

10-Step Guide to Purchasing your First Investment Property

Step 1. Educate Yourself on Investment Strategies

- Learn rental income, appreciation, capitalization rate, Return on Investment
- Explore strategies: Buy Rehab Rent Refinance Repeat (BRRRR), house hacking, buy-and-hold, short-term rental (Airbnb, VRBO)

Step 2. Assess Your Personal Finances

- Check credit score & debt-to-income ratio
- Determine down payment & reserve funds

Step 3. Choose Your Investment Market

- Research local vs. out-of-state markets
- Analyze job growth, rental demand, and neighborhoods

Step 4. Build Your Real Estate Team

- Find real estate agent, lender, property manager, contractor, Certified Public Accountant

Step 5. Get Pre-Approved by a Lender

- Compare conventional, Debt Service Coverage Ratio, hard money, FHA options

Step 6. Define Your Investment Criteria

- Property type, budget range, target neighborhoods
- Cash flow vs. appreciation goals

Step 7. Analyze Potential Deals

- Calculate cash flow, capitalization rate, Return on Investment
- Include taxes, insurance, vacancies, maintenance

Step 8. Understand Landlord Responsibilities

- Review tenant laws, leasing, screening, eviction

Step 9. Set Up Legal & Tax Structure

- Consider LLC vs. personal ownership
- Separate bank account & record keeping

Step 10. Tour Properties & Make Offers

- Inspect in person or virtually
- Make offers on properties – don't wait for the perfect deal!!!

- *Ready to Purchase your First Investment Property?*
- *Schedule a FREE Investor Consultation Today*
- *Visit deanalindorealty.com*

