THE REBELS OF REAL ESTATE

Opening the door to wealth and a life you'll love!

7 SECRETS

RebelsofRealEstate.com

Do you know what the top wealth creation tool in the world is?

If I told you real estate would you believe me?

In fact, more millionaires are made through real estate than any other single wealth creation avenue in the world. That's right!

But most don't know the secrets that allow them to effectively use the hidden power rental property provides to move them from owning a piece of property to leveraging it for financial success and security.

Failing to know the secrets leads people to financially crash and burn before they ever realize the wealth opportunities rental property provides.

One of the many wonderful aspects of real estate is that anyone can buy. However, that's also the hidden downfall when it comes to investing in real estate to build wealth.

Why? Simply because most people do not have enough information to make an educated decision predicated on building wealth through rental properties. Having the ability to buy a home does not mean that an individual has the ability to create wealth through real estate. Well . . . no longer.

Here are Wealth Through Rentals 7 Secrets that every person MUST know to lay the foundation for a financially lucrative rental property investment:

1 Strategic Indicators.

Property isn't something that is here today and gone tomorrow. A secret to knowing what to buy (and equally important – what to avoid) is **Strategic Indicators**.

So what are these?

Strategic Indicators are signs that signal whether a particular piece of property is more likely to lead to successful wealth creation … financial stagnation … or worse, ruin.

Without knowing which Strategic Indicators are important, too many people buy property virtually guaranteed to lead to disaster instead of wealth creation.

This is a mistake that can be easily avoided with some simple-to-implement strategies.

That's why we created the **Rebels of Real Estate Strategic Indicators.**

Strategic Indicators take into account things like neighborhood trends, area business growth and involvement, school statistics and market trends to name a few. These are important because they are key to locating property that has a higher likelihood of giving you the kind of return on your investment that will make you and your wealth portfolio smile. And with the tools we provide, it is easy to spot these right away.

You can find a list of the top 5 Strategic Indicators by going to https://rebelsofrealestate.com/tips/top5si/ .

2 A Fiscal Responsibility Plan.

Some would mistakenly call this a budget. But this is no budget. And while just as easy to create, this secret is much more powerful and 10 times more useful than the normal budget.

So what is it?

A Fiscal Responsibility Plan is a document you create (we have a template and some easy to follow steps to help make this super simple: go to https://rebelsofrealestate.com/tips/frp/ for your copy) that takes into consideration what you can afford given your current state of bills, commitments and indebtedness. But it does far more than that. It takes into account future needs and allows you leverage the items to help provide for future planning.

In other words, it looks at what you and your family have as a present lifestyle component and also what is on the horizon – things like college, seasonal work, retirement and a host of other factors. It also provides a way to help you assess the relative weight of importance to each item so you are planning for the future.

Often, people looking to buy property are told to set up a budget. Just as frequently, people write a budget for the present time frame and don't look to the future. They then set up a budget that is either grossly incomplete for the big picture or foundationally unrealistic. Neither of these is helpful. Both have serious consequences.

Because different property can be leveraged differently, knowing the future needs and not just the present budget is important. As an example, purchasing some types of property makes sense for current needs but might not be right if retirement is on the near horizon. Still other property makes sense for leveraging to pay for upcoming college tuition while others make more sense for income replacement.

Without a Financial Responsibility Plan, people relying on a budget have no way to determine what will be needed in the future and what property purchased now can be leveraged to meet those future needs.

A Financial Responsibility Plan is a key secret to picking out and getting not just any property, but the right property for wealth creation.

3 The Power of Local.

Many people rely on the national news and statistics for the percentage rise or fall trends of property value. Unfortunately, they then make buying decisions accordingly. This is a HUGE mistake.

A key secret to buying property that many people do not realize is that national trends cannot be generalized and applied to local areas. That's because national statistics are pulling from many different areas that do not necessarily have anything in common with what is occurring locally.

That's why we show you how to determine what is right for the location you are looking to invest in. Knowing what applies for one area doesn't always hold true for another, we teach what to look for so you are safe in whatever location you choose.

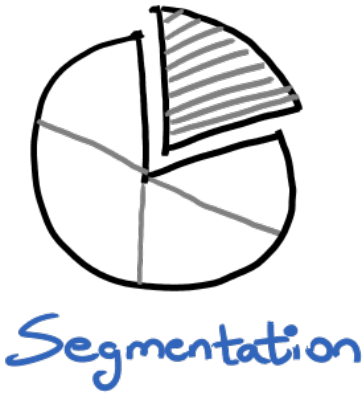
Regardless of the trend, the key is to know that the power is not in national statistics. The power is in local information. And the great thing about local information is that it can be narrowed down to a specific neighborhood. This allows for an educated and informed decision on a very specific level. By being so specific an investor will not be gambling but rather investing.

