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All of the top Real Estate Investors use Section 1031 instead of paying taxes on Capital Gains and Depreciation Recapture, and then they use IRS money to buy more property. This book is the updated Authority on the Section 1031 Like Kind Exchange. You will learn how to: Keep all of your profits, tax-deferred. Use IRS money to buy more property. Do Owner Financing inside a Section 1031. Buy and Rehab without selling first. Exchange Up to larger properties. 6X your Personal Property depreciation. Close on an incomplete Construction. Do a Partially-Tax-Deferred Exchange. Access your Equity tax-free (correctly). Use NNN - Triple Net Lease property. Do T-I-C Tenancy-in-Common deals. Use DST Delaware Statutory Trusts. Use Section 121 and Section 1031 together. Make a vacation home and investment. Report the Exchange on Form 8824. Refinance, cash-out, die, and eliminate all taxes. This is a clear over-the-shoulder look at the steps in a Simultaneous, Delayed, Reverse, and Construction Exchange, with real-life Examples, and detailed results explained with actual numbers. Welcome

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 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 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.

When it comes to investing in commercial real estate, it's easy to make a mistake...so why risk it? Improve your chances of success with a book researched, lived, and written by a master of commercial real estate: Craig Coppola. Craig has navigated the markets, ridden economic ups and downs, and bought and sold countless commercial projects - and he's mastered the world of brokerage, leasing and investing. Readers will learn how to set their own commercial investment goals and create a plan to achieve them, see opportunities with new "real-estate eyes," perform due diligence on a property with minimal cost, use a proven step-by-step process for evaluating properties to weed out losers and showcase winners, and traverse the minefield of letters of intent and contracts.

Updated and revised to include ten years of new developments in real estate investment, Real Estate Finance and Investment Manual, Ninth Edition is the definitive guide to financing for all real estate investors. Understand all the financing options, learn how to choose an appropriate strategy, read about insider techniques, and get hands-on experience with case studies and helpful checklists.

****55% OFF for Bookstores!! LAST DAYS***** How to Get Rich with Real Estate Investments 2021 Your Customers Never Stop to Use this Awesome Book! The commercial real estate world is full of lots of amazing opportunities. However, it's not one that should be dived into without adequate knowledge. Are you considering joining one of the best ways to make a passive income? It can serve adequately as the step by step guide to success in real estate. In it, you'll learn everything you need to know and more to succeed as a commercial real estate investor. You need only your dedication

and willingness to learn new things and you're ready to go. Real estate is one very profitable means of investing your money if you want to achieve massive success in your investments. If you do it correctly, it can give you a steady flow of passive and active income. Of course, this can be a sure path to financial freedom. The thing with real estate is that it helps you build equity. This is a part of what you own, your net worth. Once you have paid off your mortgage, you have enough leverage to buy more properties and inadvertently increase your cash flow. The passive income generated from real estate comes at a nearly zero tax rate. This is amazing. This means that your properties that you have acquired is put to work for you. When you are not even actively involved in it, you can still make money. Real estate helps you to increase your income in a stable and sure manner. You can calculate and predict how long it would take you to get to your financial goal when you invest in real estate. This also means that real estate can give you cash flow that you can use for retirement. This book contains major topics such as: - What You Should Know About Commercial Real Estate - Mindset - Building A Trade Plan - Real estate partnerships and owner financing - Tax Advantages of Commercial Real Estate - How to Raise Capital - Renting And Passive Income - How To Scale The Investment Buy it Now and let your customers get addicted to this amazing book!

Starting an app development company is one of the most rewarding things you'll ever do. Or it sends you into bankruptcy and despair. If only there was a guide out there, to help you along the way. This book is your guide to starting, running, expanding, buying, and selling a development consulting firm. But not just any consulting firm, one with a focus on Apple. Apple has been gaining adoption in businesses ranging from traditional 5 person start ups to some of the largest companies in the world. Author Charles Edge has been there since the days that the Mac was a dying breed in business, then saw the advent of the iPhone and iPad, and has consulted for environments ranging from the home user to the largest Apple deployments in the world. Now there are well over 10,000 shops out there consulting on Apple in business and more appearing every day. Build, Run, and Sell Your Apple Consulting Practice takes you through the journey, from just an idea to start a company all the way through mergers and finally into selling your successful and growing Apple development business. What You'll Learn Create and deploy grassroots as well as more traditional marketing plans Engage in the community of developers and companies that will hire you and vice versa Effectively buy and sell your time and talents to grow your business while remaining agile Who This Book Is For Business owners looking to grow and diversify their companies as well as developers, engineers, and designers working on Apple apps who would like to branch out into starting their own consulting business.

