

DOWNLOAD PDF REAL GUIDE TO MAKING MILLIONS THROUGH REAL ESTATE

Chapter 1 : How to Get Rich by Buying and Flipping Real Estate (with Pictures)

In The Real Guide to Making Millions Through Real Estate, Lisa Vander provides a step-by-step plan, lacking in most real estate books, that lets anyone earn long-term profits, starting with as little as \$3. Her book is a practical how-to guide that educates, motivates, and transforms the way people purchase, sell, hold, and manage real estate.

Prev Article Next Article Making one million dollars in a year seems like an impossible goal for many people. I am a real estate agent and I could not even fathom making that much money five years ago, but now it is one of my goals. One of the great things about being in real estate is there are so many ways to make money and there is no ceiling to how much you can make. As a real estate agent and real estate investor, I run my own business and the amount of money I make depends on how well I plan, the goals I set forth and the work ethic I possess. However, there are many agents all over the United States making at least one million dollars a year as real estate agents. The best part is you do not have to have a college education or even a high school education depending on the state. You do have to work hard, plan well and be a great networker. How much money do the best real estate agents make? It is important to know the Wall Street Journal does not include all the top agents in their figures. They only count agents that apply to the Wall Street Journal or that they find through their own searches. It is not just the top real estate agents in the country that make a lot of money. My office has 45 agents in it and most of them are part-time agents. Here is a much more detailed article on how much money you can make as a real estate agent. How much sales volume does a real estate agent need to have to make one million dollars a year? Sales volume is the dollar amount of the homes sold by a real estate agent, not the money a real estate agent makes. It is important to remember there is no typical sales commission and all commissions are negotiable. There is a good chance a retail agent who is not specializing in REO listings is making more than a 2. We will assume they are making 2. To sell that many homes that agent has to have a large staff and other agents that he is paying out of the 18 million. How hard is it to become a real estate agent? A real estate agent has many costs and may have to pay a split to their broker if they do not own their own office. A real estate agent that sells that many houses will also need help. Unless your average house sale is one million dollars or more, you must have help to complete that many transactions. A real estate agent will have to pay for marketing costs, MLS fees, staff, office fees, licensing fees and more which I discuss here. If you run a real estate team, you will also not earn all the commissions coming in, because you have to pay part of the commissions to agents on your team who are actually selling houses and doing the work. Net profit is what is left over after all expenses are paid and is what is important to any business owner. Going by that math, there are at least real estate agents in the country making at least one million dollars a year. However, when we consider some other factors, there may be many more agents making over one million dollars a year. How much money do real estate agents make their first year? How many real estate agents make one million dollars a year? Another consideration is the Wall Street Journal list I have been discussing only includes individual agents. There is also a Wall Street Journal list that includes real estate teams. Even though the agents on a team split commissions, I would bet 95 percent of the team leaders are still making over one million dollars a year after expenses. That means there are at least real estate agents making over one million dollars a year in the United States. How many houses does a real estate agent need to sell to make one million dollars a year? To make one million dollars a year as a real estate agent you have to sell a lot of houses. However, how many houses you have to sell you depends on how expensive the houses you sell are. Most agents are not in an area that will allow them to sell 50 one million dollar houses a year. I would have to sell over homes in a year to make one million dollars net. That agent would only have to sell houses a year to reach one million dollars in net income. Selling over homes a year is tough, but it is not an impossible task either. You would have to sell just over 10 houses a year to reach sales for the year and two to three houses a week. Selling two to three houses a week takes time as an agent. You have to build relationships, generate leads and take care of your clients. If you do all of those things, it is not difficult to sell

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that many houses. For more information on how to become a great real estate agent, check out my Ebook: How likely is it to make one million dollars a year as a real estate agent? It takes a lot of work, planning, and some luck to make one million dollars a year. If you use systems, train your team and set goals it is definitely possible to make one million dollars or more a year as a real estate agent. I can almost guarantee you are not going to make one million dollars a year in the corporate world unless you become a CEO or get lucky with stock options. How long will it take someone to become a CEO and how much of their path is determined by their hard work or politics within a company? Real estate lets you create your own path to success with no one else to answer to. I fix and flip houses a year and I wrote an article about what it takes to make one million dollars a year flipping houses. I also own 11 rental properties and I wrote about how to make one million dollars from rental properties here. I hope to make over one million dollars a year very soon, by using a mix of selling houses , fix and flipping homes , buying rental properties and income from other sources like BPOs and my blog. Even if you never get to a point where you can make one million dollars a year from just selling houses as an agent, simply being an agent opens up doors that will allow you to add income streams and make more money in other businesses. Why I love being a real estate agent I wrote about why I like being a real estate agent better than the corporate world here. One reason I think being a real estate agent is better than working in the corporate world is that there is no ceiling with real estate. There is no limit to the amount of money you can make in real estate as an agent, investor or business owner. In the corporate world, it is going to be tough to ever make one million dollars a year unless you start your own corporation or become a CEO. I learned in college the way to become CEO is to work 80 hours a week for 25 years. Plus there is no guarantee you will make CEO or even keep your job in the corporate world. There is no guarantee you will make one million dollars a year as a real estate agent either. I think you have a better chance of becoming wealthy by creating your own business than by working for someone else, and becoming a real estate agent is one of the best ways to start your own business. This post may contain affiliate links and I may be compensated if you make a purchase after clicking on my links.

