



Take Action
TODAY



NETWORKING

- Join a Real Estate Investing FaceBook Group and post a question.
- Find a local meetup (meetup.com/Eventbrite) and add to your calendar.
- Spend 30 min on BiggerPockets forums asking and answering questions
- Identify and connect with 3 potential private lenders on LinkedIn
- Follow 5 Real Estate Social profiles and comment on a post from each.
- Email a vendor to ask about their services (property manager, contractor, agent)



RESEARCH & EDUCATION

- Read an blogpost on your niche from BiggerPockets.com
- Watch a YouTube video analyzing a deal
- Make a list of 3 markets that you'd be interested investing in.
- Read 1 chapter of a Real Estate book
- Research property management tools like Buildium or Appfolio
- Google recent real estate trends and make notes on how they might impact your portfolio



EXISTING PROPERTY

- Make a list of questions for you next meeting with your property manager
- Review current insurance to ensure adequate coverage
- Do a drive by or walk through
- Contact a contractor to get a quote for an upgrade
- Review current rental agreement to ensure it's up to date.
- Check online reviews of your rental and respond to any feedback.



ACQUISITION

- Find and analyze one potential deal
- Set up property alerts on Zillow or Realtor.com
- Use craigslist or Facebook marketplace to look for off-market deals in your buy box.
- 30 min driving for dollars
- 30 min on loopNet or Crexi
- Contact a seller in your market to see what they have available.



FINANCIAL & LEGAL

- Research creative finance options
- Create a simple budget for your next acquisition
- Research tax strategies like depreciation or cost seg to see if they'll work for your situation
- Spend 30 min with a real estate attorney discussing potential legal concerns for your next deal.
- Set up a consultation with a CPA to discuss Tax Strategy
- Calculate your current cash flow and evaluate areas where you can grow