****55% OFF for Bookstores!! LAST DAYS***** THE SECRETS OF REAL ESTATE INVESTMENT 2021 Your Customers Never Stop to Use this Awesome Book! The commercial real estate world is full of lots of amazing opportunities. However, it's not one that should be dived into without adequate knowledge. Are you considering joining one of the best ways to make a passive income? It can serve adequately as the step by step guide to success in real estate. In it, you'll learn everything you need to know and more to succeed as a commercial real estate investor. You need only your dedication and willingness to learn new things and you're ready to go. Real estate is one very profitable means of investing your money if you want to achieve massive success in your investments. If you do it correctly, it can give you a steady flow of passive and active income. Of course, this can be a sure path to financial freedom. The thing with real estate is that it helps you build equity. This is a part of what you own, your net worth. Once you have paid off your mortgage, you have enough leverage to buy more properties and inadvertently increase your cash flow. The passive income generated from real estate comes at a nearly zero tax rate. This is amazing. This means that your properties that you have acquired is put to work for you. When you are not even actively involved in it,

you can still make money. Real estate helps you to increase your income in a stable and sure manner. You can calculate and predict how long it would take you to get to your financial goal when you invest in real estate. This also means that real estate can give you cash flow that you can use for retirement. This book contains major topics such as: - What You Should Know About Commercial Real Estate - Mindset - Building A Trade Plan - Real estate partnerships and owner financing - Tax Advantages of Commercial Real Estate - How to Raise Capital - Renting And Passive Income - How To Scale The Investment Buy it Now and let your customers get addicted to this amazing book!

The book offers a concise yet comprehensive understanding of real estate finance in India. The central themes of this book are functioning, instruments, and decision analysis related to home loans and residential mortgage banking. These themes are also extended to commercial real estate borrowing and secondary markets. The chapters are organized to offer practically useful and theoretically sound knowledge of real estate finance. Realistic scenarios, examples, expert opinions, illustrations, and, most importantly, hands-on financial exercises are extensively used to offer a concrete knowledge of the intricacies of real estate finance. The book systematically progresses from basic financial concepts to more complex discussions (such as exotic home loan types and their analysis). Beyond solved examples, the book also offers practice problems with answers so that a reader understands the financial instruments. PowerPoint presentations for the various chapters will be useful for instructors. Real estate investors (institutional or individuals), academics, students, professionals, and generalist real estate enthusiasts will find the book useful for their learning and real-life applications.

Overview Like any other form of investment, property investment is largely a numbers game. But there's a big gap between the techniques used by individual investors in the residential buy-to-let market and the more disciplined, numbers-led approach used by professional real estate investors. Moreover, there is no single source of knowledge or wisdom that brings all these calculation techniques and metrics together in one place. This book aims to bridge this gap. It will teach you the techniques and formalised metrics used by professional investors to assess property deals and manage their portfolios. Essential Property Investment Calculations is a guide to all the calculations, numerical techniques and metrics you need to know to take your property investing to the next level. Part One Part One is all about assessing property deals. It will teach you the calculations you need to know to find, finance and close any property deal. You'll learn techniques used by property valuation experts and negotiation strategies you can use to close your next property deal. Part Two Part Two is all about managing your property portfolio. It will teach you how to measure property returns, both on a property-by-property basis and at the total portfolio level. You'll learn all the property management KPIs you need to track and improve performance, how to quantify and manage key property risks and the five golden rules of portfolio building. Whether you're new to property investing or a seasoned professional, this book is a guide to the essential property investment calculations you need to know. List of Chapters Part One : Assessing a property deal Chapter 1 - Rental yield calculations Chapter 2 - Stress testing deal cash flow Chapter 3 - How to value residential property Chapter 4 - Calculations for deal financing Chapter 5 - Ten negotiation tips and tricks Part Two : Managing your property portfolio Chapter 6 - Accounting for property investors Chapter 7 - How to measure your returns Chapter 8 - Property management KPIs Chapter 9 - Portfolio risk management Chapter 10 - Golden rules of portfolio building About the Author Robert Heaton is a property investor, writer and qualified actuary. He blogs about property and investing at his website.

