

Read Book **The Landlord Entrepreneur Double Your Profits With Real Estate Property Management**

The Landlord Entrepreneur Double Your Profits With Real Estate Property Management

Each month for the past twenty years, hundreds of thousands of enterprising individuals have turned to Entrepreneur Magazine for the latest business trends and expert tips on how to maximize the success of their ventures. Now from the experts at Entrepreneur, here is the ultimate guide to becoming a small business success story. An indispensable resource for those already in business as well as those thinking about going into business for themselves, this comprehensive and practical guide affords you instant access to a gold mine of proven strategies, techniques, and tricks of the trade on every aspect of running a small business, including:

Starting a Business: It tells you what you need to know about setting goals and objectives, risk assessment, getting financing, researching market opportunities, developing business plans, franchising, protecting your ideas, and much more.

Managing a Business: You get expert guidance on pricing, maintaining financial control, taxation, insurance, record keeping, personnel management, purchasing, inventory, presentations, time and stress management, legal matters, and dozens of other important topics.

Growing a Business: You learn how to develop a marketing plan, perform strategic planning, wage an effective, low-cost advertising campaign, increase sales, perform telemarketing, obtain expansion capital, go public, and more. And don't worry,

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you don't have to have an MBA to get the most out of The Entrepreneur Magazine Small Business Advisor. Written to meet the needs of every entrepreneur or small business owner, it defines all the important terms, clearly explains difficult concepts in plain English, and supplies you with useful worksheets, checklists, sample forms, and other valuable tools that you can put to work in your business, today. Also, each chapter includes a quick-reference resource listing of trade associations, periodicals, on-line services, software, government agencies, and other sources of business assistance and information. Offering you the combined wisdom and expertise of the all-star team at one of the most respected business monthlies in the world, The Entrepreneur Magazine Small Business Advisor is a resource that no small business owner or entrepreneur should be without. It's like having a team of top business consultants on call, 24 hours a day . . . but a whole lot cheaper. From the experts at Entrepreneur Magazine comes your total guide to starting, managing, and growing a small business. Written to meet all the information needs of entrepreneurs, small business owners, and those thinking about going into business for themselves, this practical, user-friendly guide tells you everything you need to know about setting goals and objectives, assessing risk, finding the right location, financing, marketing, pricing, taxation, insurance, record keeping, personnel management, purchasing, inventory, time and stress management, legal matters, advertising, sales, obtaining expansion capital, and many other topics of vital importance to smart, enterprising

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businesspeople like you. Proven strategies, techniques, and expert tips on every aspect of starting, managing, and growing a small business Defines all important terms and clearly explains difficult concepts in plain English Packed with useful worksheets, checklists, sample forms, and other valuable business tools that you can put to work for you, today Chapters include listings of trade associations, periodicals, on-line services, software, government agencies, and other valuable sources of business assistance and information Also available from the Entrepreneur Magazine library: Starting an Import/Export Business. Making Money with Your Personal Computer

SOON TO BE A MAJOR MOTION PICTURE The stunning Booker Prize–winning novel from the author of *Amnesty* and *Selection Day* that critics have likened to Richard Wright's *Native Son*, *The White Tiger* follows a darkly comic Bangalore driver through the poverty and corruption of modern India's caste society. "This is the authentic voice of the Third World, like you've never heard it before" (John Burdett, *Bangkok 8*). The white tiger of this novel is Balram Halwai, a poor Indian villager whose great ambition leads him to the zenith of Indian business culture, the world of the Bangalore entrepreneur. On the occasion of the president of China's impending trip to Bangalore, Balram writes a letter to him describing his transformation and his experience as driver and servant to a wealthy Indian family, which he thinks exemplifies the contradictions and complications of Indian society. Recalling *The Death of Vishnu* and *Bangkok 8* in ambition, scope, *The White*

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Tiger is narrative genius with a mischief and personality all its own. Amoral, irreverent, deeply endearing, and utterly contemporary, this novel is an international publishing sensation—and a startling, provocative debut. Everything that new and veteran landlords need to know to protect their most valuable investments How do I raise the rent? How do I legally turn down a prospective tenant? How do I evict a current tenant? These are just a few of the problems that plague both new and established landlords. What Every Landlord Needs to Know provides effective solutions for everything from property and tenant issues to maintenance and repair problems, to legal obligations and responsibilities. This comprehensive guide also offers preventive tips to avert the most common problems. Landlord Richard Jorgensen: Helps landlords maximize the screening power of the rental application and credit report Covers basic maintenance and preventive measures that save time and money Explains what to do if a tenant won't pay the rent Gives tips for critical (and anxiety-producing) personal interaction between landlord and tenant for each problem Includes a sample rental application, lease, and credit check, as well as a list of credit bureaus and landlord associations

On the surface, being a landlord seems pretty simple—you buy property, find renters, and the money rolls in. However, as all too many people have found out, it takes an incredible amount of know-how and hard work in order to be successful at it. Idiot's Guides: Making Money with Rental Properties is written by experts who have made the mistakes, learned the lessons, and have

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become highly successful at spotting properties with high rental potential, buying them at the right price and time, and finding tenants who pay on time and stay for the long haul. Readers will learn not only how to spot the right neighborhood and property, but how to buy it, when not to buy it, how to find the right tenants, how to manage the money flow, and more. In addition, readers will learn what to do when things go wrong, what legal protections they (as well as the tenants) have, and how to do it all without going broke and losing their minds in the process.

