

Read Online Long Distance  
Real Estate Investing: How To  
Buy, Rehab, And Manage Out  
Of State Rental Properties

# **Long Distance Real Estate Investing: How To Buy, Rehab, And Manage Out Of State Rental Properties**

Have you ever attended a real estate event and been the only woman in the room? In *The Only Woman in the Room, Knowledge and Inspiration from 20 Women Real Estate Investors*, you will hear from 20 incredible women who will share how they were able to achieve financial freedom in a world historically dominated by men. From residential to commercial, this book is packed full of knowledge and inspiration on

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all facets, regardless of where one is in their real estate investing journey. In this book, you will discover how to:

- Creatively find and finance deals
- Overcome any obstacle you are facing and get started
- Transition from your 9-5 and become an entrepreneur
- Scale a multifamily portfolio
- Raise private capital
- Manage contractors
- And so much more!

This guidebook is going to take some time to explain all of the things that you need to know to get started with your first rental property. We will discuss the importance of financial freedom and how real estate investing, especially with rental properties, will be able to help you to reach those goals of financial freedom. From there, we are going to dive right into the process of searching for and finding the perfect

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rental properties for your needs. We will look at how you can look for a property, how to get the right financing, the importance of doing an analysis on the property, and even how to determine your return on investment to determine if you are actually going to be able to earn an income on all of the work that you do. In the final section, we are going to discuss what you will need to do when you actually own the property. We will look at how to find the right tenants, how to maintain and fix up the home, how to collect rental payments, and even how you may work with a property manager to help you get the income, without having to be there and help your tenants all of the time. Getting started in rental properties is going to take some time, dedication, and so much more. But

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for those who are looking for a good way to increase their financial freedom, and who want to be able to own their own time, then this is one of the best investment opportunities for you to go with. When you are ready to get started with your own rental property investment, make sure to check out this guidebook to help you out!

Is your lack of cash holding you back from your real estate dreams? Discover the creative real estate financing techniques that savvy investors are using to do more deals, more often. No matter how much money you have in your checking account, there is always real estate you can't afford. Don't let the contents of your wallet define your future! This book provides numerous strategies for leveraging other

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people's money for amazing returns on your initial investment. Active real estate investor and co-host of The BiggerPockets Podcast, Brandon Turner, dives into multiple financing methods that professional investors use to tap into current real estate markets. Not only will you be able to navigate the world of creative real estate finance, but you'll get more mileage out of any real estate investment strategy. Financing deals just got easier-learn how to be a smart investor by using creativity, not cash! Inside, you'll discover:- The truth about no-money-down investing? Investing with little to no money down is possible, but it's not about a step-by-step strategy. It's about a mindset.- How to get started investing in real estate? Looking for your first deal, but you have no

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money or experience? Learn the best strategies for getting your feet wet without paying thousands!-

Numerous strategies to mix and match? Creative investing requires a creative mind.- How to attract private money, lenders, and partners? There are millions of millionaires walking the streets. Discover the best way to attract them to you.- The ugly side of creative investing? Learn the downsides to all the strategies mentioned in this book, as well as tips for overcoming those problems.- Strategies for wholesaling, flipping, rentals, and more? Find success no matter what niche you plan to use to build your real estate empire.

This no-fluff book contains detailed, step-by-step training perfect for both the complete newbie or seasoned pro looking to build a killer house-flipping

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business. In this book you'll discover:

--How to get financing for your deals,  
even with no cash and poor credit!

--How to evaluate a potential market  
or "farm" area! --What types of

properties you should buy, where and  
from whom! --How to find great deals

from motivated sellers! --How to  
evaluate deals quickly and

accurately! --How to make

competitive offers and complete your  
due diligence efficiently and

effectively! --How to create a Scope  
of Work, a Budget and a Schedule!

--How to hire the best contractors and  
manage your rehab to completion!

--How to get your properties under  
contract for top dollar! --How to get

your property to the closing table as  
efficiently as possible so you can

collect your check!