"This book is not just a bargain, it's a steal. It's filled with practical, workable advice for anyone wanting to build wealth."—Mike Summey, co-author of the bestselling The Weekend Millionaire's

Secrets to Investing in Real Estate Anyone who seeks financial wealth must first learn the fundamental truths and models that drive it. The Millionaire Real Estate Investor represents the collected wisdom and experience of over 100 millionaire investors from all walks of life who pursued financial wealth and achieved the life-changing freedom it delivers. This book--in straightforward, no nonsense, easy-to-read style--reveals their proven strategies. The Millionaire Real Estate Investor is your handbook to the tried and true financial wealth building vehicle that rewards patience and perseverance and is available to all--real estate. You'll learn: Myths about money and investing that hold people back and how to develop the mindset of a millionaire investor How to develop sound criteria for identifying great real estate investment opportunities How to zero in on the key terms of any transaction and achieve the best possible deals How to develop the "dream team" that will help you build your millionaire investment business Proven models and strategies millionaires use to track their net worth, understand their finances, build their network, lead generate for properties and acquire them The Millionaire Real Estate Investor is about you and your money. It's about your financial potential. It's about discovering the millionaire investor in you.

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 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.

With real estate investing on the rebound, more and more people are jumping into the market. But not everyone is finding equal amounts of success. Why do some investments turn into gold mines and some into money pits? Oftentimes, the return on investment hinges less on the physical property and more on the math. If they had taken the right measures beforehand, they would've realized that the numbers just didn't add up. Before your next real estate investment, you need to ask things like: Have you measured every component of value, such as cash flow, income taxes, financing, and investment yield? Do you know which calculations to use on specific properties? Have you weighed all the risks? The Real Estate Investor's Pocket Calculator helps you analyze the financial picture before shoveling out the money. Simple explanations, worksheets, and more than 100 Excel formulas will have you crunching numbers like a pro. Just like the professionals, you will learn how to:

- Gauge supply and demand
- Project return on investment and equity
- Analyze present and future value
- Calculate cash flow
- Make accurate tax projections
- And more--before you commit capital!

Fewer mistakes and less guess work. Larger returns and even more opportunities for additional investments. . . It's all possible now with the help of this invaluable resource!

By the author of the bestselling guide, What Every Real Estate Investor Needs to Know about Cash Flow... (McGraw-Hill, 2004) Develop a command of the essential formulas and concepts that underlie income-property investing: * Capitalization Rate * Net Operating Income * Present Value * Debt Coverage Ratio * Internal Rate of Return and much more Here Gallinelli revisits the 37 key metrics from his Cash Flow book and guides you through examples that will lead you to mastery of those concepts. He then takes you beyond those formulas to the next level, with detailed case studies of four different properties: * Single-Family Rental * Renovation Project * Apartment Building * Strip Shopping Center You'll analyze these properties with him and learn to look behind the numbers, to think like a successful investor and to recognize both the opportunities and the perils you might encounter when you invest in real estate. Frank Gallinelli is the founder and President of RealData, Inc., one of the real estate industry's leading software firms since 1982. He has written several books and numerous articles on real estate investing, and teaches income-property analysis in Columbia University's Master of Science in Real Estate Development program.

