

Apartment Investing for Beginners

- ① Why starting with apts is good!
- ② 7 Things to look out for!
- ③ 3 Areas beginner investors go wrong!
- ④ My first apt. deal!
- ⑤ Action plan for getting started!





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Apartment Investing for Beginners

7 Things to look for when investing in apts!

- ① Have a goal
- ② Area/location
- ③ The price
- ④ Numbers
- ⑤ Management Strategy
- ⑥ Exit strategy
- ⑦ Ask tough questions

Next: 3 areas most beginning investors go wrong

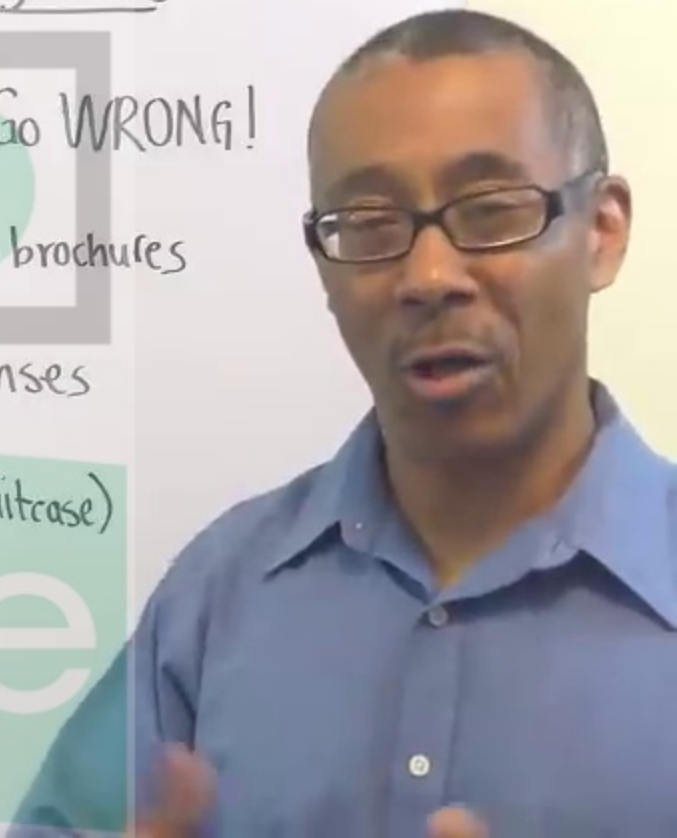
Apartment Investing for Beginners

3 AREAs Most Beginning Investors Go WRONG!

- ① They believe the property financials in brochures
- ② They underestimate property expenses
- ③ Property management Oversight (suitcase)

Bonus: perfect deal?

Next: Breakdown of my first apt deal!



Apartment Investing for Beginners

Breakdown my first apt deal!

45 units Ask: \$775K Buy: \$720K Location

Financed Cashback: \$40K

CF: \$1200-1400/mo \rightarrow \$6500/mo

Next: Action plan on getting started

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Apartment Investing for Beginners

Action Plan on Getting Started!

- ① Get educated (Theory)
- ② Find a friendly broker who sells apts. (practical)
- ③ Start visiting apts
- ④ Get your financing in order
- ⑤ Create relationship w/ p.m.
- ⑥ Get your mindset right
- ⑦ Don't give up!

Next: Mark Twain quote: "The secret to getting ahead is..."



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