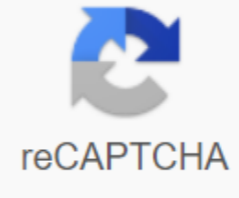




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The simple man s guide to real estate book

This article contains links for which we can receive compensation by clicking on it at no cost. Over the years I have met many successful well established property investors. Several of these are now my closest friends. I've personally seen young entry level investors starting their journey here, and many of them have only been getting a bigger path to prosperity further. Investing in real estate is one of the most common ways to get financial independence. With real estate investment, you will be able to get instant rental cash flow, obtain beneficial tax breaks, and continually take advantage of accumulating capital and market value. Best of all, it's a process that can be replicated! 11 Best Books on Real Estate Investing If you're interested in pursuing real estate investing, then this list is a great place to start your journey to wealth and financial freedom. This curatorial list is made from some of the best real estate investment books that not only give you the blueprint you need to start with, but also give you the techniques and mindset to scale your way of wealth beyond imagination. 1. Millionaire Real Estate Investor Gary Keller This beginners book all real estate investors need to start with. It was the first real estate book I picked up that later opened the door to my first apartment rental. It contains a collection of wisdom and experience from more than 100 of the most successful millionaire real estate investors who have found their financial wealth. Gary Keller makes sure he get right to the point and cover big ideas, from buying millions to owning millions. I especially found the Buy a Million section most useful to me as here we learn about the different types of real estate investment opportunities. Did you know, for example, what is the most important investment difference between single-family homes and apartments? (tip deal revaluation vs cash flow). Overall, this book is great to get you into the investing mindset. Starting with joint investment advice we all need and getting deeper into how it is applied within the property. The tip and tips in this book are perfect for someone just starting out. Although, once you've started your real estate investment journey, I suggest you dive deeper into some other books below. Buy your millionaire property investor now! 2. The House Hacking Strategy by Craig Curelop How would you like someone else to pay your rent or mortgage? How do you want to learn how to hack into your system and live for free or with little or no money out of pocket? Sounds amazing because it is perfectly possible with house hacking. If you master this, you will save thousands of dollars in monthly expenses, allowing you to invest your hard earned money elsewhere instead of spending it on rent or mortgages. Here in New York, it's standard practice. Rent is so expensive you need to become inventive ways to save. Apartment jerky has become the norm where more than one roommate is the standard. After doing this for a while, you will become a professional turning your apartment into a tool. Craig Curelop is a series house hacker who sets it all in detail in a variety of ways house hacks. Craig was so successful, was able to save the way to financial freedom. There are some great tips on how to start with little or no money and turn your apartment into a single family home or multiple family properties with a cash flowing investment. Best of all, you start learning the power of cash flow. I'll admit you can get a little addicted. Housing costs in addition to food and transportation are one of the biggest costs. By taking this cost out of our lives, we can save 40 times faster to get closer to financial independence. Start learning how to escape the house expense trap and begin house hacking your way to your property. Buy your House Hacking Strategy Now! 3. Retire early Real Estate Chad Carson Why would you wait to retire at 65 spending the best year of slavery away to get 9-5 jobs? What if you can retire early and be able to live a free lifestyle without being tied to the job? Well, that's what Chad Carson asked before he could retire at 37. And how did you do it? Answer: Real Estate's Chad book is dedicated to learning the investment techniques of real estate which makes it the ability to walk away from that 9-5 job. Using proven strategies and some real-world advice, this book is a five-step process of creating your own real estate early retirement plan. Having personally met Chad and learn more about his approach, you can actually see someone living in retirement early reality. In real life, Chad is very relatable and down to earth, which these great features also show through his writing style. If you're looking for a way to get out of that 9-5 and thought about getting into real estate, check out Retire Early with Real Estate. This certainly opens up the mindset to new opportunities for escaping the modern-day rat trap through real estate investment. Buy Retire Early Real Estate Now! 4. The Book on Rental Real Estate Investing: How to Create Wealth and Passive Income Through Smart Buy & Hold Real Estate Investing by Brandon Turner First of All, there is no right way to do real estate investing. Instead, this book defines all the different ways you can be successful in investing in real estate. This is a great how-to book for a novice investor looking to get into the game or even someone with a little more experience under their belt. Written by Brandon Turner, part of the BiggerPockets community you'll learn how to build an accessible plan, find incredible deals, and leverage other people's money to pay for your wealth. One of the best takeaways was learning about calculating your ROI before going into business/purchase, as well as understanding the pros and cons of each type of rental property. This was very helpful when I started. Are general a great real-world advice book for anyone looking to build real estate and cash flow through rental properties. After reading this book, you can check out investing in real estate rentals in a whole new light to further expand your potential toward financial freedom. Buy your book by renting a property investing now! 5. What any real estate investor should know about cash flow from Frank Gallinelli Getting started on real estate is one thing, but knowing how to make profitable and cash flow it's appropriately a completely different thing. The most important part of the real estate investment is knowing the numbers; and if you know how to crunch them properly and decipher their meaning, you can upgrade to an intelligent real estate investor. Knowing how to use the numbers to do the favor will take you one step ahead of the buyer's competition, as well as help you understand the critical metrics needed to become a real estate investor. Frank Gallinelli is a graduate professor here in New York at Columbia University and an all-time real estate expert who walks through the most critical financial calculations any real estate investor should know. His book sets out how to measure critical aspects of discounted cash flows, net present value (NPV), return on equity (ROE), internal rate of return (IRR), and many other must-to-know. It's not just a book, but