Quick & Easy Way to Analyze Investment Properties! ✓ Great for Real Estate Investors, Flippers & BRRRR! ✓ Worksheets for 50 Properties What do successful real estate investors have in common? They're able to quickly and accurately evaluate investment properties. Whether you're a flipper, doing BRRRR or a traditional real estate investor, a thorough property analysis is key to your success. The Investment Property Inspection Checklist & Deal Analyzer makes it easy to take notes about a rental property's condition and calculate its profitability. There's nothing worse than trying to decipher scribbled notes on the back of an envelope after a property inspection. With forms for 50 different properties, this notebook/log book includes a Property Inspection Checklist on the left and

an Investment Breakdown/Deal Calculator on the right. It also includes definitions and calculations for each return on investment formula. Features of the Property Inspection Checklist: Record key details: Address, Beds/Baths, Sq Footage, Property Type (SFH, Duplex, Condo), Date Detailed Property Condition Form with prompts to record notes about interior and exterior condition. Area to rank Neighborhood Quality and add notes. Detailed notes are crucial to accurately estimating a rehab project and determining its value. Features of the Investment Breakdown Page: Record key numbers for Cash Investment: Purchase Price, Mortgage, Downpayment, Closing Costs, Hard Money Costs, Hard Money Loan Amount, Repair Costs Space for After Repair Value (ARV), Mortgage Term/Rate Info, Price per Sq Foot and a Comments Box Record Annual Income: Rents, Other Income, Vacancy Rate Record Annual Expenses: Real Estate Taxes, Property Management, HOA Dues, Repairs, Utilities, Landscaping, Three lines for Other Expenses Totals for: Net Operating Income (NOI), Less Annual Mortgage Payments & Annual Cash Flow Important Return on Investment Calculations: Cash-on-Cash Return, CAP Rate, Return on Investment & Gross Rent Multiplier Recommended by Major Real Estate Clubs and Investment Groups. No matter your real estate experience, the right return on investment calculations can help guide your investment decisions. The numbers have to work before you open your wallet. The future of every deal boils down to buying and financing it right. The Investment Property Inspection Checklist & Deal Analyzer is what every real estate investor or flipper needs to help get it right!

Everything you need to know about real estate - no matter what your role - in one complete guide Bonus online material! From AAA-Tenant to Zoning Regulations, this alphabetically organized resource covers the laws, language, and concepts of real estate. You'll also have access to an exclusive online tool that makes it simple to calculate, transact, and profit from real estate. Authors with more than 65 combined years in real estate give you: Jargon-free definitions of almost 3,500 terms and topics Up-to-the-minute information on everything from mortgages to accelerated tax write-offs 250 illustrations covering architectural design, completed formulas, charts, and graphs Valuable lists such as 100 concepts to be an effective real estate agent, 50 must-know terms for homebuyers and sellers, 100 tax terms important to investors and homeowners, and secret buzz words and slang used by experienced real estate professionals The unique online real estate component gives you fast access to tools such as: 75 fill-in-the-blank, legally binding real estate forms 100 interactive real estate formulas Real estate calculator for over 50 problems Spreadsheet formulas for common real estate functions Links to more than 450 real estate websites

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.

Real estate math ESSENTIALS that really ADD up! Interested in becoming a real estate agent but you're not a math whiz? Are you a real estate investor looking for investment analysis techniques? No problem! Understand and handle real estate transactions and analysis with confidence using this well-organized guide. Real Estate Math Demystified will provide you with the knowledge to analyze real estate from a variety of perspectives, including that of the buyer, seller, lender, and appraiser. You'll start with an overview of basic math principles to refresh your memory and improve your overall math proficiency. More challenging material will help you obtain your broker's license and prepare for actual real estate practice and investment. Other topics covered include commissions, mortgages, calculations, appreciation and depreciation, property taxes, appraisal methods, and much more. This fast and easy guide offers: An explanation of the importance and use of Time Value of Money Exercises for calculating mortgage payments Various methods for appraising property Breakdowns of closing statements from purchase/sale transactions Discussions of various lease scenarios and rent types Real estate investment and cash flow analysis Drawings and tables to enhance understanding of required real estate math calculations Simple enough for a beginner, but challenging enough for a more advanced student, this book is your shortcut to success in the lucrative field of real estate.

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 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 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.

A quick must-read on the basics of real estate investing for beginners. It's full of investment formulas, strategies, terminology, and takeaways that will assist you on your real estate investment adventure and help you build a solid foundation that will enable you to invest with confidence and ease. The author discusses how to analyze potential real estate investment deals and how to make a wise choice before getting into a wholesale deal, buying a flip, or holding onto a rental property. More topics include, the basics, cash flow strategies, and the down-side risk of being an investor. You'll learn about the possible mistakes to avoid when investing in real estate. Includes marketing strategies for finding great investment properties in your area.