4 Property Segmentation Matrix.

Property can be influenced by trends just as fashion is. Being able to spot popular trends is important. More important is to be able to spot the impact of a trend over the long haul and over different segments.

One of the secrets we teach - and that most financially successful property investors know but don't share - is that when looking to get property to create wealth, it is important to distinguish not only between supply and demand … but also between short term versus long term holding power.

The Property Segmentation Matrix is an easy to use tool that does just that. We look at property and are able to decide its relative value before spending a penny.



This is important because different segments of property behave differently over time. For instance, property that is temporarily trending in one segment today may seem desirable but in actuality be difficult to unload one to five years from now.

The same issue can arise with property where there is ample supply to meet a limited demand. For instance, two bedroom condos might at times be a trend but if the supply of them exceeds the demands, they can leave you cash strapped if there aren't enough people to rent now to cover the mortgage.

Property Segmentation helps you achieve the desired wealth goal by looking at what type of property fits your needs. Finding property that might have a smaller market segment but where a lack of alternative availability exists makes it so you own something that is in hot demand with little competition. This, in turn, either allows you to obtain a more premium price or longer lasting tenants (or both).

5 Cash Flow Criteria.

Although many people get confused with this, this has nothing to do with creating a budget to decide whether you can afford property. And it has nothing to do with a Financial Responsibility Plan.

Those both come into play much more heavily BEFORE buying property. And while this comes into play BEFORE buying the property, it looks more heavily to what will happen AFTER the property is bought.

Many people looking to purchase property don't consider whether a particular piece of property meets their cash flow criteria. A secret to buying property that can yield a more immediate positive financial return is creating cash flow criteria.

Without knowing this secret, it is nearly impossible for most investors to obtain property that will provide a sufficient and prompt return on investment. Instead, they spend more than they bring in through a string of constant costly repairs, upgrades and other expenses – most of them totally avoidable.

In fact, this is such an issue that we teach people how to create their own individualized cash flow criteria before buying.

Knowing your cash flow criteria before buying and sticking with it after buying a piece of property helps people either avoid buying property that eats up too much in resources … or stops them from making upgrades – often unnecessary ones - that won't get them sufficient return on their investment.

6 Price Implosion/Explosion.

A key factor to consider when looking to buy a particular piece of property is price implosion and explosion. This is critical not only for how much should be paid at the time of purchase but also for how much the property can command for rental income or to sell.

Being aware of price implosion and explosion factors is a key secret to making sure you are buying property that you can sustain for the long haul – whether as rental or to sell – and that you have generating an appropriate amount for your wealth strategy. Without this, you could inadvertently buy a piece of property that is offered at a seemingly reasonable price only to learn that the value to your wealth stream is about to radically change.

Several outside variables can impact whether the price on property you are considering is subject to a future implosion or explosion. Certainly, inflation and appreciation are two factors. So, too, is outside property changes. This includes things like future property developments, such as school construction or destruction, developments, malls, shopping districts … to name a few.

While we go over all this in our training to make it manageable even for first time buyers, what the signs are to watch for, where to look and what can be done to address them is key.

Because we know that anything that radically impacts property values also impacts wealth creation. Knowing what to watch for is key.

7 Specialized Knowledge.

Many people who purchase property don't get the critical guidance of anyone who has successfully leveraged rental property for real wealth.

While a real estate agent is an important and necessary person in the process, few real estate agents or brokers invest in rental property for long term wealth creation. That's because many make their money from showing and selling property to others, not buying it to create wealth for themselves.

As such, they can sell a piece of property but that doesn't mean it is the *right* property for wealth creation.

A secret to buying property that can be leveraged for more wealth is learning from someone who has already done it (not just from someone who has never invested in property to create wealth). Without knowing this secret, too many people try to forge through the property selection process on their own making tons of costly mistakes along the way and missing out on being able to select a piece of property that can bring more accelerated financial growth.

That's why we put together a simple to follow, easy to implement yet comprehensive program to help people select and obtain the right property.

You can learn more about it here https://rebelsofrealestate.com/upcoming/ .

Whether you choose to enroll or not, make sure you get the guidance of someone who has successfully bought and sold property for wealth creation. That way, you can avoid getting a piece of property that is rentable but doesn't lead to wealth creation.

THE REBELS OF REAL ESTATE

Opening the door to wealth and a life you'll love!