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With this Amazing Business Start-up & Financing book...

Imagine you can have the knowledge you want to start your business and live the Hassle Free All-American Lifestyle of Independence, Prosperity and Peace of Mind. Learn how to.... Quickly locate the best Property Management Software! Quickly locate the Wholesale Property! Get Free Government Grants for your Business Get Access to Wholesale Sources to save you Massive Money Have A balanced step by step approach to getting Started Efficiently avoid Government Red Tape Take Advantage of Tax Laws for your business Get \$150,000 Guaranteed Loan from the SBA Incorporate to Protect Your Business and Much Much More! You have the right to restore a culture of the can-do spirit and enjoy the financial security you and your family deserve. People are destroyed for lack of knowledge. For less than the cost of 1 night at the movies you get the knowledge you want to start living your business dreams!

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So Don't wait. You'll wait your life away...

Discover how Mike Butler managed 75 rental properties while working full-time as a police detective--before he hired any part-time help For many investors, landlording is a pain, but not for those who use Mike Butler's Landlording on Autopilot system. It's a simple, proven method for managing rental properties in your spare time--without the headaches. Mike Butler developed this system while he worked full time as a police officer. Before long, he was buying and managing dozens of properties--and consistently bringing in more than 100% of his rents. Includes free customizable, downloadable forms! Butler shares all the vital techniques of autopilot landlording: * Screening and finding great tenants you can trust * Training tenants to do your landlording work for you * Increasing your cash flow with a simple push-button management system * Using little-known tax breaks available to full-time or part-time landlords * Easily complying with landlording regulations and legal stuff you might not think of * Identifying the most profitable types of properties * Marketing and advertising your properties at little or no cost * Utilizing powerful, ready-to-use landlording forms * Getting rid of bad tenants quickly, safely, and cheaply when buying properties * Using creative tactics to consistently bring in more than 100% of the rent Once you've learned Mike Butler's system, you'll make more money in less time with less effort. Today, Mike Butler is retired from the police force and enjoys more than \$1 million a year from his rental properties. Using the techniques and strategies of Landlording on Autopilot will help you achieve your

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dreams.

It's like having a team of top business consultants on call 24 hours a day . . . but a whole lot cheaper. Each month for over 20 years, hundreds of thousands of enterprising individuals have turned to Entrepreneur Magazine for news on the latest business trends and expert tips on how to maximize the success of their ventures. Now from the experts at Entrepreneur, here is the ultimate guide to starting, managing, and growing a small business.

Written to meet all the information needs of entrepreneurs, small business owners, and those thinking about going into business for themselves, this practical, user-friendly guide tells you everything you need to know about setting goals and objectives, assessing risk, finding the right location, financing, marketing, pricing, taxation, insurance, record keeping, personnel management, purchasing, inventory, time and stress management, legal matters, advertising, sales, obtaining expansion capital, and many other topics of vital importance to smart, enterprising businesspeople like you. Proven strategies, techniques, and expert tips on every aspect of starting, managing, and growing a small business. * Defines all important terms and clearly explains difficult concepts in plain English. * Packed with useful worksheets, checklists, sample forms, and other valuable business tools that you can put to work for you, today. * Chapters include listings of trade associations, periodicals, on-line services, software, government agencies, and other valuable sources of business assistance and information. ENTREPRENEUR is the banner publication of the Entrepreneur Magazine Group.

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It has the largest newsstand circulation of any business monthly and has a total ABC audited circulation of 531,000. The Entrepreneur Magazine Group also publishes Business Start-Ups and Entrepreneur Mexico, and software that deals with business start-up management. Also available from the Entrepreneur Magazine library: * Starting a Home-Based Business, Second Edition. * Starting an Import/Export Business. * Small Business Legal Guide. * Making Money with Your Personal Computer.

What if there was a simple way for small business owners to create wealth for themselves that required no extra work? Here's the secret: one of the easiest ways for entrepreneurs to create wealth is to invest in their commercial real estate and finance the purchase.

The world's foremost entrepreneurial coach shows you how to make a mindset shift that opens the door to explosive growth and limitless possibility--in your business and your life. Have you ever had a new idea or a goal that excites you... but not enough time to execute it? What about a goal you really want to accomplish...but can't because instead of taking action, you procrastinate? Do you feel like the only way things are going to get done is if you do them? But what if it wasn't that way? What if you had a team of people around you that helped you accomplish your goals (while you helped them accomplish theirs)? When we want something done, we've been trained to ask ourselves: "How can I do this?" Well, there is a better question to ask. One that unlocks a whole new world of ease and accomplishment. Expert coach Dan Sullivan knows the question we