Make your money work for you with sound commercial real estate investment strategies If you're looking for more detailed advice on the commercial real estate market than, "Buy low, sell high," you've come to the right place. Commercial Real Estate Investing For Dummies is where you can find the smart, straightforward, and accurate info you need to get your start—or grow your portfolio—in commercial real estate. You'll learn foundational strategies, tips, and tricks for investing in all sorts of commercial properties, from apartments to shopping malls. You'll also get rock-solid advice on: How to get started in commercial real estate investing, even if you've never tried it before How to work with business and investment partners and protect your own interests with contracts Financing your investments with a variety of instruments and taking advantage of legal tax opportunities Growing wealth by investing in real estate is a strategy as old as money itself. Do yourself a favor and get in on the action with this straightforward and up-to-date guide!

This practical, real-world guide gives investors all the tools they need to make wise decisions when weighing the value and potential of investment properties. Written for old pros as well as novice investors, this friendly, straightforward guide walks readers step by step through every stage of property analysis. Whether you're buying or selling, investing in big commercial properties or single-family rentals, you'll find expert guidance and handy resources on every aspect of real estate finance, including: * Proven, effective valuation techniques * Finance tips for all different kinds of property * How various financing strategies affect investments * Structuring financial instruments, including leverage, debt, equity, and partnerships * Measurements and ratios for investment performance, including capitalization rates and gross rent multiplier ratios * Future and present value analysis * How the appraisal process works * Primary appraisal methods-replacement cost, sales comparison, and income capitalization-and how to know which one to use * How to understand financial statements, including income, balance, and cash flow * Case studies for single-family rentals, multifamily conversions, apartment complexes, and commercial office space * A detailed glossary of important real estate terminology

The go-to guide for smart REIT investing The Intelligent REIT Investor is the definitive guide to real estate investment trusts, providing a clear, concise resource for individual investors, financial planners, and analysts—anyone who prioritizes dividend income and risk management as major components to wealth-building. The REIT industry experienced a watershed event when Standard & Poors created a new Global Industry Classification Standard (GICS) sector called Real Estate. Publicly traded equity REITs have been removed from Financials, where they have been classified since their creation in 1960, and have begun trading as their own S&P Sector. This separation from banks and financial institutions has attracted new investors, but REITs require an industry-specific knowledge that is neither intuitive nor readily accessible to newcomers—until now. Using straightforward language and simple example to illustrate important concepts, this book will enable any reader to quickly learn and understand the lexicon and valuation techniques used in REIT investing, providing a wealth of practical resources that streamline the learning process. The discussion explains terminology, metrics, and other key points, while examples illustrate the calculations used to evaluate opportunities. A comprehensive list of publicly-traded REITs provides key reference, giving you access to an important resource most investors and stockbrokers lack. REITs are companies that

own or finance commercial rental properties, such as malls and apartment buildings. Despite historically high total returns relative to other investments, such as the Nasdaq or S&P 500 index, most investors are unfamiliar with the REIT industry, and wary of investing without adequate background. This book gets you up to speed on the essentials of REIT investing so you can make more informed—and profitable—decisions. Understand REITs processes, mechanisms, and industry Calculate key metrics to identify suitable companies Access historical performance tables and industry-specific terminology Identify publicly-traded REITs quickly and easily REITs have consistently outperformed many more widely known investments. Over the past 15-year period, for example, REITs returned an average of 11% per year, better than all other asset classes. Since 2009, REITs have enjoyed positive returns; large cap stocks and cash are the only other classes that paralleled that record. Even in 2015, a 'year of fear' related to rising rates, REITs returned 2.4%, beating most all other asset classes. REITs have a long history (over fifty years) of performance, and have entered the big leagues. If you feel like you've been missing out, don't keep missing out. Prepare yourself, and your portfolio, to benefit from the demand for REITs that have followed the creation of a Real Estate GICS sector. The Intelligent REIT Investor gives you the information you need to invest wisely and manage your real estate risk effectively. By maintaining a tactical exposure in the brick and mortar asset class, investors should benefit from the information contained in The Intelligent REIT Investor. Join the REIT world and look forward to owning stocks that will help you to sleep well at night.

