

Your first investment property.

5 simple steps. One clear starting point.

☐ 1. Pick your path.

Choose a rental, house hack, or flip. Pick one area to learn.

☐ 2. Know the value.

Compare three similar sold homes. Check local rents if you plan to rent it out.

☐ 3. Know the full cost.

Get repair estimates and written loan terms. Include closing costs, ongoing expenses, and cash for surprises.

☐ 4. Check the numbers.

Rentals: rent minus expenses and loan payments.

Flips: sale price minus every project cost.

Leave room for higher costs and delays.

☐ 5. Verify. Then offer.

Use qualified professionals to check condition, title, and restrictions. Set your maximum price.

Understand your offer's deadlines and protections.

Your next move: choose one property. Run the numbers.

Want to review it together?

60-minute Deal Review / Strategy Session · \$120

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