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should ask instead: "Who can do this for me?" This may seem simple. And it is. But don't let the lack of complexity fool you. By mastering this question, you will quickly learn how billionaires and successful entrepreneurs like Dan build incredible businesses and personal freedom. This book will teach you how to make this essential paradigm-shift so you can:

- Build a successful business effectively while not killing yourself
- Immediately free-up 1,000+ hours of work that you shouldn't be doing anyway
- Bypass the typical scarcity and decline of aging and other societal norms
- Increase your vision in all areas of life and build teams of WHOs to support you in that vision
- Never be limited in your goals and ambitions again
- Expand your abundance of wealth, innovation, relationships, and joy
- Build a life where everything you do is your choice--how you spend your time, how much money you make, the quality of your relationships, and the type of work you do

Making this shift involves retraining your brain to stop limiting your potential based on what you solely can do and instead focus on the nearly infinite and endless connections between yourself and other people as well as the limitless transformation possible through those connections.

"THE BOOK CHINA DOESN'T WANT YOU TO READ."—CNN? A riveting insider's story of how the Party and big money work in China today, by a man who, with his wife, Whitney Duan, rose to the zenith of power and wealth—and then fell out of favor. She was disappeared four years ago. News of this book led to a phone call from Whitney, proof that she's alive. As Desmond Shum

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was growing up impoverished in China, he vowed his life would be different. Through hard work and sheer tenacity he earned an American college degree and returned to his native country to establish himself in business. There, he met his future wife, the highly intelligent and equally ambitious Whitney Duan who was determined to make her mark within China's male-dominated society.

Whitney and Desmond formed an effective team and, aided by relationships they formed with top members of China's Communist Party, the so-called red aristocracy, he vaulted into China's billionaire class. Soon they were developing the massive air cargo facility at Beijing International Airport, and they followed that feat with the creation of one of Beijing's premier hotels. They were dazzlingly successful, traveling in private jets, funding multi-million-dollar buildings and endowments, and purchasing expensive homes, vehicles, and art. But in 2017, their fates diverged irrevocably when Desmond, while residing overseas with his son, learned that his now ex-wife Whitney had vanished along with three coworkers. This is both Desmond's story and Whitney's, because she has not been able to tell it herself.

How many times have you thought about enjoying financial freedom? What if I told you, as a woman, you can own rental properties and create financial wealth for yourself, your children, and your family? You could even pay for your child's college education and your retirement. All of these things can be accomplished with real estate investment. Even if you know nothing, you can learn how to be a successful real estate

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entrepreneur-all while wearing high heels. The High Heels Landlord gives clear, practical advice, from someone who's been there and done it many times over. This book provides simple steps that you can put into action immediately, revealing the questions many beginner investors ask over and over, but with no-holds-barred personality. By following the real estate investment rules in this book, you will be on your way to becoming a true High Heels Landlord.

From the most trusted name in real estate, a new and fully updated edition of the indispensable guide that helps first-time buyers land the home of their dreams What does "location, location, location" really mean? How do I decide what to offer on a house? What exactly is the closing? Buying a home is one of the most important decisions in any person's life. It will be the place where you plant your roots, come home after a long day, raise a family, or make a successful investment. But how, with everything from student loans and an uncertain marketplace stacked against you, do you get to that idyllic future? In 100 Questions Every First-Time Home Buyer Should Ask, Ilyce Glink, one of the most trusted names in real estate, answers all of your questions about home buying--and some you didn't know you had--and takes you on a personal journey from open houses to moving day. Weaving together advice from top brokers around the country with illustrative stories and her own unparalleled expertise, 100 Questions is a one-stop shop to getting the home of your dreams.

So you've made your real estate investment, now the

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question is: How are you going to make it successful? Maximize its potential? MMake it grow? One word: management. Hundreds of thousands know bestselling author Ken McElroy as a real estate investment tycoon. in his new book, he reveals the key to his success, exceptional property management, and teaches you its most important principles, showing you how to fundamentally succeed where others fail. THE ABC'S OF PROPERTY MANAGEMENT tells readers: How to decide when to manage your property and when to hire someone to do it How to implement the right systems and structures for your investment How to manage and maximize cash flow What to expect: a month in the life of an owner-manager How to find the right property manager (and avoid the wrong ones) How to assemble a superior management team.

If you're thinking of opening up your own business, you'll need this book. This is a hands-on book that focuses on the tasks that you or any new business owner must complete in the first 100 days of launching a business. Think of it this way: Imagine you've conceived a business idea, written a business plan, raised seed capital, and are set to launch your business on October 1. Now, what would you actually do on October 1, October 2, October 3, and so forth? How would you set your priorities? How would you know which tasks are the most urgent? Although the answers to these questions vary depending on the business, there are a set of key activities that all businesses must accomplish to get their businesses off to a good (and legally proper) start. This book provides examples that include securing proper

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business licenses and permits; setting up a bookkeeping system; negotiating a lease; buying insurance; entering into contracts with vendors; recruiting and hiring employees; and making the first sale. Broader issues such as developing a business model and building a brand will also be touched upon, but the primary focus of this book is getting you focused on the practical issues that you'll need, as a new business owner, to accomplish, and accomplish correctly, and to get your business off to a good start. To help you prioritize and track the activities that must be completed at the onset of a business, this book will teach you how to set up a "First 100 Days Plan," with the template (titled First 100 Days Plan) included in this book.

