

Property Wealth Manager 10

Michael Lantrip

Armchair Guide to Property Investing Ben Kingsley, Bryce Holdaway, 2015-12 The Armchair Guide to Property Investing gives readers a full toolkit to become successful property investors. It includes 18 proven investment strategies and insightful case studies of six very different investors who all build portfolios which will deliver \$2,000 a week in retirement income And you'll only need to spend 10 hours per property a year managing your portfolio when you have everything in place. Ben and Bryce are both property investors themselves and the hosts of Australia's No.1 Property Investment Podcast - The Property Couch. 'As regular contributors to Australia's most read and sold personal finance magazine these boys know property. Smart strategies designed to safely build wealth through real estate.' - Effie Zahos, Editor, Money magazine '...a sensible and achievable approach to successful property investing. It teaches investors how to buy the very best properties to achieve their financial goals without taking unnecessary risks. It's a must-read for anyone serious about enjoying the long-term benefits of property investment.' - Nicola McDougall, Editor, Australian Property Investor magazine '...full of practical tips and written in a way that even a total newbie would understand. If you want to get no-nonsense, independent advice on how to invest in property, then this book is essential reading.' - Nila Sweeney, Managing Editor, Your Investment Property magazine

The Armchair Real Estate Millionaire Michael Dominguez, 2021-05-11 Financial freedom with property investment isn't about owning 100 doors. You want a fun life, not a frantic one! You just need a few quality houses, a couple hours a week, and a comfy armchair. When you're working a 9-5 and buying property for passive income, risky and overwhelming opportunities can lead to big financial losses and bigger regrets. Real estate should fund your life, not run your life! In Armchair Real Estate Millionaire, investor realtor Michael Dominguez provides the roadmap to crafting a portfolio of quality investment properties for positive cash flow. Filled with expert wisdom and a straightforward approach, this is your simple guide to property investment that creates consistent and sustainable wealth and savvy retirement planning-without taking over your life. You're about to learn: A predictable property-buying framework that can boost you to millionaire status in just 10 years. How to compile a power team of professionals to maximize your investment potential. A formula to find the best tenants for you and your houses. Tips to increase the resale value of a home with simple upgrades. Case studies, insider tips, and lessons from other risk-adverse investors-and much more! With the right strategies, buying and selling real estate can be a low-risk, high-reward side hustle that can make you a millionaire-without costing you time or sanity. Get Armchair Real Estate Millionaire and uncover the secrets

to joining the Triple Crown Club today!

6 Principles to Retire Younger & Richer Daniel Walsh, 2024-01-30 Based on his own experience building significant wealth at a young age, author Daniel Walsh shares a unique wealth blueprint anyone can follow to retire younger and richer. In this book readers will discover six principles that will help them achieve their wealth-creation goals and dreams. Covering everything the author learned on his own journey, along with multiple real-life case studies from people &– young and old &– who have vastly improved their financial lives, this book will help you change your money mindset and stop negative self-talk, create habits and rituals for long-term success (it's not going to happen overnight), understand why leverage is the superpower of highly successful people, tolerate and manage risk, understand compounding income and grow your assets, and create generational wealth so that your children, their children, and their children can continue to advance the fruits of your labour long after you are gone. Follow the blueprint in 6 Principles to Retire Younger & Richer and, no matter your age, background or wealth, you'll be one step closer to achieving financial freedom.

Asset Management Handbook for Real Estate Portfolios R. M. Santucci, 2013-10-14 The Asset Management Handbook is divided into three phases. Chapters 1 through 3 are conceptual introductions. Chapters 4, 5, 6 and 7 get into the meat of the policies and techniques of evaluating the capital needs of your property over the next 40 years. Chapters 8 and 9 help you identify which properties are doing well and which are the most threatened. What action should you take? What are the standard preservation and rejuvenation options available to a real estate portfolio manager? What is Asset Management? People are more accustomed to thinking about asset management of money or stocks or a package of annuity and savings accounts. Real estate asset management is a slower, longer term process. The properties in your portfolio, especially in affordable housing, have life cycles of 30, 40 or infinite time periods. Most nonprofit owners are not interested in selling to capture any appreciation on their properties. Their goal is to provide housing for the foreseeable future as long as the asset can perform. Many nonprofits and mid size property owners do not have a dedicated asset manager. It is extraordinarily important that someone take on that long-term analysis, be it for 10%, 25% or 50% of a full time employee. The next step is to benchmark your properties. How are you doing compared to the world? Not just on straight bottom line consideration, but how about in human services? Have you saved sufficient money to replace the roof or add the sprinklers that will be required at the next renovation? The Asset Management Handbook provides well-established objective criteria for 25 different variables. We've seen participants in the asset management practicum expand that

