

Buying Your First Investment Property

(How to Start Making Money in Real Estate the Smart Way!)



Thinking about investing in real estate? **Great choice!** Rental properties can be a goldmine—if you do it right. But before you dive in, let's break down what you need to know so you can **avoid rookie mistakes** and **start making money from day one.**



Why Invest in Real Estate?

Real estate is one of the **most stable** ways to build wealth over time. Here's why so many people are jumping in:

Passive income

Earn money from renters while still keeping your day job.

Tax Benefits

Interest payments & expenses can be tax-deductible.

Stable Investment

Unlike the stock market, real estate appreciates over time.

Control

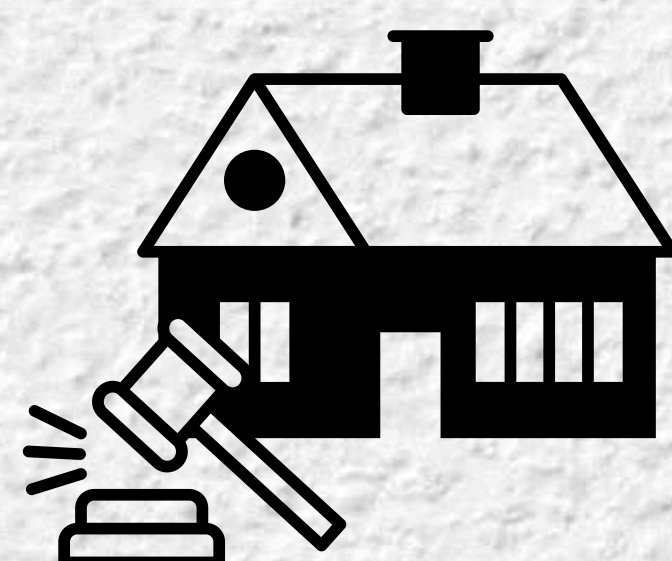
You're not just throwing money into the void—you own something real!



Do You Have What It Takes to Be a Landlord?

Owning a rental property isn't just collecting rent—you're responsible for **everything** that happens with the property. Here's what you'll need to be good at:

Knowing local rental laws



(so you don't accidentally break them)

Managing tenants



(and handling the occasional nightmare renter)



Covering maintenance costs



(and handling the occasional nightmare renter)

Balancing income & expense



(it's a business, not a hobby!)

Handling evictions if needed



(hopefully never, but be prepared)

If that sounds like too much, **hiring a property manager** might be a smart move!



Financing Your First Investment Property

Should You Pay in Full or Get a Mortgage?

Some experts say buy with cash if you can, but many successful investors finance their properties instead.

If you finance, here's what you'll need:



Good credit
(620+ recommended)



15-20% down payment
(investment loans require more down vs. primary homes)



A solid debt-to-income ratio
(lenders want to see you can afford it)

Loan Options:

Fixed-Rate Loan

Stable payments, predictable costs. Best for long-term investors.

Adjustable-Rate Mortgage (ARM)

Lower rates at first, but they adjust later. Risky, but can work if you plan to sell or refinance.



How to Choose the Right Property

Not all properties make great investments!
Before you buy, consider:



Final Walkthrough

— Buyers will double-check the home; make sure everything's ready.



Return on Investment (ROI)

— Buyers will double-check the home; make sure everything's ready.



Know Your Renter Type

— Buyers will double-check the home; make sure everything's ready.



Property Condition

— Fixer-upper or move-in ready? Factor in repair costs before making a decision.

Risks & Responsibilities



What You NEED to Know



Upfront Costs Can Be High

- Between the down payment, closing costs, and potential repairs, be financially prepared.



Long-Term Commitment

- Unlike stocks, you can't just "sell" instantly if things go south.



Tenants Can Be Unpredictable

- From late payments to property damage, you need to have a game plan.



You'll Still Pay If the Property is Vacant

- No tenants? You're still on the hook for the mortgage, taxes, and maintenance.



Final Thought: Real Estate Investing is Worth It

(When Done Right!)

Real estate **can** be an amazing way to build wealth—as long as you go in prepared.

- Do your research.
- Run the numbers.
- Find the right property.
- Get expert help (that's me!).

Want to learn more about making smart investment moves? **Let's chat!**



Get in contact with me today to learn what homes are worth in your area