

Land Lord?



Pros

1. Diversify
2. Income
3. Tangible Property
4. Property Value
5. Tax Breaks

Cons

1. Volatility
2. Liability
3. Property Damage
4. Management
5. High Initial Investment



How it Started

1. The First House To the Second House
2. The Bad tenant
 - a. Time Sink
3. The Property Manager
 - a. Worth it



Things to look for

1. Location
 - a. Schools
 - b. Work Place
2. Multi Unit?





Financials

House Conversion

Mortgage	-\$806.00
Taxes	-\$400.00
Insurance	-\$66.00
Management Fees	-\$150.00
Rental Rate	\$1,500.00
Monthly Income	\$78.00

Rental Specific

Mortgage	-\$520.00
Taxes	-\$300.00
Insurance	-\$45.00
Management Fees	-\$127.50
Rental Rate	\$1,275.00
Monthly Income	\$282.50

Trend Analysis

