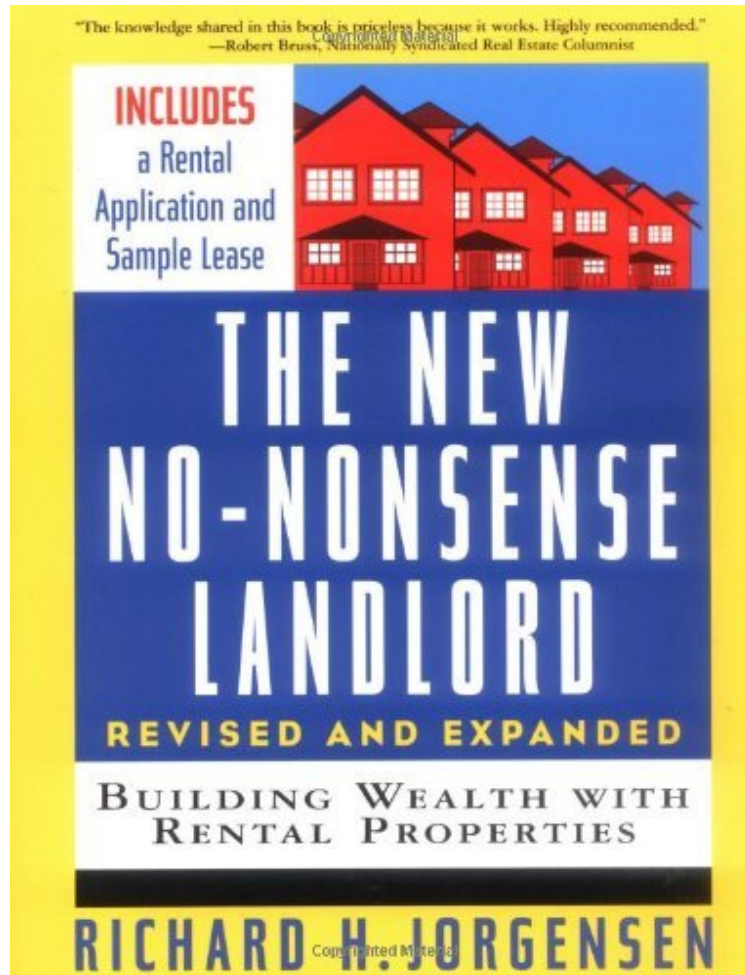


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The New No-Nonsense Landlord, Revised and Expanded (Revised and Expanded Edition)

Richard H. Jorgensen

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Richard H. Jorgensen : The New No-Nonsense Landlord, Revised and Expanded (Revised and Expanded Edition) before purchasing it in order to gage whether or not it would be worth my time, and all praised The New No-Nonsense Landlord, Revised and Expanded (Revised and Expanded Edition):

0 of 0 people found the following review helpful. No SubstanceBy LaurenceThis book takes an extremely wide view of rental properties and is essentially useless if you are reading it with the intention of becoming a landlord. The objective of this book is not to teach you how to invest or even how to be a landlord, but to convince you to invest in the first place.The book is literally filled with example after example of people who have made money investing in real estate. Unfortunately, the examples are quite light on details. There are also several cautionary tales about investors who have gotten lazy or haven't taken care of their properties. These also lack any point beyond the obvious lesson that you can't slack off completely. There is precious little in the way of how to actually deal with tenants, what