The Book on Rental Property

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Investing  
How to Enjoy Ongoing Cash Flow from  
Real Estate... So You Don't Have to  
Work Forever

Creative Strategies for Investing in  
Real Estate Using Other People's  
Money

Make Money as a Landlord in ANY  
Real Estate Market

How to Find and Profit from Up-and-  
Coming Areas

Every Real Estate Agent's Guide to  
Building a Profitable Business

How to Buy, Rehab, and Resell  
Residential Properties

Between the 18th and 19th  
centuries, Britain  
experienced massive leaps  
in technological, scientific,  
and economical  
advancement



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Live where you want, and invest anywhere it makes sense. "It is a common misperception in real estate investing that you should buy only where you live. David Greene has put that myth to rest... This is a must-read for investors who want to expand their real estate empire nationwide." --David Osborn, bestselling author of *Wealth Can't Wait* Are you interested in real estate investing, but you live in a hot market that is not suited for buy and hold investing? Do you want to take advantage of wealth-building

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opportunities, but that seems impossible until the next market crash? Real estate investing is one of the greatest vehicles to build wealth, but it doesn't make sense in every market. Some locations provide incredible returns, while others make it almost impossible to find a single property that profits. Traditionally, investing out of state has been considered risky and unwise. But the rules, technology, and markets have changed: No longer are you forced to invest only in your backyard! In his book, real estate

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investor and police officer David Greene shows you exactly how he's built a multi-million dollar portfolio through buying, managing, and flipping out-of-state properties, often without ever even seeing the properties in person. David shares every tip, trick, and system he has put in place for over twenty rental properties, so you can avoid making mistakes and shorten your learning curve immensely! What's inside: How to assemble an all-star team to handle each aspect of a deal from A-Z. How to

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find great deals in any state, regardless of where you live. How to rehab a project from thousands of miles away without worry or complication. How to speak the language of the agents, contractors, lenders, and property managers you will use. How to quickly and easily know which neighborhoods to buy, and which to pass in. How to choose the best materials for your rehab projects and pay the least amount of money. ...And more! Don't let your location dictate your financial freedom. Get the

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inside scoop to invest--and succeed--anywhere!

Are you interested in real estate, but you live in a hot market that is not suited for buy and hold investing? Real estate investing is one of the greatest vehicles to build wealth, but it doesn't make sense in every market. Some locations provide incredible returns, while others make it almost impossible to find a single property that profits. Traditionally, investing out of state has been considered risky and unwise. In this book, real estate investor Robert Smith

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shows you exactly how to build a multi-million dollar portfolio through buying, managing and flipping out-of-state properties, often without ever even seeing the properties in person. In Long-Distance Real Estate Investing, Robert shares every tip, trick, and system, so you can avoid making mistakes and shorten your learning curve. Inside, you will learn: Understand where to buy and where to avoid  
Grow your real estate investing business in any location  
Build relationships with your team  
Why many

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real estate investors fail, and how you can ensure you don't Offering deals that are irrefusable Getting Cash Flow from your properties Every tool, tip and strategy to maximize your profit And so much more! Take the first step today! Scroll up and click the "Buy Now with 1-Click" button.

Fiology is a free online resource for anyone looking to understand their finances, take action, and become Financially Independent. In addition to the mechanics of saving and investing, the course addresses the issues

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of happiness, mindset,  
decision-making, dreaming  
big, and philosophy,  
enhancing your Financial  
Independence journey. The  
Fiology Workbook: Your  
Guide to Financial  
Independence will lead you  
through the online courses  
with worksheets, journaling,  
and helpful trackers so that  
you can measure your  
progress and establish your  
most effective habits.

Out of State

Skip the Flip: Secrets the 1%  
Know About Real Estate  
Investing

Buy It, Rent It, Profit!



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(Updated Edition)

21 True Stories of What Not  
to Do When Investing in Real  
Estate and Flipping Houses  
Long-Distance Real Estate  
Investing

The Book on Estimating  
Rehab Costs

The Book on Managing  
Rental Properties

87% of real estate agents  
fail within the first five  
years. Don't become  
another casualty According  
to the National  
Association of  
REALTORS(R), real estate  
agents with less than two  
years' experience have a

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median gross income of \$9,300, while real estate agents with 16 years experience have a median gross income of \$71,000. What if there was a better, more efficient way to build your real estate business without waiting 15 years or more? Six-Figure Real Estate Agent gives both new and seasoned real estate agents a practical and proven guide to get more clients, generate more sales, and earn higher commissions. Bestselling author, investor, and top-producing real estate

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agent, David Greene, shares the exact systems and processes that he used to scale his own real estate agent business, from solo agent to a thriving funnel and referral system with repeat business. This book will teach you an easy-to-implement system that will grow your real estate business quickly--without having to waste your time door knocking, calling FSBOs and expireds, or spending all your money chasing after paid-for internet leads. Inside, you'll discover: Why most

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agents don't succeed, and how to overcome those common hurdles How to inhabit the mindset of a top-producing agent Steps to build a massive sales funnel that always replenishes itself Tips, tools, and proven strategies for moving clients down the sales funnel How to master the art of the close Ten lead generation strategies (that you'll actually enjoy ) Lead follow-up techniques that will keep you clients coming back How to build a thriving database And so much more

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"In Retire Rich from  
Rentals, professional real  
estate investor Kathy  
Fettke will show you how  
to fund your retirement on  
passive income from real  
estate."--Amazon.com  
description.

