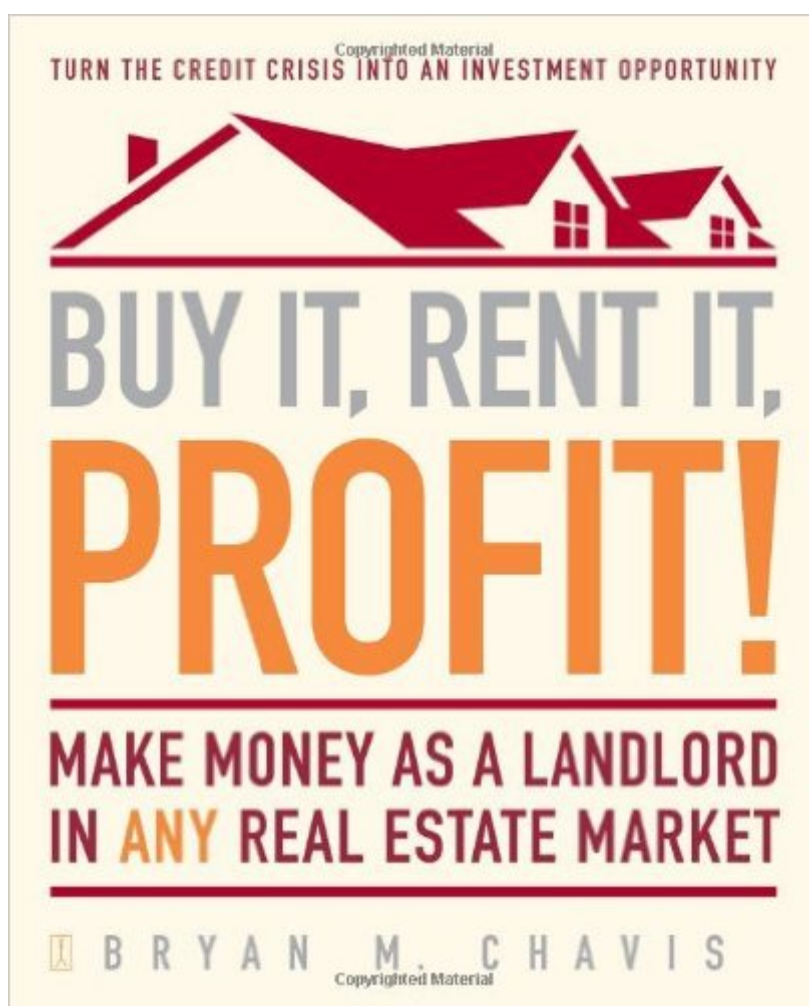


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# Buy It, Rent It, Profit!: Make Money As A Landlord In ANY Real Estate Market



## Synopsis

Demystify the process of evaluating, acquiring, and managing rental property and becoming a landlord with Landlord Academy founder Bryan Chavis's clear, step-by-step plan to make your dream of owning a multi-family property a reality. With interest rates at historic lows, there's never been a better time to buy rental property and to hang on to it for long-term wealth building. Drawing on his ten years of experience managing and owning hundreds of rental properties, Bryan M. Chavis shows how you can leverage as little as \$10,000 into a lifelong stream of wealth using nothing more than good instincts, smart research, and a little elbow grease. Learn how to buy desirable properties, attract quality tenants, negotiate lease agreements, collect rent, finance a mortgage, and manage the property. From leases to property-evaluation documents, you'll find a complete tool kit in this book, which contains every form and checklist you need to run a single-unit apartment or an entire rental building. With added guidance from building-maintenance experts, property attorneys, and tenants' rights organizations, *Buy It, Rent It, Profit!* is the go-to guide for anyone interested in becoming a landlord and achieving profitable, consistent results.

## Book Information

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## Customer Reviews

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.

Knowledge-gathering on real-estate investing is quickly becoming a passion of mine. Buy It, Rent It and Profit is one of the best of the books I've read so far. I also enjoyed and recommend The Wall Street Journal. Complete Real-Estate Investing Guidebook. This book is more of a get-started how-to and equally pragmatic where the WSJ guide was more of a 50,000 ft. view of real estate investing but has lots of great outside references. The author, Bryan Chavis, explains why investing in apartments or du/tri/quad-plexes is a smarter investment than single family homes by explaining the concept of economies of scale concisely. I appreciate his tone in this book. It is written for beginners like myself without having a condescending or overly-simplified tone. Like lots of real estate books, Chavis advises looking for value-added properties to buy (read: distressed property) so you can immediately build equity in your purchase. He discusses the importance of an exit strategy and following a checklist before you invest so you know what parameters you are looking for and allows you to invest without getting emotionally attached to a deal. Chavis provides lots of useful, specific information on how to evaluate a neighborhood using his SEOTA(tm) analysis which is the "Strategic Evaluation of a Target Area." The specific steps he takes are sensible and you get a feel for how much experience he has just from his in-depth analysis of how to evaluate a property. He details evaluating building permits, employment, household size, demographics, psychographics, mortgage rates, rental rates, and occupancy rates.

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