

10 Reasons to Invest in Real Estate Now!

In case you haven't heard, real estate is a great investment. Just ask Donald Trump. Just ask us. Even so, there are a lot of investors who are afraid to take the plunge, so here are our ten reasons you should add some *real* estate to your holdings now.

1. Real estate diversifies and expands your portfolio. Don't put all of your eggs in one basket. Real estate prices are not tied to stocks, bonds or commodity market activity. Therefore, providing an additional layer of diversification to your current *paper* portfolio.

2. Property holds its value. Whether it's a house, a condo, a multi-unit rental, or a commercial strip mall it doesn't matter. Real estate holds its value when other markets falter. In fact, over the long term, real estate has outperformed every other investment vehicle. Having a property or two in your portfolio adds ballast and stability to your assets as other markets rise and fall in a matter of days.

3. You control your investment. Buy 100 shares of any major company and you have to depend on the company's management to make the right decisions. You have no say in how your investment is managed. Then take those same dollars, buy a piece of real estate and you're the boss. If you're tired of putting your future in the hands of others, consider real estate investing to take control of your assets.

4. Real estate can be leveraged. Leveraging is nothing more than using other people's money to make money for yourself. Consider: when you bought your home, you put down a small amount of cash and borrowed the rest in the form of a mortgage. Now, five, ten or fifteen years later, your home is worth a lot more than you paid for it, right? And who benefits from the price appreciation? Not the mortgage holder - it's all yours.

5. Property appreciates tax free. Hit a home run with an undervalued IPO and you'll be slammed with a 15% capital gains tax on your windfall. That's one-seventh you hand over to the taxman. Property appreciates year in and year out, increasing your total wealth. However, the only time you pay taxes on your increasing wealth is when you sell. And even then, you can roll over some of your profits into a new home to avoid paying a ton in taxes.

6. Property investing is tax advantageous. In addition to appreciating tax free (see #5), mortgage interest is tax deductible on the home in which you live and, in many cases of investment properties, you get a tax break on mortgage interest, closing costs, maintenance, insurance and other costs of 'doing business'. In other words, the government actually pays some of your property ownership expenses by way of tax deductions. No stock will do that.

7. Real estate investing is flexible. Property investments can be tailored to you and your investing style. If you're looking for a regular, monthly revenue stream, rental income will provide what you're looking for. If you don't want to be a landlord, you can buy older, rundown homes and rehab them, turning a huge profit in the process just like us.

8. You can start small. You don't need a pile of cash to invest in real estate. Many properties can be picked up for back taxes - pennies on the dollar. In cases of rental properties, you can secure a mortgage, live in one unit while your tenants pay that monthly mortgage payment for you. The money that you save each month on housing expenses can be saved for the purchase of a second or third investment property.

9. You can borrow on your real estate holdings. If you need some quick cash to buy a nice property, you can borrow the down payment using your existing holdings as collateral. You'll get a lower interest rate and you won't have to *sell* your asset to obtain liquid capital.

10. It's a great second job or a very profitable hobby. Real estate investing offers the opportunity to change your life dramatically. Imagine, you find a house, then buy it, repair it, and then resell it. After all your closing costs and the costs to rehab it you pocket \$15,000 - a very conservative scenario.

Then you buy a second rehab, and a third, each time turning a profit of \$15,000. If you do three rehabs in a year (very doable), you'll pocket \$45,000 - and you'll be in charge of your destiny, not some stuffed shirt in an office.

Flexible freedom, tax advantages, control over your investments, and your future. The advantages of investment property ownership are so significant that anyone can benefit from the addition of real estate to an existing asset portfolio. Even if your asset portfolio consists of \$127 in a savings account, you can still get in the game by starting small and building your real estate empire over the course of several years. You can do it and make very good money in the process. The first step is up to you. All you have to do is take it.

If you're thinking about investing in a home to live in, or a straight property investment, please go to www.rehabbinghouses.com and see how we have helped so many students over the years. Together, we can start you on your way to real wealth in real estate.

Visit <http://rehabbinghouses.com/> for additional information on rehabbing properties.

To Your Continued Success,

Dwayne & Michelle