FREE DOWNLOAD OF PROPERTY  
ANALYZER SOFTWARE

Canadians in greater  
numbers than ever before  
are turning to real estate  
to build wealth. The  
Authentic Canadian Real  
Estate (ACRE) system is  
the first of its kind to  
show average Canadians how  
to profit from investing  
in residential real

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estate. In Real Estate Investing in Canada, you will discover how to cut through the hype and emotion of any real estate market and accurately assess the inherent risks and rewards. Whether you are buying your first property or your 100th, this book provides new-found tools, strategies and condence to help you achieve your investment goals. WHAT CANADIAN INVESTORS SAY ABOUT REAL ESTATE INVESTING IN CANADA AND DON R. CAMPBELL: "This is a great book. The information in just one of

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the chapters alone saved me over \$28,000." Michael Millenaar "Full of practical Canadian content and presented in an organized and respectful system. It directly addresses how to get the money and financing you need to purchase real estate and achieve your goals." Tamara MacLaren "One of Don Campbell's great gifts is his near-genius ability to take something that appears complex and break it down into a simple step-by-step system that anyone can follow. I am convinced

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that everyone will thoroughly enjoy, and more important, benefit financially, by reading this book." Russell

Westcott "The power of Real Estate Investing in Canada lies in the super simple, market-proven system that it offers you. It makes real estate

dreams possible for any Canadian. If you are serious about learning the truth, cutting through the hype and being successful, this is your real estate bible!" Valden Palm,

MisterRRSP.com The markets across the country are



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continually shifting and you must keep on top of the latest information.

So, as a bonus, every registered reader of Real Estate Investing in Canada will have proprietary access to critical forms and ongoing market research at [www.realestateinvestingincanada.com](http://www.realestateinvestingincanada.com).

Taxes! Boring and irritating, right?

Perhaps. But if you want to succeed in real estate, your tax strategy will play a HUGE role in how fast you grow. A great tax strategy can save you thousands of dollars a

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year - and a bad strategy could land you in legal trouble. That's why

BiggerPockets is excited to introduce its newest book, *The Book on Tax Strategies for the Savvy Real Estate Investor!* To help you deduct more, invest smarter, and pay far less to the IRS!

*The Book on Tax Strategies for the Savvy Real Estate Investor*

*A Behind the Scenes Look Into Successful Real Estate Agent Strategies and Secrets*

*Investing in Rental Properties for Beginners*

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World Economic Situation  
and Prospects 2020

Inequality in a Rapidly  
Changing World

Upgrade Your Mindset,  
Portfolio, and Finances in  
Less Than a Year While  
Working

Real Estate Investing in  
Canada

*A book on the why and the how to invest in real estate yourself while holding a full-time job. This book explains how I was able to do while working by setting up systems and being consistent. No matter how great you are at finding good rental property deals, you could lose everything if you don't manage your properties correctly! But being a landlord*

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doesn't have to mean middle-of-the-night phone calls, costly evictions, or daily frustrations with ungrateful tenants. Being a landlord can actually be fun IF you do it right. That's why Brandon and Heather Turner put together this comprehensive book that will change the way you think of being a landlord forever. Written with both new and experienced landlords in mind, *The Book on Managing Rental Properties* takes you on an insider tour of the Turners' management business, so you can discover exactly how they've been able to maximize their profit, minimize their stress, and have a blast doing it! Inside, you'll discover: -  
The subtle mindset shift that will increase your chance at success

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*100x! - Low-cost strategies for attracting the best tenants who won't rip you off. - 7 tenant types we'll NEVER rent to--and that you shouldn't either! - 19 provisions that your rental lease should have to protect YOU. - Practical tips on training your tenant to pay on time and stay long term. - How to take the pain and stress out of your bookkeeping and taxes. - And much more!*

*Over the many years that we've been serving real estate investors, one of the most asked questions on our site has been, "How Do I Get Started in Real Estate Investing?" New investors will love the fundamentals and even experienced investors will appreciate the high-level view of strategies they may have never*

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even considered. Don't let some guru tell you what the right path is for you. Read *How to Invest in Real Estate* and see all the paths in one place, so you can make the best choice for you, your family, and your financial future. This book will help new investors get a firm foundation to build their investing business upon. With topics ranging from how to gain a solid real estate education, real estate niches, financing, marketing, and more, this book is truly the definitive guide for helping new investors learn the ropes.

