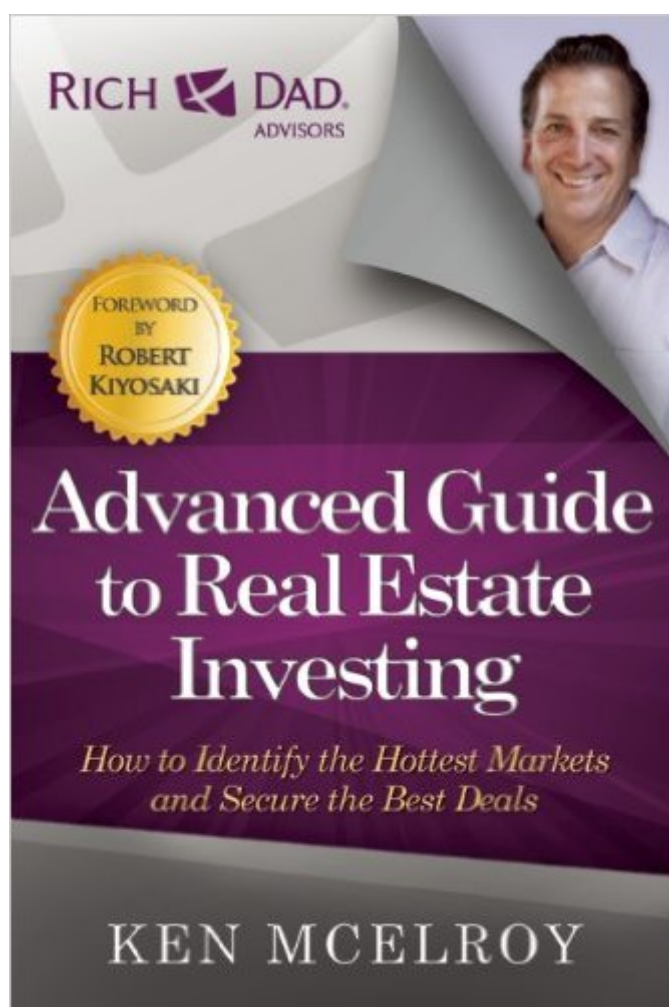


The book was found

# The Advanced Guide To Real Estate Investing: How To Identify The Hottest Markets And Secure The Best Deals (Rich Dad's Advisors (Paperback))



## Synopsis

If you're interested in real estate investing, you may have noticed the lack of coverage it gets in mainstream financial media, while stocks, bonds, and mutual funds are consistently touted as the safest and most profitable ways to invest. According to real estate guru Ken McElroy, that's because financial publications, tv and radio programs make the bulk of their money from advertising paid for by the very companies who provide such mainstream financial services. On the other hand, real estate investment is something you can do on your own--without a large amount of money up front. Picking up where he left off in the bestselling ABC's of Real Estate Investing, McElroy reveals the next essential lessons and information that no serious investor can afford to miss. Building on the foundation of real estate investment 101, McElroy tells readers: How to think--and operate--like a real estate mogul How to identify and close expert deals Why multifamily housing is the best real estate investment out there How to surround yourself with a team that will help maximize your money How to avoid paying thousands in taxes by structuring property sales wisely Important projections about the future of real estate investment

## Book Information

Series: Rich Dad's Advisors (Paperback)

Paperback: 175 pages

Publisher: RDA Press, LLC; Second Edition edition (December 10, 2013)

Language: English

ISBN-10: 1937832511

ISBN-13: 978-1937832513

Product Dimensions: 0.8 x 6 x 9 inches

Shipping Weight: 7.2 ounces (View shipping rates and policies)

Average Customer Review: 4.5 out of 5 stars [See all reviews](#) (18 customer reviews)

Best Sellers Rank: #76,074 in Books (See Top 100 in Books) #108 in [Books > Business & Money > Investing > Real Estate](#) #213 in [Books > Business & Money > Real Estate](#)