up to 40 variables to analyze on an annual basis. We'll see how benchmarking and risk ranking of your portfolio are essential first steps in establishing its viability and needs. Capital Needs and Their Funds. In this meat of the manual, we walk you through essential policies that define how your properties will operate over the long term. We show how policies made by lenders, bankers and other short term partners can be self destructive and damaging to property owners holding for the long term. First example of the dichotomy, the lender is suggesting the reserve is sufficient when two years after their loan matures, the property will require \$4 million of replacement expenditures. This is fine for investment property held for resale. You just flip it and get down the road. Most affordable housing owners do not consider selling the property as a positive outcome. Even if you've never performed a property inspection before, the Handbook offers you easy methods of counting and sorting components into well established remaining economic lives. Then it is on to the massive spreadsheet that calculates the future need and the various waves in which it will appear. Exterior paint first, then roofs, windows and doors, and kitchens and baths follow and then it starts all over again. Most capital needs assessments performed by third parties make financial assumptions that are untenable. Their interest rates on earnings are overstated and their inflation rate on the components are generally understated leaving you with significant shortfalls, even if you have escrowed according to directions. We will keep you out of that trap, showing you the realistic funds that are required and the time periods when the inevitable refinancing windows will occur. Risk and Solutions. In the final section, we evaluate your primary risks. Which properties should you address first? Which properties have the strength and energy to function on their own? Then what should you do about it? Refinance? Renegotiate? Value engineer? Raise rents? In the foot race, the runner is always caught by the tsunami of required replacements. It is just a fact of the business that every 20 to 30 years you've got to re-invest a significant amount of money.

Do This, Not That! Michael Lantrip, 2024-01-10 In Real Estate Investing, your success is determined 100% by your decisions. Bad decisions can ruin a good investment. Good decisions can save a bad investment. Read 10 stories of failure, then read the same 10 stories resulting in success, with different decisions being made. You'll know these things when you have 15 years experience, but you can learn them now.

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10 Other Real Estate Investments Michael Lantrip, 2019-08-26 Find what you were meant to do. This book should be the first one you read about Real Estate Investing. One of these Platforms could be perfect for you. Buy And Hold is not always the best business model, but you could still be a

very successful Real Estate Investor, starting with \$3,000 or \$300,000. Begin your journey here.

Your Best Business Entity For Real Estate Investing Michael Lantrip, 2019-01-05 The biggest mistake made by Real Estate Investors is not using a Business Entity. The second biggest mistake is using the wrong one. Learn how to: 1.) select the best business entity for you. 2.) use multiple entities for protection. 3.) stack entities to maximize profit. 4.) convert one entity to another. 5.) double your Charging Order protection. 6.) make your assets judgment-proof. 7.) make yourself judgment-proof. 8.) and much, much more. Real Estate Investing is a whole new ballgame, and the rules have changed.

50 Real Estate Investing Calculations Michael Lantrip, 2018-01-13 When Real Estate Investors say, I wish I'd known that, this is what they are talking about. Real Estate Investing Calculations are the Rules of Real Estate Investing, and you must know the rules. Real Estate Investing offers you four huge benefits that other forms of investing do not. *Cash Flow. *Asset Appreciation. *Financial Leverage. *Special Tax Treatment. But your success will depend on how well you estimate these items before you purchase a property, and how well you manage them after you purchase. A basic rule of Business Management is In order to manage, you must first measure. And that's the purpose of 50 Real Estate Investing Calculations. This book teaches you how to generate these numbers yourself, and explains their meanings. These Calculations are the tools of your trade.

The Asset Manager's Guide to Real Estate Owned (REO) Orit Gadish, 2021-05-06 This book is comprised of fourteen chapters. It reflects the author's experiences in REO asset management as it relates to residential and commercial real estate and brokerage management, and business process management. Chapter 1: Defining REO Chapter 2: Selecting Your REO Real Estate Agent Chapter 3: Setting Expectations with Your REO Agent Chapter 4: REO Pre-Marketing Activities Chapter 5: Sales Strategies for REO Properties Chapter 6: Cash for Keys Process and Agreement Chapter 7: The Eviction Process Chapter 8: Getting the REO Property Ready for Market Chapter 9: Valuing the REO Property Chapter 10: REO Property Assignment Letter and Listing Agreement Chapter 11: Marketing the REO Property Chapter 12: REO Specific Terms in Seller's Addendum Chapter 13: Offer Management in an REO Transaction Chapter 14: Closing and Settlement in an REO Transaction

Real Estate Investing Vocabulary Of Terms Michael Lantrip, 2020-01-13 Increase your knowledge of Real Estate Investing by just 5% per month. At the end of 3 years, you would know about 6 times what you know now. And that's awesome. Start here!

