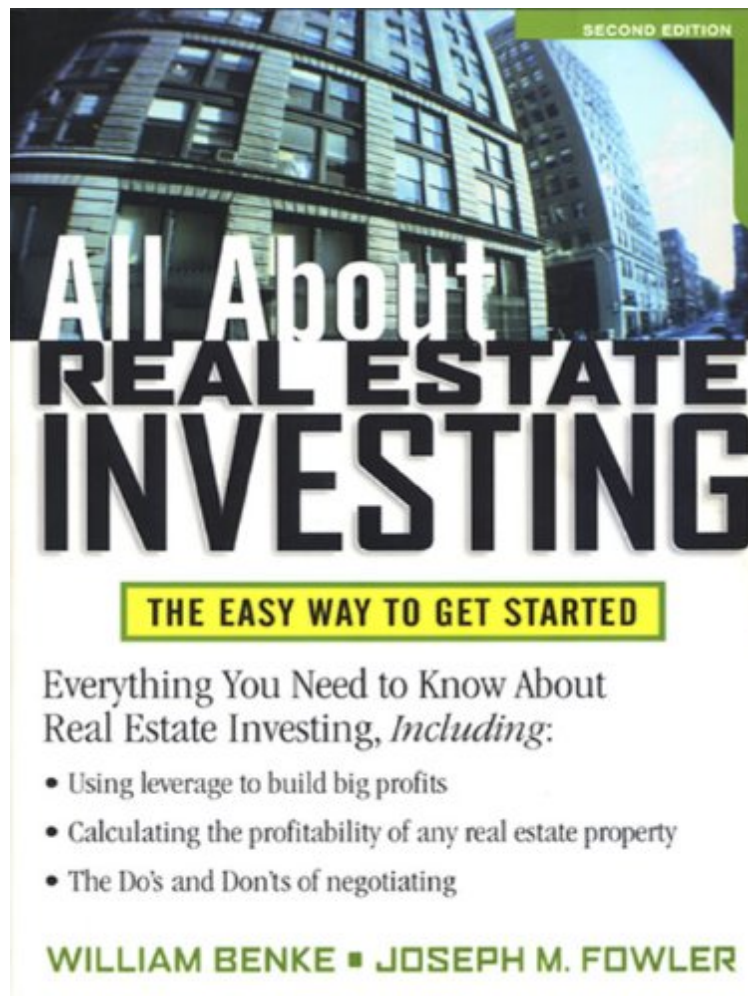


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## All About Real Estate Investing: The Easy Way to Get Started (All About... (McGraw-Hill))

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**William Benke, Joseph M. Fowler : All About Real Estate Investing: The Easy Way to Get Started (All About... (McGraw-Hill))** before purchasing it in order to gage whether or not it would be worth my time, and all praised All About Real Estate Investing: The Easy Way to Get Started (All About... (McGraw-Hill)):

1 of 1 people found the following review helpful. Best book for investing in Real Estate I have foundBy C. SultoI had the much earlier version of this book which friends borrowed all the time since it is so useful. Another friend out of state wanted a copy so I bought this for him.It is simple and direct with support for the positions of the author. It lists the pros and cons for all three major types of Real Estate investing: homes, rentals, and apartments with supporting reasoning.I can safely say that the tips and logic used in this book have created many lucrative investments for several people that I know.2 of 2 people found the following review helpful. Good for a startBy magellanI agree with the previous poster that the book is good in covering some aspects of financial analysis and profitability, but isn't a general