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Chapter 2 : How To Make Your First \$1 Million

Find helpful customer reviews and review ratings for The Real Guide to Making Millions Through Real Estate: Start Your Portfolio With as Little as \$ at www.nxgvision.com Read honest and unbiased product reviews from our users.

The guy who invented the pet rock made a million dollars. Instead, most individuals turn to three different means of building that kind of wealth: However – the road to making a million dollars through stocks is slow and methodical, while the road to making a million dollars through business is paved with immense risk and, at best, unpredictable. There is nothing wrong with either of these two categories – and I believe both can be instrumental in your wealth growing strategy. However- while there are multiple paths to get to a million dollars and more, I believe that real estate investing offers the strongest chance of building wealth in the shortest amount of time! This is much of my philosophy behind real estate, summed up in a simple article. Before I begin, though, I want to make a few points clear: It takes place over seven to ten years. It might take longer, it might take less. This is not the only way to make money in real estate. Just one path that I like. This is not a guaranteed plan. This works based on ideal numbers. You might find things better or worse, depending on your location. This is not legal advice. If you have any questions – please leave me a comment below this article! In other words – you are going to learn exactly how to get started building wealth with real estate! To get the book, just click here and join BiggerPockets, the free real estate investing social network! Here at BiggerPockets, we believe that self-education is one of the most critical parts of long-term success, in business and in life, of course. This list, compiled by the real estate experts at BiggerPockets, contains 20 of the best books to help you jumpstart your real estate career. How to Make A Million Dollars: Setting Your Buying Standards If you want to make millions in real estate – you can not just buy any property. The following is an example of the standards I am looking at for my first investment: You may be tempted to say that these standards are impossible to find but trust me, they are not. BiggerPockets is full of examples of investors who are following these very standards and succeeding. Perhaps the area you live in might be different – but these locations do exist. Your choice, no hurry, take your time. So, to sum up our portfolio after year one: I like easy math. Is it hard to find these properties? Is it hard to find these properties if you only need to find one property every two years across the entire US? Nothing changes during year two. The property simply exists. Each month you just maintain. Maybe flip a house to keep from being bored! By the end of year two, our portfolio looks like this: Identical – same numbers, same price, same cashflow. The math is what is important. So, we now have two income streams going: Fourplex A and Fourplex B. Our cashflow saved from cashflow: We now have three streams of income going: The end of year four totals look as follows: To avoid the taxes, we will be using a tax exchange to defer taxes to a later date. Just relax and collect the cashflow, saving every penny for our next trade-up. Simply save and collect. At the end of year seven – our portfolio looks like: However – you only have three-quarters of a million in equity. Perhaps you do this right away during year seven – or perhaps you wait five years. Work with the market- learn to ride it like a wave. Our final purchase is going to be a unit apartment community listed for sale at 3,, One Million Dollars 1. Final Thoughts Remember – this is an ideal situation. Many people have moved much faster, others have moved much slower in their investment journey. Does my math make sense? Leave me a comment below and please share this if you know anyone who might find value in it! Free eBook from BiggerPockets!

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Chapter 3 : Lisa Vander (Author of The Real Guide to Making Millions Through Real Estate)

Get this from a library! The real guide to making millions through real estate: start your own portfolio with as little as \$ [Lisa Vander].

