



The Real Book of Real Estate: Real Experts. Real Stories. Real Life.

Robert T. Kiyosaki

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A guide to real estate offering advice and techniques that investors need to navigate through the ups, the downs, and the in-betweens of the real estate market and come out on top. Whether you're a seasoned investor or buying your first property, it shows you how to value a property, handle leases, manage tenant relationships, and get financing.

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From Reader Review The Real Book of Real Estate: Real Experts. Real Stories. Real Life. for online ebook

Tim Jones says

This book gives a great overview of the advantages of investing in real estate, along with the many different types of real estate investments that are out there! Really good for people just starting out to see what's out there and what is most interesting to them. I really liked the chapters on single family homes, tax liens, and exchanges. Very informative book!

Ben Harriman says

great book, love the detail with simplicity. it gets in to more complex and larger deals which I love.

Uzair Ansari says

This is the very knowledgeable book i would share to my friends

Gemma Alexander says

I really like Kiyosaki's take on money and I think he's a lot more readable than most personal finance authors. But this book was a collection of essays by other people, and the point was pretty much just to build his brand and keep something new on the shelves. It didn't really add much to my understanding of investing.

Bill says

Easily the best Kiyosaki book.

Cade McLaughlin says

Very great book and highly recommended. This is a great read for beginners as it does not dig deep into details but gives you the right mindset to get started with anything real estate. The book is a Robert Kiyosaki book, which is one of the greatest authors of all time in my opinion. His team also helps write the book, so it gives the reader multiple points of views which is what I like most about it. The biggest thing this book teaches you is the importance of teamwork and trusting your team in real estate. If you are in real estate or thinking about getting into real estate I highly recommend this book.

Tao Lee says

Highly recommend!

Note to myself: Never make any deals with anyone you do not trust. Don't make the mistake of putting your real estate rentals into an S corp. or C corp. Hire REAL ESTATE ATTORNEY, not just ATTORNEY. Make the deal - no matter how long it takes (at the meeting). Having a general contractor run the show is a good idea. You should never attempt to manage your own construction, no matter how well you think you can do it. If you are an investor, remain an investor. Ask, even if you think the answer is no. Homeowners will want to walk a few feet to their home, not a hundred or more (that may be a deal breaker). Master your universe by driving a different way at different times to work, and take in the world from a real estate perspective. You'll be surprised by what you see. Get to know your city officials and staff. Find out the projects that are underway that they are the most excited about. The more you talk with them, the more you'll come to know where the path of growth really is. You're investing for the future, so see the future as best you can. Look for the signs of a decline neighborhood, and don't be in denial about them. Unless you want to specialize in renewal projects, those signs matter. offshore strategies do not work for onshore real estate. Consult with a good, experience lawyer early and often. Your mantra should be this: Profit from problems. If a property isn't seeing, change a few settings and smell of the home (ambiance). Book smart is not the same as street smart. It's better to go out there and start buying. Choose what you want carefully, then go after getting it with a vengeance. NOI New Operating Income. Fear causes a lot of people to do nothing - Don't get stuck in analyzes paralysis. IRR Internal rate of return. Look for don't-wanters... When starting out, find properties that's less than an hour away. Every property comes with different problems and different lessons. If you can solve the problem of not having money, you will have more money for life - Henry Ford. If you do not have enough money for an investment, remind yourself that if you do not solve that problem, will will have money problems all your life. The reason there are more poor people than rich people is that it is easier to say, "I can't afford it," rather than ask the question, "How can I afford it?" The moment you ask yourself the question, "How can I afford it?" Your most important asset, your mind, goes to work. if you use the excuse, "I can't afford it," your mind goes back to sleep. Take classes or read books before starting - your mind is your greatest asset. Invest in that first. Avoid taking advice from losers. Stay away from people who say that something cannot be done. Be aware of real estate sales people who give real estate investment advice who do not invest in real estate. Find mentors, people who have already gone to where you want to go. Look at a minimum of one hundred investments before buying anything - observe if neighborhoods are changing, going up or going down. Start small. Dream big - each property good or bad is a stepping stone to the dream. Remember, the world is filled with hard working poor people. There is no perfect investments. Each investment will challenge you. Each will teach you something new. Do not fix toilet if this is something that you don't want to do for a living. Specialize in things that you want to do and leave the things that you DO NOT want to do alone - for you are wasting your time and capability. You don't need to know how to fix toilets, accounting or real estate laws, but I know who do and I know how to get in contact with those people.