Building Wealth Through Real Estate Jim Pellerin,2024-02-22 Most people who want to get started with Real Estate Investing, have no idea how to get started. Or worse, they have some idea how to get started but it is the wrong strategy for them. This book provides an overview of how to get started using Real Estate Investing as part of a retirement strategy. This book is NOT a practical approach to real estate investing and the reader is NOT expected to be able to start investing in real estate after completing this book. In this book, you will learn enough information to be able to decide what type of real estate investing they should pursue. In this book, we will cover the following topics: Chapter 1: Understanding the Power of Real Estate Investing Chapter 2: Financial Literacy for Real Estate Investors Chapter 3: Market Research and Property Selection Chapter 4: Financing Strategies Chapter 5: Real Estate Investment Strategies Chapter 6: Property Management and Maintenance Chapter 7: Legal and Regulatory Considerations Chapter 8: Scaling Your Real Estate Portfolio Chapter 9: Exit Strategies and Retirement Planning Chapter 10: Reflection and Next Steps

Tax Cuts And Jobs Act For Real Estate Investors Michael Lantrip,2018-06 A guy with a duck on his head walks into a Police Station. The Desk Sargeant says, Can I help you? The duck says, Yeah, can you get this guy off my ass? If you're the duck, and the guy is the IRS, read this book. It explains in Plain English all you need to know to stay out of trouble with the IRS, and to get all of the benefits from the TCJA. This is a whole new ballgame, and the Rules have changed.

Mastering REIT Investments Jim Pellerin,2024-02-29 Real Estate Investment Trusts (REITs) have emerged as a popular and accessible avenue for individuals to participate in the real estate market without the burdens of direct property ownership. At its core, a Real Estate Investment Trust (REIT) is a company that owns, operates, or finances income-generating real estate. The concept of REITs was introduced in the United States in 1960 as a way to provide individuals with the opportunity to invest in large-scale, income-producing real estate without having to buy, manage, or finance properties directly. Topics Covered Chapter 1: Introduction to REIT Investing Chapter 2: Types of REITs Chapter 3: How REITs Work Chapter 4: Assessing Risks in REIT Investing Chapter 5: Getting Started with REIT Investing Chapter 6: Evaluating REITs Chapter 7: Creating a Passive Income Stream Chapter 8: Tax Considerations for REIT Investors Chapter 9: Monitoring and Adjusting Your REIT Portfolio Chapter 10: Advanced REIT Strategies Conclusion: The Future of REIT Investing

Real Estate Investing For Dummies Eric Tyson,Griswold,2011-03-08 This is simply the best book on the topic.” —Randall Bell, Author, Home

Owner's Manual Tyson and Griswold have truly opened the world of real estate investing to all by tackling often complex issues in this easy to understand and use book. I can't think of a better way to get smart about building wealth through rental properties than to read their excellent Real Estate Investing For Dummies! —Vern Hoven, CPA Non-prime time TV is cluttered with infomercials about how you can buy non-prime real estate for next to nothing and get rich quick. Common sense should tell you that's an exaggeration. (If common sense doesn't tell you, bankers will.) Nevertheless, it is possible to get rich gradually by investing in real estate. Long term, you can expect to realize an annual return of 8 to 10% a year. Real Estate Investing for Dummies gives you the keys to successful real estate investment, whether it's in single family homes and condos, apartments, vacation homes, commercial properties (office, industrial, and retail), raw land, or REITs (Real Estate Investment Trusts). With guidance from authors Eric Tyson, MBA, a financial counselor, and Robert S. Griswold, a veteran real estate investor, you'll discover how to: Find and buy the best properties at a fair price Capitalize on opportunities such as foreclosures, no money down deals, auctions, tax sales, and more Secure financing and good mortgage terms Value, evaluate, and negotiate everything to do with real estate Work with agents and other professionals Project income potential and cash flow Handle contracts, inspections, and closings Whether you're interested in a fixer upper for rental, premier office space you can lease, or a vacation home you can enjoy and rent, when you become a buyer, you also become a landlord. That means you can hear from tenants any time, night or day. It means you may not hear from them when the rent is due. Real Estate Investing for Dummies also helps you: Find and keep good tenants Negotiate lease agreements Insure and maintain your property Keep good records for tax and accounting purposes Remember, with any deal, you have to know when to hold them and know when to fold them. So Real Estate Investing for Dummies gives you guidelines on when and how to sell and how to reinvest to build wealth. It also lists 10 real estate investments you shouldn't touch with a 10-foot pole. Especially if you're tempted by those late-night infomercials, that warning could save you a fortune!