Two of the nation's leading real estate investment experts offer step-by-step guidance for anyone who wants to build a profitable real estate investing business, including information on how to use leverage, find deal after deal, safely evaluate any real estate prospect, negotiate for more money, and avoid the ten contract pitfalls that trip up most investors. Original.

Investment in real estate is about taking control of your financial future. All too often, potential investors overlook available benefits because the process seems too difficult or beyond their means. In this guide, expert investor and adviser Martin Stone demystifies buying property by tracing the steps from beginning to end, helping you define your financial and personal goals in order to build a successful and realistic plan. He goes straight to the heart of why multiunit buildings are such solid long-term investments, offering easy-to-follow guidelines that allow you to pursue your dreams. Loaded with vital information on the world of real estate, this guide offers insider secrets on tax shelter benefits and money-saving techniques for valuing property correctly and determining its most profitable use. Stone also provides time-saving tips on borrowing money and discovering which investments have the potential to turn into tomorrow's hot commodities. The book features handy checklists and charts to assist in putting together a top-rate investment plan, generating cash flow, and choosing the best real estate team. Filled with actionable advice gleaned from the author's decades of business experience, Real Estate Investing for Everyone sets you on the path to building wealth for a secure future.

Manage your finances and enjoy your retirement Retirement security is one of the most pressing social issues facing the world in the next 30 years—so if you're approaching your golden years, it's essential to have a secure financial future. Personal Finance in Your 50s All-in-One For Dummies provides targeted financial advice and assists soon-to-be or established boomers with making informed decisions about how best to spend, invest, and protect their wealth while planning for the future. Retirement is an exciting time ... but it can also be scary if you're not sure that you have your ducks in a row. This hands-on resource arms you with an arsenal of beginner to intermediate personal finance and estate planning techniques for everything from spending, saving, navigating insurance, managing medical costs, household expenses, and even employment. Build a diversified portfolio Create emergency funds Avoid scams and frauds Improve your estate planning With the help of this all-in-one resource, you'll get a succinct framework and expert advice to help you make solid decisions and confidently plan for your future.

From her long experience, research, and talks with international real estate investors, analysts, and marketing executives, Dr. Hines identifies succinctly and precisely the differences between investing in Japanese real estate and real estate elsewhere—the crucial differences that real estate professionals must know and understand. The only up-to-date book in English on the subtleties of the real estate investment enterprise in Japan, her book shows how the Japanese economic environ-

ment is having its effect on real estate there, how foreign investors are influencing the value of property and the systems to analyze it, and why the financing of real estate in Japan through loan and equity securitization is on the rise. Her book will be especially valuable to international real estate professionals, but also to corporate decision makers in international finance, banking, and investment, as well as to economists and public policy specialists throughout the field of global business.

The fully revised and updated version of the leading textbook on real estate investment, emphasizing real estate cycles and the availability and flow of global capital Real Estate Investment remains the most influential textbook on the subject, used in top-tier colleges and universities worldwide. Its unique, practical perspective on international real estate investment focusses on real-world techniques which measure, benchmark, forecast and manage property investments as an asset class. The text examines global property markets and real estate cycles, outlines market fundamentals and explains asset pricing and portfolio theory in the context of real estate. In the years since the text's first publication, conditions in global real estate markets have changed considerably following the financial crisis of 2008-2009. Real estate asset prices have increased past pre-crisis levels, signalling a general market recovery. Previously scarce debt and equity capital is now abundant, while many institutions once averse to acquiring property are re-entering the markets. The latest edition – extensively revised and updated to address current market trends and practices as well as reflect feedback from instructors and students – features new content on real estate development, improved practical examples, expanded case studies and more. This seminal textbook: Emphasises practical solutions to real investing problems rather than complex theory Offers substantial new and revised content throughout the text Covers topics such as valuation, leasing, mortgages, real estate funds, underwriting and private and public equity real estate Features up-to-date sections on performance measurement, real estate debt markets and building and managing real estate portfolios Includes access to a re-designed companion website containing numerous problems and solutions, presentation slides and additional instructor and student resources Written by internationally-recognised experts in capital management and institutional property investing strategies, Real Estate Investment, Second Edition: Strategies, Structures, Decisions is an indispensable textbook for instructors and students of real estate fund management, investment management and investment banking, as well as a valuable reference text for analysts, researchers, investment managers, investment bankers and asset managers.