First impressions are everything and buying decision are made in the first fifteen seconds.

1. The front yard clean sweep and bring out a lot of colors.
2. The door give your door some color clean cobweb & first few stems inside the home are memorable.
3. Exterior and interior paint NEW PAINT
4. Flooring no stains, no worn carpet, no dirt allowed.
5. Healthy green plant they need to look healthy

Drive through the neighborhood and check out the environment

Ask Yourself:

What are the demographics of the area you are considering?

What is the salary level of the area?

Is there a college population looking for more off-campus housing, and is that the type of community to want to run?

Where are the major employment centers?

Are new businesses and employment being generated in the area?

What other communities are in the area that a prospective tenant will consider, and are they the same class as the community you are developing, that is, luxury, by color, or subsidized housing?

What can I build, and how much rent can I charge?

Will I enjoy owning and managing the community?

Always try to do an arbitration and not a litigation.

Robert Kiyosaki There are times where you can buy a property with no money down how this is done is that the person who owns the home can give you 100% of the loan and he will hold the deed to the house and you will work on that home until it is all bought off. This way you can make payments on the home and the person can go off and on with their life. Finds ways to get word of mouth to work for you - free advertisement. Use social media and high frequency traveled sites to get viewers to see your products. Find ways to advertise better than your competitors.

Michael says

This book is very general, but gives insight to many different types of real estate deals. Almost every contributor mentions the importance of building a great team and outsourcing most of the responsibility. While the stories were interesting and it was filled with lots of useful tidbits, the book is more of a motivational item than a manual for investing. In the final chapter Robert was subtly trying to sell his courses and other books of his.

Useful tidbits:

Stay local, and actively navigate the area to look for opportunities.

The property exterior makes the first impression, therefore good facades and landscaping often trump interior design.

Everything is negotiable -> never be a desperate seller or buyer, but try to find them for good deals

Every property should be cashflow positive from the beginning; buy and hold is gambling.

Leave a positive impression with each business contact; a good relationship is worth more than saving a few dollars

Carrie Rundhaug says

This book is full of information and gives the reader an understanding of the process of investing in Real Estate. This is part of the Rich Dad, Poor Dad series, and Mr. Kiyosaki doesn't fail us. Kiyosaki brings together some of the brightest minds in their various fields. Each chapter is filled to the brim of information and is easily understandable. The most important point made throughout the entire book is how important it is to have a great team. I highly recommend this book.

Nola Redd says

I picked this up as I started re-reading Kiyosaki's other books and realized just how prolific an author he has become! While I enjoy the rest of his work, I think this is probably the best and most helpful book he has out, simply because of the vast array of perspectives it includes. Some of the essays dealt with a range I wasn't really interested in - but I read them and generally found something that related to the aspect of real estate investing that I *am* interested in pursuing. At the same time, there were a number of sections that gave me an in-depth answer to several questions that I had. On top of that, the colloquial examples provided further motivation to spur me onward.

An excellent read.

Mike says

Pure garbage.

Daman says

Very thorough. A lot of it was on topics I didn't care about so I skipped a lot. Wasn't a very compelling listen though, so I didn't finish it.

Waseem says

good book all round covering many important aspects wof real estate with well deserving and expert millionaires covering each section with guest experiences from donald trump n co...so enjoyed reading and learning about the different methods and type of real estate investing with relevant experts in the field...however not the typical 5 star fav i normally enjoy from kiyosaki..well deserve the proce..but kinda covered alot and not homed into one good strategy itself..but then again..its the REAL book of real estate, so its only right it covered many aspects and topics related to it

Waseem Mirza

<http://www.WaseemMirza.net>

An Thai says

Very boring. But this is a treasure box full of golden nuggets. Just very hard to digest

John Fletcher says

Good overview. Kinda covers everything so it doesn't really cover anything very well. It's my first real estate book but I would recommend for a beginning reference book.