## Customer Reviews

On page 12, "Assume you are purchasing a \$1,200,000 property at 20 percent down (\$40,000)..." Hhmm...this was suppose to be a \$200,000 property--not a \$1,200,000 property--otherwise the down payment won't be \$40,000. Lots of other number related mistakes. The analysis of staging real estate as the greatest rate of return is consequently grossly flawed. The example assumed you can get \$1000/month in rent--ok, that might be reasonable for \$200,000 less some occupancy

allowance since no property is likely to have 100% occupancy over 30 years--however, I don't see any allowance for things like maintenance, repair, tax, insurance, HOA, some of which also "appreciate" or inflate with the market. The example assumed 6%/year appreciation with 4%/year rental increases. 6% might be something that has occurred near some major cities but in more rural area's 4% might be common. Thus 5% might be more reasonable for typical suburban area that most people live around. Actually, moving forward, the rate might be much lower just based on projected lack of inflation. In any case, we all know about the big wreck in the real estate market that has happened but even before this, isolated regions have had their wrecks. 6% is way too optimistic considering that even in good markets as a whole, there are many that don't do nearly as well. If you happen to be in the wrong place at the wrong time, the rate of appreciation will be below the mortgage rate thus the numbers will not work out at all. So author's claim in chapter one of turning \$40,000 to \$1,083,678 just is not likely to happen based on omission of maintenance and repair and property tax, assumption of appreciation, HOA, assumption of rental increase. Even if it were to happen, on an annualized basis, that return is 11.62%/year.

[Download to continue reading...](#)

The Advanced Guide to Real Estate Investing: How to Identify the Hottest Markets and Secure the Best Deals (Rich Dad's Advisors (Paperback)) Real Estate: 25 Best Strategies for Real Estate Investing, Home Buying and Flipping Houses (Real Estate, Real Estate Investing, home buying, flipping houses, ... income, investing, entrepreneurship) Rich Dad Advisors: Buying and Selling a Business: How You Can Win in the Business Quadrant (Rich Dad's Advisors (Audio)) Real Estate: 30 Best Strategies to Prosper in Real Estate - Real Estate Investing, Financing & Cash Flow (Real Estate Investing, Flipping Houses, Brokers, Foreclosure) Loopholes of Real Estate: Secrets of Successful Real Estate Investing (Rich Dad Advisors) Rich Dad Advisor's Series: Own Your Own Corporation: Why the Rich Own Their Own Companies and Everyone Else Works for Them (Rich Dad's Advisors) The ABCs of Real Estate Investing: The Secrets of Finding Hidden Profits Most Investors Miss (Rich Dad's Advisors (Paperback)) Real Estate Riches: How to Become Rich Using Your Banker's Money (Rich Dad's Advisors) Retire Young Retire Rich: How to Get Rich Quickly and Stay Rich Forever! (Rich Dad's (Paperback)) Loopholes of Real Estate (Rich Dad's Advisors (Paperback)) Rich Dad's Retire Young Retire Rich: How to Get Rich and Stay Rich The Book on Investing In Real Estate with No (and Low) Money Down: Real Life Strategies for Investing in Real Estate Using Other People's Money Stock Investing: The Revolutionary Stock Investing Strategies For Beginners - The Complete Guide To Get Started With Stock Investing And To Maximize Your ... Trading, Investing, Investing Basics) Real Estate Investing Gone Bad: 21 true stories of what NOT

to do when investing in real estate and flipping houses Arizona Tax Lien & Deeds Real Estate Investing & Financing Book: How to Start & Finance Your Real Estate Investing Small Business Step by Step Emerging Markets Investing: A Beginner's Guide to the Best Investments in Emerging Markets Stocks (Step by Step Investing Book 4) Rich Dad's CASHFLOW Quadrant: Rich Dad's Guide to Financial Freedom Rich Dad's Cashflow Quadrant: Guide to Financial Freedom (Rich Dad's (Audio)) Rich Dad's Advisors®: The ABC's of Real Estate Investing: The Secrets of Finding Hidden Profits Most Investors Miss Rich Dad Poor Dad: What the Rich Teach Their Kids About Money - That the Poor and Middle Class Do Not!

[Dmca](#)