Discover how to be a landlord with ease Thinking about becoming a landlord? Property Management Kit For Dummies gives you proven strategies for establishing and maintaining rental properties, whether a single family or multi-resident unit. You'll find out how to prepare and promote your properties, select tenants, handle repairs, avoid costly mistakes and legal missteps—and meet your long-term goals. Now you can find out if you really have what it takes to successfully manage a rental property, and you'll learn all about the various options for hiring someone else to manage your property for you. You'll find out the right way to prepare your properties for prospective tenants, set the rent and security deposit, cleanup properties between tenants, and verify rental applications. In no time at all, you can become a top-notch property manager by working efficiently with employees and contractors to keep your properties safe

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and secure. Manage your time and money wisely
Acquire a property and prepare it for tenants Make your property stand out and attract tenants Keep good tenants and get rid of bad ones Collect and increase rent Evaluate the different types of insurance and understand income and property taxes Complete with lists of ten reasons to become a rental property owner, ten ways to rent your vacancy, and the ten biggest mistakes a landlord can make, Property Management Kit For Dummies helps you achieve your dream of being a successful residential rental property owner. CD-ROM and other supplementary materials are not included as part of the e-book file, but are available for download after purchase.

From the author of the real estate investment bible *Buy It, Rent It, Profit!* comes a fresh guide to teach new and aspiring landlords how to go from managing a single rental property to successfully managing a large rental portfolio. In his first book, real estate expert Bryan Chavis created the ultimate how-to guide for buying and managing rental properties, with practical, realistic ways to build lasting, long-term wealth. Now, he takes his acclaimed program one step further. *The Landlord Entrepreneur* shifts the focus from dealing exclusively with residential real estate to building a dynamic property management business. By following the step-by-step instructions in this new guide, anyone can create a fully functioning, professional property management company in only ten days. With Chavis's modern take on real estate, you will learn the five phases of property management and the skills needed to successfully move through them—as well as the hacks and tricks to build your profitable business from the ground up. Full of smart, practical business advice, *The*

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Landlord Entrepreneur is the only guide you need to become a successful property manager in today's real estate market. With more than 350,000 units sold worldwide, this fan-favorite will show you every strategy, tool, tip, and technique you need to become a millionaire rental property investor. There is no hotter topic than entrepreneurship in today's world of business and this is the perfect guide for anyone wanting to develop their entrepreneurial skills and fulfil their business potential. Containing lots of practical advice, it also features interviews with successful entrepreneurs who have a wealth of experience to share. Coverage includes the different types of entrepreneurial opportunity out there, how to maintain passion, persistence and personal drive and how to outskill your competitors. There is also a final chapter on how to maximise the value of your business for selling, should you decide to move on to other challenges or to retire. Written by a leading expert on entrepreneurship, this is a must-have for anyone looking to be the next Alan Sugar! **NOT GOT MUCH TIME?** One, five and ten-minute introductions to key principles to get you started. **AUTHOR INSIGHTS** Lots of instant help with common problems and quick tips for success, based on the author's many years of experience. **TEST YOURSELF** Tests in the book and online to keep track of your progress. **EXTEND YOUR KNOWLEDGE** Extra online articles at www.teachyourself.com to give you a richer understanding of entrepreneurship. **FIVE THINGS TO REMEMBER** Quick refreshers to help you remember the key facts. **TRY THIS** Innovative exercises illustrate what you've learnt and how to use it.

Begin your small business success today as you transform your business idea into a powerful, functional business plan with Hiduke/Ryan's **SMALL BUSINESS: AN ENTREPRENEUR'S BUSINESS PLAN, 9E**. This indispensable guide to small business takes a practical action-

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step approach to help you sharpen your business talents and focus your business ownership dreams. You learn to identify business opportunities, market needs, and target customers as you develop an actual working business plan from the ground up. Timely business tools and ongoing links to the latest small business information available on the Internet keep the information you're using focused on the future. Throughout the book, you gain firsthand glimpses into the challenges and successes that other passionate entrepreneurs face. Whether you plan to build your own business, pursue a franchise, or purchase an existing business, in **SMALL BUSINESS: AN ENTREPRENEUR'S BUSINESS PLAN, 9E**, you'll find the timely advice, powerful skills, and effective plans you need for success. Make the grade with CourseMate + LivePlan! This interactive website helps you make the most of your study time by accessing everything you need to succeed in one convenient place. This version of CourseMate includes LivePlan from Palo Alto Software; a proven web-based business plan software that allows you to produce a professional-grade business plan through software used by real entrepreneurs. **MANAGEMENT** CourseMate also provides an interactive eBook, dynamic flashcards, interactive quizzes, videos, games, and more to help you master today's management concepts. Available with InfoTrac Student Collections

<http://gocengage.com/infotrac>. Important Notice: Media content referenced within the product description or the product text may not be available in the ebook version. Updated edition of Buy it, rent it, profit!, 2009.

