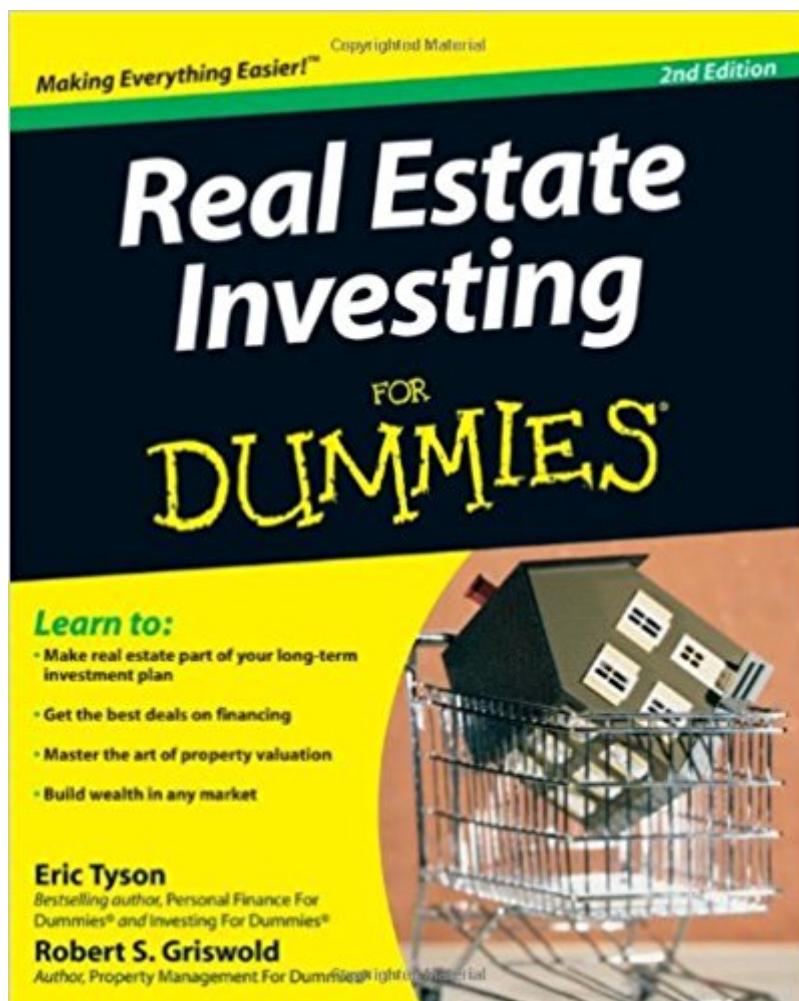


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# Real Estate Investing For Dummies, 2nd Edition



## **Synopsis**

Real Estate Investing For Dummies, 2nd Edition, is completely revised and updated to help you overcome the challenges and take advantage of the opportunities in any real estate environment, including a down market. But Eric Tyson and Robert Griswold's core message remains as relevant today as it did upon the initial publication of Real Estate Investing For Dummies -- investing in real estate is time-tested vehicle to build wealth in the long term. Tyson and Griswold don't tell you how to become a millionaire overnight. Instead, they offer proven, practical, and actionable advice so that if you chose to invest in income-producing properties, you can do so wisely and confidently.

## **Book Information**

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## **Customer Reviews**

Now updated â " your guide to building long-term wealth through real estate Want to be a successful real estate investor? Eric Tyson and Robert Griswold present their proven strategies, along with updated tips for easily riding out downturns in the real estate market. From homes and apartment buildings to duplexes, commercial properties, and real estate investment trusts (REITs), you'll master every aspect of investing in and financing properties, and see how to increase their value. Build a foundation for investing success â " get your finances in order, weigh your investment options, understand the risks, and work with real estate pros You have to pay to play â " raise capital, finance your purchases, and secure the best mortgage terms Find and evaluate properties â " choose the best locations, understand leases, project a property's cash flow, and decide how much to pay Master the negotiation process â " assemble attractive offers, complete the purchase

