

GET STARTED THE RIGHT WAY

BECOME A REAL ESTATE INVESTOR

Achieve Financial Freedom



THE 5 THINGS YOU NEED TO KNOW

The idea of getting into real estate investing is exciting and could lead to financial freedom, but if you don't start the right way it can be very risky.

#1 SET A GOAL

WHY DO YOU WANT TO INVEST?

The only way to start anything is to have a goal in mind, a target, something that you can aim for throughout the entire process. If you don't have a goal you are just wandering around wasting time, effort, and energy on the wrong things. A solid goal will also help you stay focused when things get hard and you feel like quitting. When starting in real estate, you need to decide why you want to invest in the first place and what you expect to get out of it over time. Continue to push toward that goal every single day.

#2 GET EDUCATED

FIND A MENTOR & READ

The best part about investing in real estate is that you do not have to reinvent the wheel. There has been many real estate investors before you, and there will be many after you as well. A lot of these experienced investors have even took the time to document what they have learned during their investments. If you want to get started, find one of these investors that can mentor you either in person, electronically, or through their written works to "know what they know".



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#3 CREATE A PLAN

FOLLOW A ROADMAP TO SUCCESS

Have you ever tried driving somewhere and then realized you had no idea where you were going? Well when you start investing in real estate, it is no different! By this point in the game... you should have a solid end goal in mind and spent some time educating yourself... so now take all of that knowledge and turn it into a roadmap to success for yourself. Figure out where you want to buy properties, do you want to Fix & Flip or Buy & Hold, do you plan to do all the work yourself or hire help, and list goes on and on.

#4 FIND FUNDING

SHOW ME THE MONEY \$\$\$

It is no secret that if you are going to invest in real estate, you will need to have access to funding that can come from various sources including your own cash, partners, local banks, private money sources, etc. Now I'm sure you've heard of the classic "Invest in Real Estate with NO Money Down" and even though these strategies can work, they are very advanced techniques that only experienced investors should implement. If you choose to go this route, just be cautious as there are a lot of pitfalls along the way that can result in loss of money, ruined relationships, and legal action.



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#5 LOCATE A DEAL

IF THE NUMBERS WORK... BUY!

You set a goal, educated yourself, created a plan, found some funding, and now it is time for you to locate a deal and execute. When looking for the first deal or any deal, take your time and look at ALL of the numbers involved in the deal. You may have heard this saying before, but "you don't make money when you sell a deal... you make money when you BUY one". That's why it is so important that you look at all associated costs including purchase price, closing fees, holding costs, the cost of any borrowed money, renovations, commissions, legal fees, etc. If the numbers check out and you feel confident that you can make a profit or return that fits your goals... BUY!

TIME FOR YOU TO TAKE ACTION!

This is only the beginning... if you think investing in real estate is something you are ready to jump into or maybe you are looking to just improve your current real estate portfolio, we would like you to become a part of our community at #EmpireYourLife and learn more. We discuss not only how to invest in real estate, but how to invest in yourself to live a more fulfilling, healthier, wealthier, passionate, and purposeful life while making the most out of every second.

Get out there and "Build Your Empire"!



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