



## Buy That Investment Property Now!

Lower interest rates and lower list prices make NOW the best time to buy! It's a great time to begin your career as a Landlord.

Note: If you are one that believes you can predict the future, listen to everyone else - and hopes prices will go down, they may. But interest rates MIGHT go up which would nullify any gain you would hope to obtain from any price decrease. But more importantly, all investments fluctuate in value over time. You should not be concerned about short-term fluctuations in a long-term investment - like real estate. If you buy sooner over later, ten years down the road - not only will you own more properties overall than someone who waits, but you'll most likely have earned significant equity in all of them. And you won't care about any price fluctuations that occur. When do you get the opportunity to own and let someone else pay your bills? Tenants pay Landlords' mortgages.

**Go for the long TERM** — rarely do people increase their wealth by owning property for short periods of time. Long-term investing in cash flow-producing assets like real estate is the way to go.

**Don't give up your day job!** – You need a solid job to be able to save money for a down payment and be able to obtain financing to buy properties.

**Buy a property that you love!** – The more you love the property for all the right investment reasons, the better chances you'll own it in long term. Would you live in it? If so, then it is the right choice. If not, avoid that property. YOU need to be able to WANT it as much as your prospective tenants

**Skip the exclusive properties** – These pristine location properties generally are priced higher and end up with a negative cash flow. It's the moderately priced properties that are the REAL BUYS!

**Buy as a personal residence and then change to rental** – Buy properties in life that make good [rental property investment](#) sense and first live in them as a personal residence. When you buy as owner occupant, you get the best financing and can put down a smaller down payment if you so desire. Plus you learn the property characteristics, issues, and can fix problems before you make it a rental. Then, move out after one to three years and into your next personal residence that will become a rental property a few years later. This also ensures you will only buy properties in areas where you are willing to live, and that's very important to do as a real estate investor.

**If it sounds too good to be true, it is!** – Real estate is high risk - as there are many things that can go wrong. If it sounds too good to be true, it usually is - be very careful. Once you make your offer, fully inspect and if you have to correct existing problems, make sure they are minimum and affordable for you.

**Fully educate yourself** – Talk to other people who own properties and better yet, Realtor/Investors. You should work with a Realtor who OWNS INVESTMENT PROPERTIES. The better you educate yourself, the higher the chances are that you will take the proper steps to reduce your risks and make smart and safe decisions.