to put in leases, how to renovate, etc. In fact the entire chapter on renovation can be summed up in two sentences: "It's a good idea to renovate houses. If you do it correctly, you can come out ahead." My advice is to look for a different book if you already know you want to invest in real estate. If you are on the fence, this might provide some ideas for you. 10 of 10 people found the following review helpful. A good book for the prospective landlord By Real Estate Investor This book was written in 1994 and may be viewed by some as being dated. The author is a small real estate investor and tells of projects that he personally has been involved in as well as the project of other people he knows. The stories are real and there are before and after photos in the book, which is quite uncommon for a book of this type. There is a chapter on "Success Stories" that I particularly enjoyed. There's a chapter of the "Fixer-Upper" which was also good. Many of the other chapters about tenants and management were covered in other books with much more depth. "Landlording" by Leigh Robinson is an excellent book on the tenant and management side of the business and is much more comprehensive than this book. This is a good book, but not a great book. I appreciate the author's experience in rental properties and I liked to see the photos which help tell the story and make the examples very real. This book does not have all the answers and if you expect that you will be disappointed. 14 of 17 people found the following review helpful. Puff Peice... By Billy Bragg Jr. Not much substance here. It's a 75,000 foot book. After reading it, there is no way you could even contemplate running a business with the tools it gives you. Contrast this to the Nolo Press book on being a land lord. That's a 10,000 foot book. The Nolo book talks about real issues (ex. asbestos, lead paint, etc...) It gives you a CD ROM with all the government mandated forms. What's more, it gives them to you in Spanish, too. The Nolo book goes into detail about you, your rights and responsibilities... more like liabilities... of having undesirable tenants (ie. drug dealers). I haven't found another book out there that drills down into issues that can get you sued if you don't follow them. This book doesn't touch any of that. It's like it doesn't exist. The Milin book makes this one look good. The Milin's is definitely dated. Surprised they just don't mention bearer treasury bonds as a method of financing... These folks are once removed slum lords. They have an interesting theory: 3 bedroom, 2 bath houses. As far as liquidity, that's as good as you can get. But their methods of management would land you in real hot water. For example, Sam the tenant has agreed to cut the grass as part of the rental agreement that the Milin's insist on. Sam is blue collar and has a small amount of insurance. Well, Sam leaves the grass clippings around. Billy slips on them while he's walking by. Per the law as pointed out in Nolo, the landlord will probably be sued. Why? Cause Sam among other things is the poor guy. And the rest of that book is filled with such non-sense. Some of the more pretentious statements are how they suggest you can represent yourself, "The English Aristocrat" or the guy who's just too cheap/dumb to even get a DBA much less a Sub Class S corporation. It's rather easy to unfold that story: tenant gets lawyer. Lawyer shows that landlord is a sham. Landlord loses lawsuit. Landlord has no corporation to shield assets. Landlord loses rental house. Rather [bad] to even suggest such stupidity. None of these books cover insurance very well in realistic terms, either. Only Nolo does. What is a gaping hole in most books are the realistic finance angles. Nothing down? Yeah right. Give me a break. What's your time worth to you? For how much work you will do to find this deal (along with 200 other people fighting for it) you could have saved yourself time and money by just doing conventional financing. The McGraw Hill book on Real Estate Investment Finance is probably the best I've seen. Banker's are not going to waste their time. Life is just a bit more complicated than a one chapter overview.

Techniques for parlaying sweat equity, common sense, and minimal cash into real estate success and financial security "The knowledge shared in this book is priceless because it works. Highly recommended." --Robert Bruss, nationally syndicated real-estate columnist The New No-Nonsense Landlord eschews the glitz of "how to become a millionaire" real estate books to provide nuts and bolts, how-to information on the hands-on realities of being a successful landlord. It provides landlords as well as those who want to become landlords with practical advice on how to deal with tenants, how to make low-cost repairs, how to take maximum advantage of tax laws, and more. Author and longtime real estate investor Richard Jorgensen knows firsthand what it takes to become wealthy owning rental properties, and shares his secrets on every page. New information in this revised and expanded edition includes: New chapters on insurance, single family homes, and 2-6 unit properties Updated tax strategies for maximizing profits Updated case studies throughout the book

"The knowledge shared in this book is priceless because it works. Highly recommended." -Robert Bruss, Nationally Syndicated Real Estate Columnist From the Back Cover The practical path to real estate riches Want to make money in real estate? Forget the glitzy "overnight-millionaire" claims and get down to business. The New No-Nonsense Landlord gives you the practical, nuts-and-bolts information you need to build real wealth over time by operating a successful property rental business. Whether you're already a landlord or would like to become one, you'll find proven solutions to every challenge the real world can throw at you. Long-time real estate investor Richard Jorgensen shows you how to find and keep the most desirable tenants, make low-cost repairs that last, take maximum advantage of tax laws, and much more. He explains why your success depends on you, not on the properties you own and helps you avoid the many pitfalls of real estate investing. Through real-world case studies and scores of practical examples,

you'll find out how to: Select, finance, and purchase your first property Make big money from small properties Deal with government regulations Manage the tenant-landlord relationship Write a no-nonsense lease Implement rent increases, evictions, and other unpleasant necessities Develop a money-making strategy for your properties About the AuthorRichard H. Jorgensen has bought and managed rental properties for more than thirty years. His articles have appeared in numerous real estate and business publications.