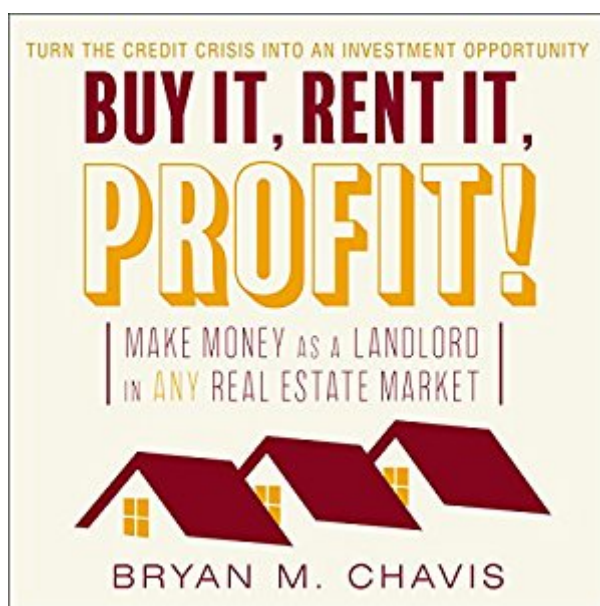


The book was found

Buy It, Rent It, Profit!: Make Money As A Landlord In Any Real Estate Market



Synopsis

There's never been a better time for buying rental properties - interest rates are low, and credit is more freely available to those who want to buy and invest. But where does one begin? With more than 20-plus years of experience in real estate and as the founder of The Landlord Property Management Academy, Bryan M. Chavis knows all phases and aspects of working with rental properties. In *Buy It, Rent It, Profit!* he explains why rental properties are such a wise investment in today's real estate world and outlines the steps and systems you need to implement to become a successful landlord and property manager. This updated edition of the modern classic includes advice on being a profitable and professional landlord, protecting your investment, learning what types of property you should be purchasing, and adapting to the ever-changing world of technology in real estate. Chavis also provides systems on how to attract quality tenants, negotiate lease agreements, collect rent, finance a mortgage, and manage the property overall - everything you need to become a smart, profitable, and professional property manager.

Book Information

Audible Audio Edition

Listening Length: 8 hours and 49 minutes

Program Type: Audiobook

Version: Unabridged

Publisher: Tantor Audio

Audible.com Release Date: January 18, 2017

Language: English

ASIN: B01NH12KHC

Best Sellers Rank: #42 in Books > Audible Audiobooks > Nonfiction > Law #65 in Books > Business & Money > Real Estate > Buying & Selling Homes #136 in Books > Audible Audiobooks > Business & Investing > Personal Finance & Investing

Customer Reviews

Pros:-The author has a positive tone throughout, and seemingly knows what he's talking about despite the vague and general manner of explanation.Cons:-98% fluff material. Let me summarize the only useful piece of information from the first 15% of the book: buy a multiunit property to benefit from economies of scale. And a summary for the remainder of the book: plan ahead. Look at cash flows. Try to improve cash flows. Believe in yourself! Know the logistics of your neighborhood. Completely asinine and obvious.-This book is a damned infomercial for his seminar. So help me if I

see him mention his damned paid seminar advertised one more time. He must've mentioned his seminar at least 10 times in the first 10% of the book. I already gave you some money, how about you teach me something of substance you charlatan!-There was nothing substantial in this book, and I am infuriated I wasted any money on it. In the future I will be sure to read the sample version prior to purchasing. How does this book have such high reviews?! It's absolute drivel. I'm pretty outraged and would love a refund, but have no idea how to go about getting one. Shame on me for not sampling this 'book' prior to buying.