Double Blind follows three close friends and their circle through a year of extraordinary transformation. Set between London, Cap d'Antibes, Big Sur, and a rewilded corner of Sussex, this thrilling, ambitious novel is about the headlong pursuit of knowledge—for the purposes of pleasure, revelation,

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money, sanity, or survival—and the consequences of fleeing from what we know about others and ourselves. When Olivia meets a new lover just as she is welcoming her best friend, Lucy, back from New York, her dedicated academic life expands precipitously. Her connection to Francis, a committed naturalist living off the grid, is immediate and startling. Eager to involve Lucy in her joy, Olivia introduces the two—but Lucy has received shocking news of her own that binds the trio unusually close. Over the months that follow, Lucy's boss, Hunter, Olivia's psychoanalyst parents, and a young man named Sebastian are pulled into the friends' orbit, and not one of them will emerge unchanged.

Expansive, playful, and compassionate, Edward St. Aubyn's *Double Blind* investigates themes of inheritance, determinism, freedom, consciousness, and the stories we tell about ourselves. St. Aubyn's major new novel is as compelling about ecology, psychoanalysis, genetics, and neuroscience as it is about love, fear, and courage. Most of all, it is a perfect expression of the interconnections it sets out to examine, and a moving evocation of an imagined world that is deeply intelligent, often tender, curious, and very much alive.

Malcolm Gladwell, host of the podcast *Revisionist History* and author of the #1 New York Times bestseller *Outliers*, offers a powerful examination of our interactions with strangers and why they often go wrong—now with a new afterword by the author. *A Best Book of the Year: The Financial Times, Bloomberg, Chicago Tribune, and Detroit Free Press* How did Fidel Castro fool the CIA for a generation? Why did Neville Chamberlain think he could trust Adolf Hitler? Why are campus sexual assaults on the rise? Do television sitcoms teach us something about the way we relate to one another that isn't true? *Talking to Strangers* is a classically Gladwellian intellectual adventure, a challenging and controversial excursion through history, psychology, and

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scandals taken straight from the news. He revisits the deceptions of Bernie Madoff, the trial of Amanda Knox, the suicide of Sylvia Plath, the Jerry Sandusky pedophilia scandal at Penn State University, and the death of Sandra Bland—throwing our understanding of these and other stories into doubt. Something is very wrong, Gladwell argues, with the tools and strategies we use to make sense of people we don't know. And because we don't know how to talk to strangers, we are inviting conflict and misunderstanding in ways that have a profound effect on our lives and our world. In his first book since his #1 bestseller *David and Goliath*, Malcolm Gladwell has written a gripping guidebook for troubled times.

An edition expanded with more than 100 pages of new content offers a blueprint for a better life, whether one's dream is escaping the rat race, experiencing high-end world travel, earning a monthly five-figure income with zero management or just living more and working less.

Airline pilot Steven Rozenberg entered the world of real estate investing with jet fuel grit and a candid smile. "Building an Empire: Failing Our Way to Millions" tells how he met IT executive Pete Neubig, a chance encounter that led to a lifetime friendship and business partnership, and their journey together as struggling entrepreneurs learning the ropes one hard knock at a time. Their story is inspiring and enlightening. With humor, hard-hitting honesty, and empathy, Rozenberg tells how he and his partner struggled with tenants who wouldn't or couldn't pay, property maintenance issues that bit them in hard-to-see places, and what they learned along the way as they built their budding Houston-based real estate business into one of the

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fastest growing property management companies in the nation. Their determination, naivete, and strong bond led them to seek wise counsel with industry experts who pointed them in the right direction, and today their business has four strategically located offices with hundreds of managed properties. In "Building an Empire: Failing Our Way to Millions," Rozenberg tells in painstaking detail what they learned, how they learned it (the hard way), and who taught them the lessons they needed to learn to succeed. In addition to being an airline pilot (he still flies today) and a property management executive, Rozenberg is an internationally renowned public speaker. In this must-read memoir, readers will learn straight-from-the-street business management techniques, marketing tips, and relationship lessons that every entrepreneur should know on their way to the top. Rozenberg is encouraging and professional as he shares his heart, his head, and his passion for overcoming the challenges and obstacles to building a successful real estate business.

"[Ian Purkayastha] has a true, deep expertise in everything he sells--caviar, truffles, fish. He knows the stories that we need to sell the stuff tableside . . . he can disrupt the entire luxury foods market." ---From the Foreword by David Chang Ian Purkayastha is New York City's leading truffle importer and boasts a devoted clientele of top chefs nationwide, including Jean-Georges Vongerichten, David Chang, Sean Brock, and David Bouley. But before he was purveying the world's most expensive fungus to the country's most esteemed chefs, Ian was just a food-obsessed teenager in rural

