



Beginners Guide To Getting Started In Real Estate

What's Real Estate Investing?

What Are The Risks Of Investing In Real Estate?

- #1 Financial Risk
- #2 Illiquidity Risk
- #3 Opportunity Risk
- #4 Inflationary Risk
- #5 Legislative Risk
- #6 Economic Obsolescence Risk

Why Real Estate Investing?

- Cash Flow
- Benefits On Property Taxes
- Equity Buildup
- Appreciation
- Tax-Free Refinancing Proceeds
- Leverage
- Inflation Hedge

How To Start Real Estate Investing?

- 1. Property Types
 - Residential
 - Commercial Real Estate - Retail
 - Commercial Office Real Estate
 - Industrial
 - Lodging
 - Properties Used For Recreational Purposes
 - Property With Restricted Usage
 - Land That Is Either Uncultivated Or Agricultural
- 2. Equity And Investment Size
- 3. Property Quality
- 4. Ownership Cycle
- 5. Location
- 6. Holding Period
- 7. Return On Investment
- 8. The Investment Vehicle
 - The Issue Of Liability
 - Leadership
 - Taxes
 - The Ability To Transfer
 - Perpetual Life

What Are The Different Types Of Investment Vehicles In Real Estate?

- Freehold Estate
- Leasehold Estate
- Limited Partnership (Lp)
- Master Limited Partnership
- Joint Venture
- Real Estate Investment Trusts
- Sole Ownership
- Common Tenants
- Joint Tenancy
- Real Estate Crowdfunding
- Corporation
- Mutual Funds
- Trusts

Property Investment Strategy For Beginners

- Passive Investor
- Active Investor

10 Different Types Of Investment Property Strategies

- 1. Speculative Investing
- 2. Value-Added Investing
- 3. Investing In Class A Properties
- 4. Spinning Off Pieces Of Properties
- 5. Repositioning
- 6. Changing The Purpose Of A Property
- 7. Rent-To-Own Investing
- 8. Fix And Flip
- 9. Wholesaling
- 10. Lease Options

How To Diversify Your Real Estate Investment Portfolio?

Where Should Real Estate Investors Invest?

Bottom Line - The Secret To Success As An Investor