Would you like simple outline that will help you make money in real estate? Do you want to achieve financial freedom? Are you a beginner to this business with not

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much money? Buying houses and  
renting them out or selling them  
on has always been a great way  
to invest and make money.

*People have been doing it for  
centuries and there is no  
shortage of demand when it  
comes to those who are ready to  
take a gamble within this  
lucrative system. But can it be  
done with out of state properties  
as well? This book, Long-Distance  
Real Estate Investing, aims to  
show you how you can make  
successful investments that will  
help you achieve your goal of  
financial freedom, with chapters  
that cover: How to make money  
by fixing and flipping houses  
Understanding the BRRR strategy  
Ways of raising capital to invest  
Dealing with tenant maintenance*

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*requests How to analyze a rental  
property Managing your  
properties remotely Buying long-  
distance properties successfully  
And more... Even if you are a  
complete beginner with very little  
cash to spend, you can still  
become a successful player in the  
long-distance property game and  
set yourself up for a lifetime of  
earning. With the help of Long-  
Distance Real Estate Investing  
you will quickly become an expert  
and avoid the mistakes that many  
novices make. Get your copy now  
and start learning the secrets  
today!*

*How to Create Wealth and  
Passive Income Through Smart  
Buy & Hold Real Estate Investing  
The Fiology Workbook  
Real Estate Investing QuickStart*



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*Buy Low, Rent High*

*The Blueprint to Smart Buy Rental Properties and Reach Financial Freedom. Flipping Out-of-State Houses with Brrrr Strategy, No Money Down, Cash Flow for Beginners*

*The Book on Investing in Real Estate with No (and Low) Money Down*

*Part-Time Real Estate Investing for Full-Time Professionals*

With more than 350,000 units sold worldwide, this fan-favorite will show you every strategy, tool, tip, and technique you need to become a millionaire rental property investor.

This report examines the links between inequality and other major global trends (or megatrends), with a focus on

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technological change, climate change, urbanization and international migration. The analysis pays particular attention to poverty and labour market trends, as they mediate the distributional impacts of the major trends selected. It also provides policy recommendations to manage these megatrends in an equitable manner and considers the policy implications, so as to reduce inequalities and support their implementation.

Are you in the unfamiliar position of having a California house to sell and aren't sure where to start? According to the National Association of Realtors, the average homeowner has their home ten years before moving. Ten! When it comes to real estate, a lot can change over ten years. Too much is at stake

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when it comes to selling your house to get it wrong. This book will show you exactly what top producing real estate agents do to sell their client's homes for top dollar, how to ensure your home sells fast, and what goes on behind the curtain of real estate sales. In this book, you'll learn:-The top ten myths bad agents tell potential clients to get listings (and how you can avoid falling prey to them)-Negotiating tactics top agents use to net their clients more money-Tactical tips to remove leverage from buyers before going into contract-How to price your home to get the maximum exposure from buyers-How to position your home to be the best available option in its price range-How to stage your home to be in the best shape possible-Tips for saving massive

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money on home repairs-The difference between a salesperson and an agent- How to ensure a smoother escrow and enjoy the home selling process-How to read, identify, and verify a Comparative Market Analysis-How to make sure you did everything possible to net top dollar on your home!Our job is to protect and serve the interests of our clients. As a top producing agent with a background in real estate investing, I'll use the same techniques to sell your home I've learned selling my own. There is a lot of bad information floating around about what sells a home. This book cuts through the fluff and gets right to the core of what works to sell a home, how to maximize top dollar profit potential, and how we can work together as a

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team to make that happen. David Greene is a top producing real estate agent with Keller Williams Realty.

David is the co-host of the BiggerPockets podcast, author of the best selling "Long Distance Real Estate Investing: How to Buy, Rehab, and Manage Out of State Rental Property", and is a nationally recognized authority on real estate. David has been featured on CNN, Forbes, BiggerPockets, Entrepreneur on Fire, and HGTV's "House Hunters". Follow David's work at [www.GreeneIncome.com](http://www.GreeneIncome.com) and on social media @DavidGreene24

This is the United Nations definitive report on the state of the world economy, providing global and regional economic outlook for 2020 and 2021. Produced by the Department

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of Economic and Social Affairs, the  
five United Nations regional  
commissions, the United Nations  
Conference on Trade and  
Development, with contributions from  
the UN World Tourism Organization  
and other intergovernmental agencies.  
Buy, Rehab, Rent, Refinance, Repeat  
Emerging Real Estate Markets

The Investor's Guide to Defining Your  
Renovation Plan, Building Your  
Budget, and Knowing Exactly How  
Much It All Costs