Section 121 Real Estate Investing System Michael Lantrip, 2020-05-05 Pay no Capital Gains taxes when you sell your rental income property. Pay no Capital Gains taxes when you sell your vacant land investment. Pay no Capital Gains taxes when you sell your home. This System is the best Investing Platform you will ever find. If you own a home, you are already a real estate investor. Learn about what you have and how to use it. This is the book you will wish you had bought 15 years from now. Please, do it for your own good!

Stop Burning Your Money Paul Adams, 2007-05-10 People, as a rule, will work hard within cultural common sense and just assume that all will go well. But, right now, 90 million Americans are faced with the most critical investment challenges of their lives. They are not prepared and are unsure how they will support themselves when they retire. That cultural common sense must not be working. Financial advisors are taught to advise the majority of people. The median household income in this country is \$46,000 a year. Financial institutions are organized around acquiring the masses as clients. The clients of Clearline Financial Group are the top 10% households as defined by annual income and net worth. We are committed to building a firm that will help our clients in areas that matter to them most. Many of our clients have questions like: Am I making the best use of the dollars I am saving? Will I be able to retire and be okay given I may live 25-30 years in retirement? Am I exposed to losing a great deal of my wealth or income if I were to be sued? When I leave this earth what kind of impact will I leave behind? Clearline Financial Group was created as a result of its founder realizing that many people feel as though they have been taken advantage of when meeting with a traditional financial advisor. Often these people are pushed toward a set of pre-packaged investments that aren't tailored to their desires. These potential clients can feel they have lost control of their money and aren't involved in the process. We offer a process that gives our clients the tools to succeed and supplies them with guidance on how to use those tools to achieve their dreams.

Bulletproof Investing James Fitzgerald, 2021-06-08 Take the reins of your financial future with this powerful and insightful new resource In *Bulletproof Investing*, real estate expert, investor, entrepreneur, and author James Fitzgerald, delivers a collection of personal stories and experiences that will show how you too can gain and retain financial control of your life. You'll learn how to spend less than you earn, find a mentor, identify a purpose for your financial wellbeing, and, ultimately, learn to achieve financial independence. This important book shows you how to: Improve your mental health by removing the stress and anxiety of financial insecurity Familiarise yourself with the right tools to control your financial destiny Minimise and manage risk, rather than trying fruitlessly to eliminate it Take advantage of the miracle of compound growth and watch your investment portfolio flourish Stop working hard and start working smart, letting your money do much of the work for you Perfect for millennials, adults with children, and those nearing retirement aiming for financial control and stability, *Bulletproof Investing* will also earn a place in the libraries of anyone hoping to gain a firmer grasp of their financial reality and investment portfolio.

How To Do A Section 1031 Like Kind Exchange Michael Lantrip, 2018-01-18 Don't send 25% of your profits to the IRS. Top Real Estate Investors use Section 1031 instead of paying taxes on Capital Gains and Depreciation Recapture. Then they use IRS money to buy more property. With this book you will learn how to: 1.) Keep all of your profits, tax-deferred. 2.) Use IRS money to buy more property. 3.) Access your Equity, tax-free. 4.) Use Section 121 and Section 1031 together. 5.) Do Owner Financing inside a Section 1031. 6.) Buy and Rehab without selling first. 7.) Buy multiple Replacement Properties. 8.) 6X your Personal Property Depreciation. 9.) Close on an incomplete construction. 10.) Do a partially-tax-deferred Exchange. 11.) Make a Vacation Home an Investment. 12.) Report the Exchange on Form 8824. Scroll up and grab a copy today.

How To Do A Section 1031 Like Kind Exchange Michael Lantrip, 2017-01-01 Top Real Estate Investors use Section 1031 instead of paying taxes on Capital Gains and Depreciation Recapture. And then they use the IRS's money to buy additional property. You can, too. Learn how to: 1.) Keep all of your profits, tax-deferred. 2.) Use IRS money to buy more property. 3.) Do Owner Financing within a Section 1031 Exchange. 4.) Buy and Rehab without selling first. 5.) Buy multiple Replacement Properties. 6.) 6X your personal property Depreciation. 7.) Close on an incomplete construction. 8.) Do a partially tax-deferred Exchange. 9.) Access your Equity tax-free. 10.) Use Section 121 and Section 1031 together. 11.) Make a Vacation Home an investment. 12.) Refinance, die, and eliminate all deferred taxes.

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