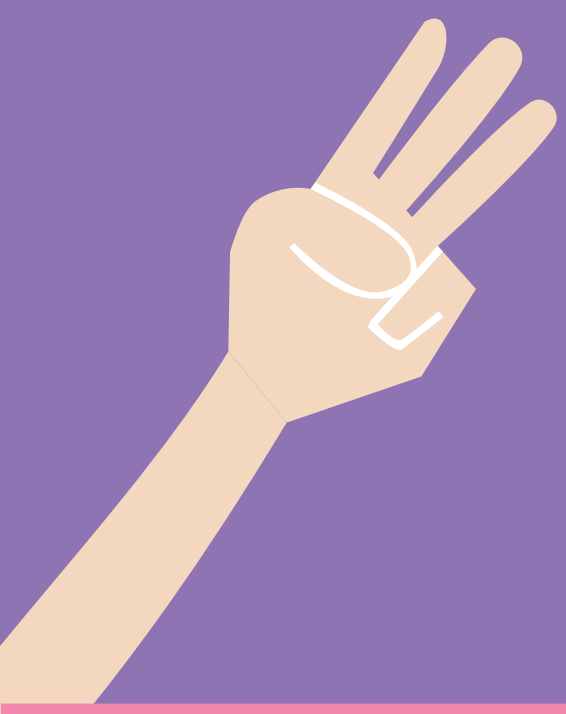
FREE Beginner's Mini Guide to Real Estate Investing

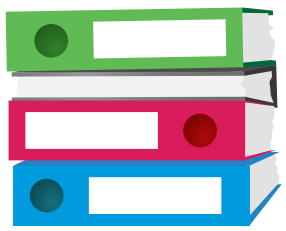
You CAN Build Passive Income from Rental Properties!

Making money from real estate is a skill. Like **ANY** other skill it can be learned.



There are only three steps to getting started...

Step 1
Get Educated



Investing in real estate isn't rocket science but it does require homework. Learn how to set your goals, select a strategy, find undervalued properties, assess deals and manage your properties professionally.

Step 2
Create Your Plan

Take your goals, financing options, ability to do research and your appetite for risk to create a "roadmap" with tasks and actions that allow you to execute your strategy.

Step 3
Source Property

Once we have your action plan, we walk through how to target properties. This includes turnkey properties that are renovated, leased and managed with 20% returns, to buying at auctions, foreclosures, private deals and MLS.

Why Own Real Estate?

1

Create Regular Cash Flow

Generate your extra paycheck when the rent you receive each month is greater than your mortgage, insurance, property taxes and maintenance costs. You pocket the rest. That's what is meant by cash flow.

2 Compare Stocks to Real Estate

You may consider investing in stocks but your value is based upon the performance of the company controlled by a board of directors you'll never meet. Real estate will never reach zero, can appreciate and create regular monthly cash flow.

3 Own a Scarce Physical Asset

The amount of land we have is fixed and finite. Real estate is considered a real asset such as gold or silver. Yet unlike gold or silver it provides a monthly cash flow.

4 Make Inflation Your Friend

Rent always increases over time. Your cash flow and operating profit should rise as rents increase. Owning a rental portfolio can provide protection against inflation.

5 Use Other People's Money

By obtaining a mortgage from a bank, you can borrow a portion of the money to buy your property. This will give you the benefit of appreciation on a larger asset. If you use leverage to your advantage it can create large amounts of wealth.

6 Reduce Your Tax Bill

There are many tax benefits to owning real estate. For example, when it comes time to pay your tax bill you can claim an expense item known as depreciation that isn't an actual out-of-pocket expense.

AFFORDABILITY AND ATTITUDE ARE DRIVING DEMAND FOR RENTAL PROPERTIES

There are two major drivers that seem to be fueling the current demand for rental property: **Affordability** is driven by your purchasing power and actual ability to buy a home. It is a combination of economic factors including house prices, the availability of reasonable financing and your personal income. **Attitude** refers to your mindset towards ownership. These two factors are driving number of renters in the US today.

So How Many Renters Are There?

There are just over 43 million renting households with around 104 million residents occupying them in the US today. That's about a third of the population, and growing as we added over one million renting households in the last few years.

The Let's Rent Everything Attitude

There is a rising ambivalence towards owning almost everything. Nobody seems to want to own stuff anymore from car buying (ZipCar/Uber) to music listening (Spotify) to entertainment consumption (Netflix), employee hiring (eLance) and now housing like vacation accommodations (AirBnB).

The Turnkey Investor Opportunity

There are a few states in the US where foreclosures are still happening, providing rock bottom prices on properties that are being fully renovated, then sold to investors as leased and fully managed with astonishing returns. With a mortgage you can own a fully renovated and rented three-bedroom investment property for as little as $15,000 with a 20% return. You **need** to learn what questions to ask and how to do your diligence before jumping in. But these opportunities won't last...

Turnkey Investment Property

Renovated / Warrantied / Leased / Managed

The Opportunity

3 Bed, 1 Bath	$50,000
Rent	$850
Expenses (tax, ins., mgmt., repairs)	$375
Monthly Cash Flow	**$475**
Purchase with Mortgage	
Deposit/Closing Costs	$15,000
Loan	$37,000
Monthly Payment	$212
New Monthly Cash Flow	$263
Annual Return	**21%**

So that's how **you** can build passive income from real estate. Start by getting educated today.

Get Started Now

Discover how to capitalize on this opportunity at HowManyDoors.com

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