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Arkansas--a misfit with a peculiar fascination for rare and exotic ingredients. The son of an Indian immigrant father and a Texan mother, Ian learned to forage for wild mushrooms from an uncle in the Ozark hills. Thus began a single-track fixation that led him to learn about the prized but elusive truffle, the king of all fungi. His first taste of truffle at age 15 sparked his improbable yet remarkable adventure through the strange--and often corrupt--business of the exotic food trade. Rife with tales from the hidden underbelly of the elite restaurant scene, *Truffle Boy* chronicles Ian's high stakes dealings with a truffle kingpin in Serbia, meth-head foragers in Oregon, crooked businessmen and maniacal chefs in Manhattan, gypsy truffle hunters in the forests of Hungary, and a supreme adventure to find "Gucci mushrooms" in the Himalayan foothills--the land of the gods. He endures harsh failures along the way but rebuilds with tremendous success by selling not just truffles but also caviar, wild mushrooms, rare foraged edibles, Wagyu beef, and other nearly unobtainable ingredients demanded by his Michelin-starred clients. *Truffle Boy* is a thrilling coming-of-age story and the incredible but true tale of a country kid who grows up to become a force in the world of fine dining.

"IMAGINE A SOLID INVESTMENT PORTFOLIO WITHOUT BEING IN THE STOCK MARKET!" Since the Tech Stocks Crash of 2000, trillions of dollars of investor wealth disappeared from existence. Investors throughout the world saw their investment portfolios and retirement accounts crushed by their holdings of stocks and mutual funds. Simultaneously, investors of residential property

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continued to see their real estate portfolio appreciate and generate steady returns. Because of the financial devastation, investors have changed their investment priorities. Speculation and Volatility are Out. Safe and Steady Returns are In. If you watched your stock portfolio get crushed and want to invest differently, this book will show you ANOTHER WAY! Through the simple acquisition of small houses, safe and steady returns can be generated with the Lease-Options strategy. You will learn the "TurnKey Investing" philosophy of building, investing and managing your real estate portfolio with Lease-Options. "WHAT FINANCIAL ADVISORS WILL NEVER TELL YOU!" You will learn how to: * Use Lease-Options to simply and safely build your portfolio! * How to generate steady, spendable cash flow through Lease-Options! * Find the right real estate market to safely invest in! * Profitably manage properties without ongoing maintenance expenses! * Find the right Management Team to build and guard your portfolio! * Invest in the Lease-Options Strategy without owning property! TurnKey Investing with Lease-Options is an investment book like no other. It goes against what the traditional financial community sells and sure to upset the establishment. This book is only for independent-minded investors who want to take control of their investments ... not for the conventional "follow the herd" speculators of Wall Street.

When a small-town family is pushed to the brink, how far will they go to protect one of their own? An edgy, propulsive read about what we will do in the name of love and blood Tony has always looked out for his

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younger brother, Nick. So when he's called to a hospital bed where Nick is lying battered and bruised after a violent sexual assault, his protective instincts flare, and a white-hot rage begins to build. As a small-town New England lawyer, Tony's wife, Julia, has cases involving kids all the time. When Detective Rice gets assigned to this one, Julia feels they're in good hands. Especially because she senses that Rice, too, understands how things can quickly get complicated. Very complicated. After all, one moment Nick was having a drink with a handsome stranger; the next, he was at the center of an investigation threatening to tear not only him, but his entire family, apart. And now his attacker, out on bail, is disputing Nick's version of what happened. As Julia tries to help her brother-in-law, she sees Tony's desire for revenge, to fix things for Nick, getting out of control. Tony is starting to scare her. And before long, she finds herself asking: does she really know what her husband is capable of? Or of what she herself is? Exploring elements of doubt, tragedy, suspense, and justice, *The Damage* is an all-consuming read that marks the explosive debut of an extraordinary new writer.

#1 NEW YORK TIMES BESTSELLER • Meghan, The Duchess of Sussex's first children's book, *The Bench*, beautifully captures the special relationship between father and son, as seen through a mother's eyes. The book's storytelling and illustration give us snapshots of shared moments that evoke a deep sense of warmth, connection, and compassion. This is your bench Where you'll witness great joy. From here you will rest See the growth of our boy. In *The Bench*, Meghan, The Duchess

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of Sussex, touchingly captures the evolving and expanding relationship between father and son and reminds us of the many ways that love can take shape and be expressed in a modern family. Evoking a deep sense of warmth, connection, and compassion, *The Bench* gives readers a window into shared and enduring moments between a diverse group of fathers and sons—moments of peace and reflection, trust and belief, discovery and learning, and lasting comfort. Working in watercolor for the first time, Caldecott-winning, bestselling illustrator Christian Robinson expands on his signature style to bring joy and softness to the pages, reflecting the beauty of a father's love through a mother's eyes. With a universal message, this thoughtful and heartwarming read-aloud is destined to be treasured by families for generations to come.

From the source you trust most-everything you need to start up,grow, and prosper in international trade... If you're excited by the opportunities you see in internationaltrade but nervous about facing a world of problems you don'tunderstand, you've come to the right place. In *Starting anImport/Export Business*, the experts at Entrepreneur Magazine helpyou break into this fast-growing field and thrive. You'll find thewhole story on the import/export business in this easy-to-useguide--clear concise information that demystifies the foreign tradeprocess and explains precisely what clients expect fromimport/export services. In addition to all the basics you need to start your own business,this book is loaded with helpful statistics on international tradewith 17 countries, sample documents, and resource listings.