agreement, conduct formal due diligence, and close the sale. Manage your property â " be a top-notch landlord (or hire help), get the insurance you need, know the tax angles, and decide when and how to sell. "Both beginner and experienced real estate investors will profit from studying all the aspects to consider when maximizing property profits." â "Bob Bruss, Inman News, on Real Estate Investing For Dummies "This is simply the best book on the topic." â "Randall Bell, author, Home Owner's Manual Open the book and find: Tips for buying and improving properties Proven methods for boosting a property's return and value The opportunities of the market downturn Expanded coverage on foreclosures, short sales, and REOs The latest on buying fixer-uppers and flipping New details on buying hotel condos and timeshares Changes in the tax laws Finding properties online

Eric Tyson is a nationally recognized personal finance counselor, bestselling author, and syndicated columnist. He is the author of numerous bestselling For Dummies books on real estate, small business, personal finance, and investing. Robert S. Griswold is a successful real estate investor and hands-on property manager with a large portfolio of residential and commercial rental properties.

The authors cover a lot of grounds very efficiently. The book is well written in a crystal clear prose that is very informative. There are several aspects of real estate I know about, invariably I found the authors information on all those counts accurate. This gave me confidence that the authors' coverage on the multitude of things about real estate I do not know anything about was credible. One of the authors main quality is that they do not overplay much the merits of real estate investing. For the most part it is hard work. Landlording is not for everyone. And, the way they test your own temperament and lifestyle preferences to figure out if you are cut for that job is realistic. Many of the readers may find out they are not cut out to manage their own property. If that is the case, don't despair. You can always hire a property manager. But, that is going to cost you a good 10% of your rental revenues or you can even just invest in REITs. However, with the latter you will not achieve the same leverage, return profile, and tax advantages as with firsthand real estate direct investments. It is a world of trade offs out there with no explicit free lunch. If you want the easy path to real estate investing (hiring property manager, investing in REIT), your return profile may be much different. And, the authors impart very good information on all those options. Their section on tax is also excellent. They always state the caveat that tax considerations are complicated, and that tax laws constantly change, so that you should not explore tax considerations without a professional

advisor. Yet, as off my writing this review and after just having studied IRS Publication 527 on Residential Rental Property, the information disclosed in the book seemed pretty accurate and current as of now. This obviously does not preclude that the info will be obsolete tomorrow as the two cautious authors warn. Overall, I do strongly recommend this book. It is a very small investment with a huge return in terms of your gaining much knowledge regarding this complex investment field.

As a young investor, I found this an excellent read and I imagine I will be referring to it for years to come. It offers sound advice on investing - backed by facts in the form of graphics, articles, examples, and clear references. Opinions are clearly marked as such - opinions, and the authors aren't trying to sell you some other product. Aside from covering in detail the topic of active Real Estate investing, it also covers (to a lesser extent) passive real estate investing, tax issues, advice on personal financing, and finally - information on where to learn more. I love this book and I would gladly buy it again if given the choice.

Well written book. Very thorough. I've been investing in real estate for 15 years and I wish I had this book when I started. It covers all the important areas where you could get into trouble.

I grad with a BS in real estate economics so this was a refresher for me and helped me remember what I learned long ago

Still reading it.. It provides the tip-card which is excellent work. I would say the Book iterated my 2-3 years of research in Real Estate. Plus, learned more too.. Still reading..

It gives a overall information and is very helpful! I love the tips and warnings. It is great is you have never done Real Estate investing and even if you have their still may be something you may not know that can be in it that you may not have known.

Simple language, everything explained in a very objective manner. Doesn't encourage or discourage one from real-estate investing, simply tells it like it is with really good hints and tips.

Great introduction to real estate investing. Told me the facts without the authors "10 secrets to real estate investing!" as other books give.

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