



# DoorSteps

From Beginner to Investor One Step at a Time

## GETTING STARTED



**Help:**  
Use 'My Personal Goals Worksheet'

**3. Define Goals**  
Short-term your next 6 months  
Medium-term in 18-24 months  
Long-term in 5 years from now

**Help:** Use our 'Budget Study Guide'

**2. Analyze Your Lifestyle Expenses**  
Your current monthly expenses  
Examine without luxuries  
Do a budget for the future

**Help:** Take the 'Beginner's Quiz'

**1. Grasp the Basics**  
Ownership benefits  
Measuring your return on investment  
Decide if real estate is for you

## DEVELOP A PLAN



**Help:**  
Read 'Knowing Where to Look'

**4. How Will You Make it Happen**  
Hands on  
Hands off  
Inbetween, what specifically will you do

**3. Personalize**  
Where  
Why  
When

**Help:** Use our 'Strategy Study Guide'

**2. Select a Strategy**  
Flipping                      Wholesaling  
Note buying  
Buying and holding rental properties

**Help:** Jot them down in your 'Two Page Biz Plan'

**1. Define Your Limits**  
Available funds  
Ability to get an investor mortgage  
Your time available each week

## FIND A PROPERTY



**CONGRATULATIONS!**

**Help:** 30 Tactics to Find the Best Deals

**4. Execute Your Search Tactics**  
Know how other investors find deals  
Identify tactics to fit your lifestyle & goals  
Select 3 - 4 tactics to execute your search

**Help:** Read 'Knowing Where to Look'

**3. Know Where to Look**  
Educated on all options to find a deal  
Understand options which will work for you

**Help:** Use '10 Tips for Selecting a Location'

**2. Select a Location**  
Educated on foreclosure markets & where to look  
Defined your own location selection criteria  
Applied criteria to defined metro areas or cities

**Help:** Refer to *Your* Goals & Strategy Worksheets

**1. Refer to Goals and Strategy**  
What are your short and long-term goals?  
Are you flipping, holding or wholesaling?  
Are you doing it yourself or buying turnkey?