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You'll learn about trade regulations, how to deal with customs services, and the best ways to protect trademarks and copyrights. You'll discover the best places to go for working capital, how to attract clients, and when to hire consultants. You'll also learn how to:

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There's never been a better time to launch yourself into the exciting world of international trade, and Starting an Import/Export business is the ideal book to get you going. ENTREPRENEUR Magazine is the banner publication of the Entrepreneur Magazine Group. It has the largest newsstand circulation of any business monthly and has a total ABC audited circulation of 385,000. The Entrepreneur Magazine Group also publishes Business Start-Ups and Entrepreneur in Mexico, as well as videos, audiocassettes, and software that deal with business start-up management. Also available from the Entrepreneur Magazine library: Making Money With Your Personal Computer, The Entrepreneur Magazine Small Business Advisor.

A front row seat into the world of high-stakes commercial real estate investing "A must-read book ... one of the best real estate investment books I have ever read. On my scale of 1 to 10, this unique book rates an off-the-charts 12." ---Robert Bruss Confessions of a Real Estate Entrepreneur is for the individual who is ready to get serious about investing. Not a rah-rah or get-rich-quick

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book, this book is for someone who is prepared to think about what he or she wants to accomplish. James Randel provides the how and why. James Randel has been a successful investor and educator for 25 years. He teaches investing through stories and anecdotes – bringing to the limelight not just his successes (and there are some amazing stories of these) but also his mistakes. His candor is instructive and entertaining. It is said that “those who can, do, and those who can’t, teach.” James Randel is a rare exception as he is both a highly successful investor as well as an excellent teacher. As said by Jeff Dunne, Vice Chairman of the largest real estate company in the world, CB Richard Ellis: “I’ve tracked Jimmy’s incredible run of successful real estate investments for 20 years and more recently invested very profitably with him. His new book is a must read for anyone interested in real estate investing.” If you are tired of the “same old, same old” and prepared to play in the big leagues, this book is calling your name. Over the many years that we've been serving real estate investors, one of the most asked questions on our site has been, "How Do I Get Started in Real Estate Investing?" New investors will love the fundamentals and even experienced investors will appreciate the high-level view of strategies they may have never even considered. Don't let some guru tell you what the right path is for you. Read How to Invest in Real Estate and see all the paths in one place, so you can make the best choice for you, your family, and your financial future. This book will help new investors get a firm foundation to build their investing business upon. With topics ranging from how to

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gain a solid real estate education, real estate niches, financing, marketing, and more, this book is truly the definitive guide for helping new investors learn the ropes. ENTIRELY REVISED AND UPDATED! Over 40,000 first edition copies sold. How much does it really cost to renovate your investment property? Learn detailed tips, tricks, and tactics to accurately budget nearly any house flipping project and investment property renovation from expert real estate investor and fix-and-flipper J Scott. Discover the tried-and-tested steps of his professional framework and methodology for precisely evaluating renovation costs in hundreds of his own successful rehab projects. Determine how to accurately estimate all the costs you are likely to face during renovation--and get all of your rehab questions answered in a single place! Whether you are preparing to walk through your very first rehab project or you're an experienced home flipper, this handbook will be your guide to identifying renovation projects, creating a scope of work, and staying on budget to ensure a timely profit! Inside, you will learn how to: -Inspect every aspect of a property to create your renovation scope -Decide which upgrade options provide the biggest bang for your buck -Identify the 150+ most common renovations you'll likely encounter -See big problems (like mold and termites!) and quickly fix them -Assign accurate prices to every rehab task to build a detailed budget -Determine which contractors are best for certain repairs or projects -Break down the top 25 basic components of a renovation -And so much more! You don't need to be a contractor to flip houses, but you do need to know the fundamentals of budgeting and pricing your renovation--including everything from cosmetic renovations to complex installations and upgrades. This book gives you the estimation tools needed to produce the income you desire on your first--or next--investment deal!

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Millionaire Landlord Secrets is a landlord's guide to managing tenants with less stress and fewer headaches. With the author's many years of experience dealing with thousands of tenants, he developed a system that allows him to own and operate over a hundred rentals while working only 4 hours a week! His unique and proven methods give him the financial freedom to take monthly vacations around the world. Whether you are looking to purchase your first rental property or need a better way to manage your existing rentals, this book will teach you how to succeed. With the correct real estate investing strategy and proven property management system, you will be on the path to achieving financial freedom and maximizing passive income. Inside, you'll find practical tips on:

- Finding value properties to generate maximum profits
- How to advertise, price, and position rentals to have zero vacancies
- Finding, qualifying, and training the best tenants
- Strategies you can implement today to reduce repair requests
- Efficiently managing rentals & tenants working just a few hours a day
- Having the right mindset to reduce pain and stress
- Ways to increase your property value with minimum effort

About the author Jason A. Scott: Jason A. Scott is a highly successful entrepreneur, author, private pilot, world traveler, and real estate investor with more than 100 rental units. He has achieved much of his financial success by owning residential and commercial real estate. Jason has been in real estate since 2009 and specializes in property management, utilizing his Buy & Hold strategy. As a business consultant and life coach, Jason has helped countless others realize extraordinary results by building self-discipline and persistent focus. He has also held numerous seminars where he enjoys showing others the power of real estate investing and financial freedom. A life-long adventurer, Jason spends his time flying his plane and visiting his homes in Asia, Europe, and the United States.