a critical asset, it will come back to you over and over again during your real estate investment career. I go to this book regularly when I'm looking at my next store. This is a staple go-to guide for many serious property investors. My copy is so worn out, the bandages are starting to separate. Overall, you must have a personal inventory of your investment assets as you will find yourself going for this book over and over again. Buy what any real estate investor should know about cash flow now! 6. Crushing It in Apartments and Commercial Real Estate: How a Small Investor Can Make It Great with Brian H Murray This is an excellent book for any investor to start real estate. Written by Brian Murray, originally a teacher looking to make some income on the site and later ended up as CEO of his multimillion-dollar real estate company. When you read this book, you'll see Brian's passion for business. Applying some common sense and knowledge to your business creates a simple but very effective investment approach. Some great takeaways are learning creative ways to finance commercial real estate, getting portfolios without help from outside investors, and practical ways to increase profits while keeping costs low. It's a gold award-winning book that's very well written. If you're just getting started or want to go bigger, this book will give you the tools and wisdom you absolutely need to crush it into homes and commercial real estate. Buy Crushing It Into Homes and Commercial Real Estate Now! 7. Buy, Rehab, Rent, Refinance, Repeat: A BRRRR Rental Real Estate Investment Strategy Made David M Greene This is a book that makes obtaining financial freedom more accessible than ever before. Instead of the old practice of buying a house every few years, this book will show you how to buy a house every few weeks! Now that the speed of wealth! David Greene is doing a great job laying out a proven easy-to-follow system that increases wealth without letting the lack of cash get in the way. He describes how to identify the target properties locally and throughout the county, negotiating strategies to get bids accepted, and later discusses several unique ways to increase the value of the property along with his own net worth. The refinance section alone is worth the time to read because it saves you thousands in the long run! (i.e. just a few percentage points off the mortgage rate can save you a few thousand a few tens of thousands of hard earned dollars) Overall, it's a great book for anyone who wants to retire early, diversify their investments, and build a profitable rental portfolio. Buy Buy, Rehab, Rent, Refinance, Repeat Now! 8. Long Distance Real Estate Investing: How to Buy, Rehab, and Manage Out-of-State Rental Properties by David Greene Who Said: You Have to Live Near Where Rent Obviously Never Read This Book. Instead, with this modern society, why should I live nearby where I invest? Traditionally, public investment is considered high risk and wise, but technology and new rules of today make the tradition finally broken. David Greene, a very experienced real estate investor explains the new rules today on how to build profitable rentals through buying, managing, and fishing out-of-state properties. Overall, the book focuses on two common ideas: buy and keep and fall for quick gains outside the state. Since David lived in the high-priced San Francisco Bay area, he was forced to start his real estate career in other lower-priced communities (something he here in New York is facing). The book is great for anyone looking to get their feet wet becoming a public investor. Buy Long Distance Real Estate Investing Now! 9. My Life & 1000 Houses: No Forward to Financial Freedom by Mitch Stephen This is an autobiographical tale that is perfect for any entrepreneur and a must-read for upcoming real estate investors. You will learn more about how Mitch Stephen was able to master sales of single- and multi-family residences, small commercial properties, manufactured homes, and raw land plots. The book is well written not only for the personal and professional adversity Mitch faced, but also for how he was able to triumph over them. You will even love the opening part of Adversity University as we don't grow if we never get exposed to adversity. My favorite part was finding out how Mitch structured some of his business. I found it extremely valuable and insightful. Lessons learned and investment techniques and Escape Escape Debt Trap and The Moat Theory provide way more insight than cutting profitable deals. Best of all, Mitch is a very real down to earth guy who really wants to help others. If you doubt it, write him an e-mail and see his personal response. You might even get a follow-up call. The guy is a great mentor and really strives to educate others about his experiences. Overall, it's not just a real estate book, it's a motivational story. It shows we can all become successful and that education never ends. Buy My Life & 1000 Houses: No Forward to Financial Freedom Now! 10. The ABC of Real Estate Investing Ken McElroy has read countless books on real estate and far away, this book is for anyone looking to learn the basics of real estate investing. This book is constantly filled with valuable information on every page in turn, and will certainly tool you up to get started investing. Personally, I learned more in this one read through than many other real estate books promise to make. There are great tips for learning to find your property with real potential to negotiate a deal and apply critical metrics to sustainability and increased wealth. Although the book focuses on homes, the knowledge here can still be applied to other types of real estate investments as well. But overall the apartments are not a bad way to go! Especially here in New York, where 80% of the population rents apartments. Go ahead and give it a read, and before you reach chapter three you've put in some extremely tangible advice you'll be immediately enacted. Buy ABC of Real Estate Investing Now! 11. Every landlord's tax deduction guide is Stephen Fishman's ability to get positive cash flow from real estate investments is a great accomplishment and you can be proud. Now that the money's coming, you're going to have to learn to keep that money. Unfortunately, many of us forget that we have to pay taxes on our investments, and these taxes can take advantage of a once profitable transaction for a much less desirable transaction. Fortunately for us investors, the government has created a number of tax breaks and potential write-offs that specifically apply to landlords and property investors. This is a great manual that will save you new ways to save you more money when it comes to tax time! The book goes in great detail explaining how taxes are applied to landlords and property investors, and then dive deeper into how repairs relative to improvements are taxed. More sections explain in more detail how travel costs, accident and theft losses, and much more. For anyone who is looking to take real estate investing to the next level and start a business, this one should. You can pull out one more than one as you learn the tax loopholes and benefits to take advantage of. I personally keep the copy nearby on my shelf when the tax season comes around and I Reductions. Buy every landlord tax deduction guide now! Nwo!