I have read six books so far on the subject of buying/renting. This book has clearly been the best so far. Most of the books I have read have been lots of hype and talk about you can make money on real estate. This book contains some of the same talk. Certainly there is an attempt to generate excitement in the beginning about how you can indeed make money buying/fixing/renting. And the book contains much of the same math talk about how to calculate basic values. The other books I have read are pretty much two things: 1) pep-talk (you can do it!!!) and 2) basic math (four family unit @400/unit=1600-900 in expenses = 500 profit per month. See how easy it is to make money!!!). This book talks about other stuff. Yes it does have the same math, but in addition has other interesting ways of looking at the value of properties. I found most interesting those times when the author talked about stuff other than money. One example is when he describes a student of his program who bought a multi-unit complex and was about to lose his shirt because no one was renting. The student thought he had done everything right. In the end it turns out that the problem was not with the unit itself, but with the neighborhood. The student's great deal was for a complex with all single bed efficiencies, in an area mostly composed of four member families. No wonder the guy could not rent. The author thus introduces the idea that other factors besides the property and rents are in fact more important. After following this guy I appreciate that he has actual wisdom in the business and that learning from him I will be able to avoid many mistakes. Yep, this guy makes me feel like I can do it. I just bought my first two family. I have a positive cash flow, am gaining equity, building some business relationships, and doing a service for my community at the same time by taking two families out of their dumps and putting them in a decent home. One thing I believe the book is missing is basic talk about how to go through the purchasing process. For example, I spent way too much money buying this property. There are different types of loans that can be shopped for depending upon situations. I put down 25% on a 15 year mortgage. This was a requirement of the lender I went with (a local lender who was keeping the loan inhouse and who knew the property well). I likely could have found a different lender that would have taken 20% or

10% if I was ready to take the time for it. There are even 3.5% loans for the right situation so if you have some freedom in your lifestyle, you can take advantages of this. Additionally there is a thing called SELLER'S ASSIST, where in many loans the seller can provide up to 6% of the home value toward closing costs. I paid most of these myself. As you can see, if I had actual experience I could have likely invested substantially less up front in acquiring the property at the expense of a larger loan. For example I could have upped my purchase price by 6% and then asked the seller to provide 6% assist, thus effectively wrapping most of my closing costs into the loan. This means less money needed to close which is a big deal for many people. OH well... at least I am able to learn from what I do. It is not like I lost money, rather I tied up money in my property that I could have left free for use somewhere else. Again this is the best book I have read so far. And though the author does mention his program a couple of times, this book is not an advertisement for the program. Still, I may attend one of his offerings just the same. Hail Flavius!

I was wanting to start investing in property and thought this book would offer some insights into how to do it. While it had a few small tips (can't even call them strategies) for the most part this book is common sense. The vast majority of the book is filler. The author apparently subscribes to the "why use one paragraph to succinctly describe something when you can use a whole chapter, retelling the same information over and over". Amazing, how the author can write an entire paragraph and still have not actually said a darn thing. Overall, I wasn't impressed at all and wish I would have just put the \$10 the book cost towards buying property.

Although I enjoyed reading parts of this book: It hardly attempts to persuade me that I can make money in a real estate market that is totally phony and way overpriced. Too much of an autobiographical nature of this book. It does have great advice for renting, but I rated it 3 stars because the name of the book is total BS.

I haven't finished reading this book yet, but I like the advice the author recommends so far. He appears to have a lot of genuine experience buying and managing rental properties. I bought the book to get as much information I can on buying a rental property and managing it professionally. The author tells you how to go about finding a property, financing, making an initial offer, how to determine if a property is a good investment, how to determine how much rent to charge, etc. There's a lot more. If you're like me, and the only property you've ever bought is your own house, you definitely need to know this stuff. There's some material on the importance of a good credit

score and how to raise yours if it's only so-so. I used to be up in the high 700's, but have dropped quite a bit since I've been out of work, so I'm also going to read more on that in addition to this book. Having good credit gets you lower financing rates, period. There is a lot of practical, simple mathematics to help you make a wise decision, and avoid common mistakes. When I'm done with this book, I'm going to read more on the financial aspects, I don't have a lot of money at the moment and getting financing will be the toughest part. I definitely recommend starting your education with this book. It's not one of those get rich overnight flipping properties guides that are too common .

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