - How to get "financially naked" with your partner and find out his or her "number" (debt number, of course) . . . and much more. Packed with refreshingly simple advice and hilarious true stories, Broke Millennial is the essential roadmap every financially clueless millennial needs to become a money master. So what are you waiting for? Let's #GYFLT!

Flip Your Future

How to Quit Your Job, Live Your

Dreams, and Make Six Figures Your First Year Flipping Real Estate

Bookbaby What if you were able to quit your job today and make six figures in 12 months or less? Would you take the chance and go for it? **Flip Your Future** is the step by step guide on how to achieve your dreams through flipping houses! In this book, you'll learn every aspect of the flip: How to buy a home without using your own money! Where to look for deals! How to get other people to find deals for you! How to determine rehab costs! Where to find great contractors! How to market effectively! How to safely analyze deals and maximize profits! Ryan Pineda will share his methods for turning \$10,000 into more than \$1,000,000 in just three years. **Flip Your Future** is for anyone wanting to break free from the nine to five and live the life of their dreams. Whether you're new or experienced in real estate investing, **Flip Your Future** will teach you everything you need to know about flipping houses to ensure maximum profitability--and security for your future.

The Simple Path to Wealth

Your Road Map to Financial Independence and a Rich, Free Life

JL Collins LLC "In the dark, bewildering, trap-infested jungle of misinformation and opaque riddles that is the world of investment, JL Collins is the fatherly wizard on the side of the path, offering a simple map, warm words of encouragement and the tools to forge your way through with confidence. You'll never find a wiser advisor with a bigger heart." -- Malachi Rempen: Filmmaker, cartoonist, author and self-described ruffian This book grew out of a series of letters to my daughter concerning various things--mostly about money and investing--she was not yet quite ready to hear. Since money is the single most powerful tool we have for navigating this complex world we've created, understanding it is critical. "But Dad," she once said, "I know money is important. I just don't want to spend my life thinking about it." This was eye-opening. I love this stuff. But most people have better things to do with their precious time. Bridges to build, diseases to cure, treaties to negotiate, mountains to climb, technologies to create, children to teach, businesses to run. Unfortunately, benign neglect of things financial leaves you open to the charlatans of the financial world. The people who make investing endlessly complex, because if it can be made complex it becomes more profitable for them, more expensive for us, and we are forced into their waiting arms. Here's an important truth:

Complex investments exist only to profit those who create and sell them. Not only are they more costly to the investor, they are less effective. The simple approach I created for her and present now to you, is not only easy to understand and implement, it is more powerful than any other. Together we'll explore: Debt: Why you must avoid it and what to do if you have it. The importance of having F-you Money. How to think about money, and the unique way understanding this is key to building your wealth. Where traditional investing advice goes wrong and what actually works. What the stock market really is and how it really works. Why the stock market always goes up and why most people still lose money investing in it. How to invest in a raging bull, or bear, market. Specific investments to implement these strategies. The Wealth Building and Wealth Preservation phases of your investing life and why they are not always tied to your age. How your asset allocation is tied to those phases and how to choose it. How to simplify the sometimes confusing world of 401(k), 403(b), TSP, IRA and Roth accounts. TRFs (Target Retirement Funds), HSAs (Health Savings Accounts) and RMDs (Required Minimum Distributions). What investment firm to use and why the one I recommend is so far superior to the competition. Why you should be very cautious when engaging an investment advisor and whether you need to at all. Why and how you can be conned, and how to avoid becoming prey. Why I don't recommend dollar cost averaging. What financial independence looks like and how to have your money support you. What the 4% rule is and how to use it to safely spend your wealth. The truth behind Social Security. A Case Study on how this all can be implemented in real life. Enjoy the read, and the journey!

Financial Freedom

A Proven Path to All the Money You Will Ever Need

Penguin The International Bestseller "This book blew my mind. More importantly, it made financial independence seem achievable. I read Financial Freedom three times, cover-to-cover." —Lifehacker Money is unlimited. Time is not. Become financially independent as fast as possible. In 2010, 24-year old Grant Sabatier woke up to find he had \$2.26 in his bank account. Five years later, he had a net worth of over \$1.25 million, and CNBC began calling him "the Millennial Millionaire." By age 30, he had reached financial independence. Along the way he uncovered that most of the accepted wisdom about money, work, and retirement is either incorrect, incomplete, or so old-school it's obsolete. Financial Freedom is a step-by-step path to make more money in less time, so you have more time for the things you love. It challenges the accepted narrative of spending decades working a traditional 9 to 5 job, pinching pennies, and finally

earning the right to retirement at age 65, and instead offers readers an alternative: forget everything you've ever learned about money so that you can actually live the life you want. Sabatier offers surprising, counter-intuitive advice on topics such as how to: * Create profitable side hustles that you can turn into passive income streams or full-time businesses * Save money without giving up what makes you happy * Negotiate more out of your employer than you thought possible * Travel the world for less * Live for free--or better yet, make money on your living situation * Create a simple, money-making portfolio that only needs minor adjustments * Think creatively--there are so many ways to make money, but we don't see them. But most importantly, Sabatier highlights that, while one's ability to make money is limitless, one's time is not. There's also a limit to how much you can save, but not to how much money you can make. No one should spend precious years working at a job they dislike or worrying about how to make ends meet. Perhaps the biggest surprise: You need less money to "retire" at age 30 than you do at age 65. Financial Freedom is not merely a laundry list of advice to follow to get rich quick--it's a practical roadmap to living life on one's own terms, as soon as possible.

Infinite Returns

Money for Nothing -- Gold, Silver and Bitcoin for Free

We are called to be architects of the future, not its victims." - R. BUCKMINSTER FULLER In *Infinite Returns*, Robert--with Kim and their top-notch team of Advisors--delves into how the economic and social climate of 2020 has set the stage for a decade of unprecedented challenges as well as opportunities. He draws on his study of Bucky Fuller for vision and guidance as well as noted economists in comparing and contrasting economic theories, and looks to the future, the decade ahead, through the lens of 'cosmic accounting.' Kiyosaki uses lessons from the past to envision the future and peppers that vision with doses of today's reality... while never losing sight of the power of optimism and the individual's power to affect change--in themselves and in our world. The book includes chapters from Kim, the Rich Dad Advisors, and the Rich Dad business team who offer insights on how to achieve infinite returns: Ken McElroy, Blair Singer, Garrett Sutton, Andy Tanner, Tom Wheelwright, Josh and Lisa Lannon, John MacGregor, Mona Gambetta, and Doctors Radha Gopalan and Nicole Srednicki.