You can view the original article and the accompanying comments on it here. **Building Cash Flow To Retire** First let me say that I prefer the second title to the first because saving your way to retirement is really the concept that I want to attack and hopefully destroy in your mind by the time you finish this article. Second, let me make a few concessions. Does building cash flow require education? Does this require courage? Does this require commitment? Does this require hard work? But let me ask you this. Are you really thinking there is something for nothing out there? Do you think that you are going to get ahead without courage, commitment and hard work? I think you know this is true. Self-education gets you rich. The main reason for this is that they are saving for retirement instead of building passive streams of income. They retire with only social security income and their meager savings. We will call this Business Model No. Remember that a family is a business. It is a business that is supposed to run at a profit. Most people never learn this simple point. We will keep it simple and only look at single-family property for this example. They live paycheck to paycheck with no savings at all. What Results will you get in 9 years and 32 years with Business Model No. Travel, grand kids, cars, houses, charity and legacy. What if you live longer? **Building Passive Income** Take the average of my last 7 deals. This is the total down payment including everything out of pocket. You will average about one house every two months over this period. Two more years and that is 12 more houses. We are now at the end of Year 9. Obviously there is no comparison financially. Building wealth with real estate is much more effective. For most people the answer is yes. As soon as your passive income meets and exceeds your bills, you are retired. It has nothing to do with age. We have students in their 20s that have done this. How long will you live in retirement? How well do you want to live in retirement? Can you enjoy your golden years? In conclusion, building wealth with real estate is so much more effective than speculating in the stock market it is not even comparable. So get out there, get educated and start building passive streams of income for you and your family.

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Chapter 4 : How I Became a Millionaire through Real Estate

This is perhaps one of the fastest ways to achieve wealth through real estate and if you want to know more, be sure to read How to Make a Million Dollars from Real Estate: A Step By Step Path.

Prev Article Next Article I became a millionaire through real estate when I was about 33 thanks to rentals, being an agent, and flipping houses. One of the best things I did to increase my net worth was to use the income I made from real estate to buy rental properties. I have been in real estate most of my adult life, but finding my niche and true success in the business took me awhile. How did my real estate career start? I got a degree in business finance from the University of Colorado after growing up in a real estate family. I actually wanted nothing to do with real estate in high school or college because I wanted to make my own way. In the early s, I could not find the awesome job that I thought I deserved at the time, so I worked for my dad part-time while I figured things out. He was a real estate agent and was very successful. As a real estate agent in my early 20s, I struggled quite a bit. I was not a very outgoing person, and I was terrible at calling people. I was also always chasing internet leads and the next shiny object to try to make it big. After three or four years of struggles, I decided I had to change things. At this time, I also helped my dad flip houses, and I decided I would do all the work on a flip myself. I replaced windows, doors, baths, the kitchen, fixtures, sheet rock, flooring, paint, and much more. It was the stupidest thing I ever did, but I learned a lot. I learned that my time was extremely valuable; I learned how to fix up a house; and I learned I needed to be a thinker not a manual laborer. I ended up losing money on that house because it took me so long to fix it up, my work on it was not great, and I was not selling houses as an agent or finding new flips. From that point forward, I started to think much more about my life and career instead of just letting things happen. I started making goals, planning, listening to self-help CDs, and taking chances. How did I start making money as a real estate agent? Shortly after deciding I needed to take action, I was randomly asked to perform a broker price opinion BPO by a bank. I had no idea what a BPO was. It ended up being a report for a bank that told the bank what a house was worth. It is like an appraisal but is performed by an agent. There was already an agent in my office who listed foreclosures for banks, and now I was introduced to the world of bank foreclosures. I was super excited about my career as an agent for the first time. I loved the idea of listing houses for banks, but I had no idea how to do it. I decided to get way outside my comfort zone and cold call banks asking them how to list their foreclosures. A couple of banks told me some websites to sign up with, and I did it. I could not believe the email when I saw it, but they gave me a foreclosure to sell! I put everything I had into signing up with every bank I could. I went from selling 10 houses per year to selling over I was making good money as an agent, but what about investing it? I knew I was making a lot of money, but I felt like it was all going to taxes or expenses. I knew there had to be a better way to invest my money than putting it in an IRA and some random mutual fund. I looked into the best ways I could invest the money, and real estate kept coming up over and over. I bought my first rental in and ended up buying 16 more through I also started to flip more houses as I built systems to handle the REO business. I hired an assistant, then another, and I tried to free up as much time as I could. The REOs and HUD homes were an awesome source of income, but the rentals were even better because they provided money whether I worked or not. I always bought houses below market value, which was a huge boost to my net worth. I also made from 15 to 20 percent on the money I invested and was loving life. I also made some other huge changes that year. How did I propel my business after hitting the one million dollar in net worth figure? In , I bought out my father since he was ready to retire. I hired my best friend from college to run my real estate team, and I moved into my dream house. Now, I had complete control of everything, and I started to flip more and hire more agents for our team. I went from flipping 6 houses to 8 to 12 to 18, and this year, I will come close to 30 flips. I am glad I flipped more houses since the REO business dried up with the improving housing market. I went from selling houses as an agent back down to selling 10 again this year, I will sell about three houses as an agent. I created a team to sell houses for me because selling is not my

