

The guide to  
**Real Estate Investing**

**Samuel Blankson**

*The Guide To Real Estate Investing*

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## **Introduction**

Many people enter the investment world through the wide door of real estate investing. They may commit substantial amounts into a single real estate project, with no diversification, let alone asset allocation plan. Is this the best choice for an investor just starting out? There are often many ways to invest in an asset class. This is no different for real estate investing.

The door leading to real estate investing is very wide, but many people are only aware of the letterbox. If you asked the average person how many ways they could invest into real estate, the vast majority of answers would be “two ways; buying a home, or buying real estate to let.” If you thought this as well, you would be quite mistaken. Those two popular and conventional methods are just a small part of a long list we will cover. The following is a list of what we will cover in this book:

- Subletting rental real estate - making money with an asset that you do not own.
- Renting real estate to do business from - an asset that is tax deductible.
- Buying commercial real estate to let - an asset that earns you a taxable income.
- Buying commercial real estate to do business from - an asset that earns you a taxable income.
- Buying a home to live in - an asset that appreciates.
- Buying residential real estate to let - an asset that earns you a taxable income.
- Investing in multi-family real estate - an asset with built in diversification.
- Developing real estate - maximising the returns from your real estate asset.
- Using off-plan - buying real estate before it has been constructed.
- Real estate deal using WRAPs - buying your real estate assets using instalments.

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- Quick sale or flipping real estate - the quick turnaround of real estate deals.
- Buying and selling foreclosed real estate - getting your real estate asset at a bargain price.
- Investing in Real Estate Investment Trusts (REITs) - taking your real estate investing to the stock markets.
- Investing in real estate mutual funds - using mutual funds to own real estate and real estate companies.
- Investing in real estate limited partnerships.
- Investing in high yield private mortgage notes.
- Invest in education to become a real estate professional.

Before you set out to invest or trade in any of the real estate instruments and securities covered in this book, make sure you have a solid securities base protecting you from the possible negative downsides that could occur when a trade goes wrong. To this effect I advise you consult the asset allocation chapter in *The Practical Guide to Total Financial Freedom: Volume 1*. This will help you correctly set up your asset allocation in order to protect you from financial losses. Without a proper asset allocation in place, I do not advise you even attempt to invest into real estate.