book on real estate investing. However, the author does point that out in the book, that you will need to further study on the topics this book doesn't cover. The main strength of the book is in the profitability calculations and time value analyses of investment capital in real estate. There are detailed calculations to examine a property's projected profitability, and these range from simple calculations designed to give you a quick and dirty figure as a first approximation, such as the pre-tax operating cash flow, which is just gross income minus loan service and operating expenses, but doesn't take into consideration such things as the owner's tax bracket, depreciation, and so on. So it is much inferior to the total internal rate of return calculation, according to the author, but as I said, is useful for a rough idea and to filter likely properties for closer examination. The book discusses the pros and cons of the different types of investments, such as single family dwellings, duplexes, triplexes and quadriplexes, and undeveloped land, in terms of their potential profitability. For example, many new investors start with a duplex, which are easier to rent than a single family home (such renters are probably on the verge of buying their own home), and which can be managed easily by a neophyte investor. Progressing onto something like a four-plex, this offers greater profit potential but requires much more management knowledge both in terms of people skills and accounting and organizational skills and so on, negotiating with contractors for repairs, and so on. Single family dwellings usually have a net negative cash flow until sold, but offer greater capital appreciation than apartments, but apartments usually have a positive cash flow during the holding period. So overall, a good book for some aspects of real estate investing, but you'll need a more general book to fill in your knowledge of the other areas, especially the day to day and practical aspects of management, how to set up the various bookkeeping chores, which will require separate books for tracking expenses and operating costs, rental payments, gross and net income statements, overall profitability, and so on. For a recommendation for a better general book, I preferred the one by Milt Tarven, but unfortunately I don't recall the exact title. 5 of 5 people found the following review helpful. Focuses on profit analysis By Old-and-Wise I've read the 2001 edition, and I must say the title is rather misleading. (1) The coverage is not complete by any means. It focuses on rental houses, apartment houses, and land. Leaves out many other types, plus details on REITs, etc. (2) The book is about profit analysis. There's a chapter on negotiating and another on financing, but both are very short and not very enlightening. Instead, you are fed a lot of time-value math. This is actually good stuff, since as a RE investor you should be very clear about your profits and the impact of leverage and macro factors. I just wish the title accurately reflected the book's content.

Investors battered by today's tumultuous stock market and attracted by continued low interest rates are making real estate one of today's hottest investment markets. All About Real Estate Investing, Second Edition, provides objective, time-tested techniques and worksheets for evaluating a property, negotiating and closing a transaction, and more. A simple yet comprehensive overview for anyone who owns or is considering owning real estate, this common sense guidebook explains how to buy and manage any property, from fixer-upper two flats to multi-unit complexes. New information includes: \* How to make inflation work for the investor \* The changing broker/client relationship, including the role of the buyer broker \* Extensive updates based on new tax laws and regulations

From the Back Cover Everything You Need to Know About Real Estate Investing; What to Look for, How to Negotiate, When to Buy All About Real Estate Investing will make you a smarter, more accomplished real estate investor. This concise yet comprehensive guidebook; complete with sample forms, charts, and worksheets; provides objective techniques for evaluating a particular investment property, tips on negotiating the best price, financing methods to substantially increase your leverage, and more. Updated to reflect today's tax laws and investing environment, All About Real Estate Investing shows you how to calculate quickly the potential profitability of a property, compare it to rates of return paid by stocks, bonds, and other alternatives, then make the best investment choice. Whether you choose to become a passive real estate investment trust (REIT) investor or an active landlord, this is the essential book for judging the suitability of a real estate investment; and establishing a profitable, long-term real estate investment portfolio. Whether you are an experienced real estate investor or a beginner, All About Real Estate Investing reveals: Financing strategies Negotiating tactics How to find the best agent Analyses of popular approaches, from individual properties to syndicates to REITs Why; and why not; to buy a "fixer-upper" How to find the best tenants How to make inflation work for you New tax laws and regulations and much more About the Author William Benke retired from Boeing as a strategic business analysis executive, following related experience with other national and international companies. His books include All About Land Investment, Land Investor's Profit Guide and Negotiating Manual, and the first edition of All About Real Estate Investing. Joseph M. Fowler retired from Boeing as Director of Financial Analysis, Asia Pacific Area. In this capacity, Fowler consulted with international airlines in financial planning and equipment forecasting. He was coauthor of the first edition of All About Real Estate Investing.