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favorite thing to do. Great rental properties also dried up, which forced me to change strategies. I stopped buying residential rentals, because they got too expensive, but have bought four commercial properties this year. I have 22 flips going, and you can see all the details here: [Fix and Flip Property Case Study Scoreboard](#) I have blown way past the first million, and things have grown exponentially. However, much of my money is tied up in houses and a couple of cars as I try to reinvest as much as I can into the business. I have also created passive income through my blog and my books. I have 6 paperback books on Amazon which make me close to 5 figures per month. I also have coaching programs that help others learn to invest in real estate. I try to take time to enjoy my life and my experiences as much as I can. While things have gone amazingly and much better than I ever dreamed early in my career, I am always shooting for more. Trying to achieve more yet at the same time being thankful and content with what you have now is a delicate balance. Every year, I set goals, and write about how my year went. You can read about those goals in the articles below:

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Chapter 5 : #5: Unleash Your Inner Landlord | TIME

Are You Ready to Begin? As you work your way through this guide, remember that this is not all-encompassing. It is a 40, foot view of how real estate investing works and is designed to give you the basic tools to get past the all important.

Inflation attacks the value of a dollar, reducing it as time goes by so that you need more dollars in the future. The upside is that it is easier to become a millionaire now than at any time before. Just as extending your earnings offers a unique perspective, doing the same with your spending sheds a ghastly light on the waste. Target Your Taxes Another leaky hole you need to plug is the parasitic drain of big government. Increasing your tax awareness means making taxes a quarterly chore rather than an annual scourge. Keeping abreast of allowable deductions , changes to your withholding, and changes in tax limits will allow you to keep more of what you earn, so that you can put that money to work for you. See 10 Steps to Tax Preparation for more. You may be thinking of tenbaggers or hot issues that return 10 times their value in a few weeks, but it is the boring, year-on-year compounding that builds fortune for most people. To learn more, read Compound Your Way to Retirement. With matching contributions , your employer can be your best ally when it comes to building up retirement funds. Even if you are your own boss, there are still options under SEPs. For more on this see Making Salary Deferral Contributions. Automating your account contributions will make setting your money aside that much easier. See Playing Retirement Catch-Up. Even relatively small amounts can result in decent returns. The important thing to remember with your income portfolio is that capital gains taxes will be applied yearly to any income you pull out. Still, it has been done and will be done again. See Investing to get started. Dare to Diversify If your portfolio is made up entirely of American companies or is even all held in stocks, then you may need to diversify. In the first case, there is more and more financial activity out there in the wider world. Diversifying also means not putting all your money into one type of asset. See The Importance of Diversification for more. If you own your own home, then paying your rent builds up equity. Owning your own home, however, is usually a good idea regardless of your opinion on real estate bubbles. Peter Lynch , one of the greatest stock investors of all time, believes that you should own your first home before you buy your first stock. If you feel ready, see Investing in Real Estate for more. Increase Your Income There is nothing terribly romantic about becoming a millionaire while working a regular job, but it is probably the avenue available to most people. Asking for a raise, upgrading your skills or taking a second job will add that much more to your savings and investments and subtract that same amount from the countdown to your first million. If you are entrepreneurial at heart, starting a business on the side can actually decrease your overall tax bill, rather than putting you in a higher income tax bracket. See Increase Your Disposable Income for more. Maybe because it is easier to spend now, buy big and put off saving and investing than it is to sacrifice to reach the goal of becoming a millionaire.

Chapter 6 : How Owning 22 Rental Properties Can Retire You Faster Than \$1M in a K

Often times discussions on real estate investing is rich in "theory" but short on practical examples. The purpose of this article is to demonstrate my beliefs on wealth building with real-world examples and share just one method (of hundreds) of making a million dollars through real estate through a fast but methodical path. This is much of my philosophy behind real estate, summed up in a simple article.

Chapter 7 : How to Make One Million Dollars a Year as a Real Estate Agent

Lisa Vander is the author of The Real Guide to Making Millions Through Real Estate (avg rating, 1 rating, 0 reviews, published).

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Chapter 8 : How to Make a Million Dollars from Real Estate: A Step By Step Path

Buy Your Tickets Through ARY SAHULAT WALLET and Get Upto % Value Back & a Chance to Win APNA GHAR worth of 1 Crore in Bahria Town & win Prizes worth of Millions.

Chapter 9 : Turn , Dollars Into Million â€“ Make Serious Cash Through Real Estate |

The Real Guide to Making Millions Through Real Estate: Start Your Portfolio With as Little as \$ by Lisa Vander is the What Suze Orman did for the stock market, Lisa Vander is doing for real estate This single parent and self-made success introduces real estate investing to the general public.