Thinking about becoming a commercial real estate investor? Commercial Real Estate Investing For Dummies covers the entire process, offering practical advice on negotiation and closing win-win deals and maximizing profit. From office buildings to shopping centers to apartment buildings, it helps you pick the right properties at the right time for the right price. Yes, there is a fun and easy way to break into commercial real estate, and this is it. This comprehensive handbook has it all. You'll learn how to find great properties, size up sellers, finance your investments, protect your assets, and increase your property's value. You'll discover the upsides and downsides of the various types of investments, learn the five biggest myths of commercial real estate investment, find out how to recession-proof your investment portfolio, and more. Discover how to: Get leads on commercial property investments Determine what a property is worth Find the right financing for you Handle inspections and fix problems Make big money in land development Manage your properties or hire a pro Exploit the tax advantages of commercial real estate Find out what offer a seller really-really wants Perform due diligence before you make a deal Raise capital by forming partnerships Investing in commercial property can make you rich in any economy. Get Commercial Real Estate For Dummies, and find out how.

The inside scoop... for when you want more than the official line! We've all heard stories of the millionaire real-estate tycoons who started out by scraping together enough money for a down payment on a modest first property-or so the legend goes. And we've all seen the books that promise to show you how to make a million dollars buying houses with no money down. But when average people like us can barely pay the mortgage or the rent, we don't need get-rich-quick schemes or hocus-pocus-we need the inside scoop on how real estate investing can improve our lives. The Unofficial Guide to Real Estate Investing, Second Edition, gives savvy readers like you a foolproof appraisal of everything from the most basic concepts of real estate investing to complicated tax and financing formulations. Millions of Americans got burned when the Internet bubble burst and corpo-

rate scoundrels ran off with their retirement accounts. Now they're discovering that real estate can be their ticket to a prosperous retirement. Fully updated to take account of new tax law changes and now including listings of current apartment owners' associations in all 50 states, this new edition is friendlier and more comprehensive than ever. If you're looking for a long-term investment that you can control-safe from robber barons and market swings-look no further than The Unofficial Guide to Real Estate Investing, Second Edition. * Vital Information on the inside world of real estate investing * Insider Secrets on tax shelter benefits * Money-Saving Techniques for valuing property correctly and determining its most profitable use * Time-Saving Tips on borrowing money and discovering which investments have the potential to turn into tomorrow's hot properties * The Latest Trends in hot real estate investing options * Handy Checklists and charts that help you put together a top-rate investment plan, generate cash flow, and pick the best real estate agent

Foundations of Real Estate Financial Modelling is specifically designed to provide an overview of pro forma modelling for real estate projects. The book introduces students and professionals to the basics of real estate finance theory before providing a step-by-step guide for financial model construction using Excel. The idea that real estate is an asset with unique characteristics which can be transformed, both physically and financially, forms the basis of discussion. Individual chapters are separated by functional unit and build upon themselves to include information on: Amortization Single-Family Unit Multi-Family Unit Development/Construction Addition(s) Waterfall (Equity Bifurcation) Accounting Statements Additional Asset Classes Further chapters are dedicated to risk quantification and include scenario, stochastic and Monte Carlo simulations, waterfalls and securitized products. This book is the ideal companion to core real estate finance textbooks and will boost students Excel modelling skills before they enter the workplace. The book provides individuals with a step-by-step instruction on how to construct a real estate financial model that is both scalable and modular. A companion website provides the pro forma models to give readers a basic financial model for each asset class as well as methods to quantify performance and understand how and why each model is constructed and the best practices for repositioning these assets.

For real estate investors needing to know basic real estate math and calculations. This book will give you a competitive edge by building your real estate math skills.

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

This book will teach you how to: • Achieve wealth and cash flow through real estate • Find property with real potential • Show you how to unlock the myths that are holding you back • Negotiating the deal based on the numbers • Evaluate property and purchase price • Increase your income through proven property management tools