The Only Woman in the Room  
Real Estate Investing Blueprint For  
Beginners

Knowledge and Inspiration from 20  
Women Real Estate Investors

*Are you interested in real*

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*estate, but you live in a hot market that is not suited for buy and hold investing? Real estate investing is one of the greatest vehicles to build wealth, but it doesn't make sense in every market. Some locations provide incredible returns, while others make it almost impossible to find a single property that profits. Traditionally, investing out of state has been considered risky and unwise. In this book, real estate investor Robert Smith shows you exactly how to build a multi-million dollar portfolio through buying, managing*

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*and flipping out-of-state properties, often without ever even seeing the properties in person. In Long-Distance Real Estate Investing, Robert shares every tip, trick, and system, so you can avoid making mistakes and shorten your learning curve. Inside, you will learn: Understand where to buy and where to avoid Grow your real estate investing business in any location Build relationships with your team Why many real estate investors fail, and how you can ensure you don't Offering deals that are*



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*irrefusable Getting Cash  
Flow from your properties  
Every tool, tip and strategy  
to maximize your profit And  
so much more! Take the first  
step today! Scroll up and  
click the "Buy Now with  
1-Click" button.*

*Whether it's across the state  
or across the planet, this is  
the only book that will teach  
you to overcome the  
challenges of long-distance  
real estate investing!The  
stock market goes up and  
down, but everyone--  
everyone-- needs a place to  
live. That's one of the many  
reasons that rental real*

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*estate is an excellent investment. Real Estate Investing (REI) isn't just for moguls, though. All around the country, everyday men and women with everyday jobs supplement-- and even replace-- their regular income with rental property cash flow. But what if you live abroad, in an expensive city, or in a remote location? What if you're a member of the military who may be deployed or relocated on a moment's notice? Buying, renovating, and renting out property from a distance has some unique challenges...*

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*but it's absolutely possible, and you can do it! This book will teach you to select a great rental market, find cash-flowing properties, hire a trustworthy and experienced team to work on your behalf, analyze deals, make repairs, and place quality tenants who will pay the rent on time. You'll learn how to manage every aspect of a real estate investment without ever setting foot in the house, and you'll learn to do it with confidence. Out of State will teach you about:  
Determining the ideal*

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*property for your risk  
tolerance and budget*

*Neighborhood and property  
grades Picking the ideal real  
estate market (without ever  
visiting) Finding qualified  
real estate agents, property  
managers, lenders,  
contractors, and other team  
members, whether you're a  
hundred or a thousand miles  
away Detailed interview  
questions for every member  
of your team How to prevail  
in purchase negotiations  
Financing properties and  
navigating the lending  
process Using your team's  
expertise to avoid making a*

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*bad investment Getting your repairs done professionally, on time, and on-budget Placing, managing, and (when necessary) removing tenants Other books teach you the why of real estate, but precious few teach you the how. Out of State forgoes anecdotes and teaches you the rules, the best practices, and yes, the math needed to succeed when you're purchasing real estate from afar.*

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PropertiesBiggerpockets  
Publishing, LLC

*The Classic Guide to Real Estate Investing—Updated for a Re-energized Industry! Real estate is once again a great investment, and this bestselling guide provides everything you need to know to get in now and make your fortune. What Every Real Estate Investor Needs to Know About Cash Flow removes the guesswork from investing in real estate by teaching you how to crunch numbers like a pro, so you can confidently judge a property's value and ensure*

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*it provides long-term returns. Real estate expert, Frank Gallinelli has added new, detailed investment case studies, while maintaining the essentials that have made his book a staple among serious investors. Learn how to measure critical aspects of real estate investments, including: Discounted Cash Flow Net Present Value Capitalization Rate Cash-on-Cash Return Net Operating Income Internal Rate of Return Profitability Index Return on Equity Whether you're just beginning in real*

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*estate investing or you're a  
seasoned professional, What  
Every Real Estate Investor  
Needs to Know About Cash  
Flow has what you need to  
make sure you take the  
smartest approach for your  
next investment using  
proven calculations.*

*A Proven System for  
Finding, Screening, and  
Managing Tenants with  
Fewer Headaches and  
Maximum Profits*

*How to be a Real Estate  
Investor*

*The No-Nonsense Book on  
Finding Deals, Financing the  
Right Way, and Managing*



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*Wisely*

*Retire Early with Real  
Estate*

*How To Create Passive  
Income On Properties To  
Escape The Rat Race And  
Reach Financial freedom  
Sold*

*The Book on Flipping  
Houses*

Updated edition of Buy it, rent it,  
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