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NEW YORK TIMES BESTSELLER • WINNER OF THE PULITZER PRIZE • NAMED ONE OF TIME'S TEN BEST NONFICTION BOOKS OF THE DECADE • One of the most acclaimed books of our time, this modern classic “has set a new standard for reporting on poverty” (Barbara Ehrenreich, The New York Times Book Review). In *Evicted*, Princeton sociologist and MacArthur “Genius” Matthew Desmond follows eight families in Milwaukee as they each struggle to keep a roof over their heads. Hailed as “wrenching and revelatory” (The Nation), “vivid and unsettling” (New York Review of Books), *Evicted* transforms our understanding of poverty and economic exploitation while providing fresh ideas for solving one of twenty-first-century America’s most devastating problems. Its unforgettable scenes of hope and loss remind us of the centrality of home, without which nothing else is possible. NAMED ONE OF THE BEST BOOKS OF THE YEAR BY President Barack Obama • The New York Times Book Review • The Boston Globe • The Washington Post • NPR • Entertainment Weekly • The New Yorker • Bloomberg • Esquire • BuzzFeed • Fortune • San Francisco Chronicle • Milwaukee Journal Sentinel • St. Louis Post-Dispatch • Politico • The Week • Chicago Public Library • BookPage • Kirkus Reviews • Library Journal • Publishers Weekly • Booklist • Shelf Awareness WINNER OF: The National Book Critics Circle Award for Nonfiction • The PEN/John Kenneth Galbraith Award for Nonfiction • The Andrew Carnegie Medal for Excellence in Nonfiction • The Hillman Prize for Book Journalism • The PEN/New England Award • The Chicago Tribune Heartland Prize FINALIST FOR THE LOS ANGELES TIMES BOOK PRIZE AND THE KIRKUS PRIZE “*Evicted* stands among the very best of the social justice books.”—Ann Patchett, author of *Bel Canto* and *Commonwealth* “Gripping and moving—tragic, too.”—Jesmyn Ward, author of *Salvage the Bones* “*Evicted* is that rare work

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that has something genuinely new to say about poverty.”—San Francisco Chronicle

No matter how great you are at finding good rental property deals, you could lose everything if you don't manage your properties correctly! But being a landlord doesn't have to mean middle-of-the-night phone calls, costly evictions, or daily frustrations with ungrateful tenants. Being a landlord can actually be fun IF you do it right. That's why Brandon and Heather Turner put together this comprehensive book that will change the way you think of being a landlord forever. Written with both new and experienced landlords in mind, *The Book on Managing Rental Properties* takes you on an insider tour of the Turners' management business, so you can discover exactly how they've been able to maximize their profit, minimize their stress, and have a blast doing it! Inside, you'll discover:

- The subtle mindset shift that will increase your chance at success 100x!
- Low-cost strategies for attracting the best tenants who won't rip you off.
- 7 tenant types we'll NEVER rent to--and that you shouldn't either!
- 19 provisions that your rental lease should have to protect YOU.
- Practical tips on training your tenant to pay on time and stay long term.
- How to take the pain and stress out of your bookkeeping and taxes.
- And much more!

With rental prices climbing, vacancy rates low, and property values rising, real estate investing has become a tempting option for achieving financial security. And with all the fixer-upper shows today that make it look so easy--simply buy a property, fix it up, and then rent it until you're ready to sell for a ridiculous profit--the number of real estate investors is growing . . . but the same can't be said for all of their bank accounts. Because the reality is, real estate can be confusing, requiring in-depth financial and tax knowledge that most newcomers lack. *Rental-Property Profits* walks you through every important step, from spotting smart

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investments to taking advantage of tax breaks and loop holes. With clear language and updated forms, worksheets, checklists, and formulas, this new edition explains how to:

- Evaluate risks and opportunities in a post-recession market
- Determine if you qualify for an investor loan
- Calculate cash flow and maintain healthy levels
- Establish sound bookkeeping and accounting systems
- Handle rental property depreciation
- And much more!

Real estate investing is not as easy as it looks on TV. But it also doesn't have to be risky! With this self-guided manual by your side, avoid the costly mistakes that many before you didn't see coming, and build the nest egg you deserve!

An updated third edition of the most comprehensive guide to small business success. Whether you're a novice entrepreneur or a seasoned pro, *The Small Business Bible* offers you everything you need to know to build and grow your dream business. It shows you what really works (and what doesn't!) and includes scores of tips, insider information, stories, and proven secrets of success. Even if you've run your own business for years, this handy guide keeps you up to date on the latest business and tech trends. This Third Edition includes entirely new chapters devoted to social media, mobility and apps, and new trends in online discounting and group buying that are vital to small business owners everywhere. New chapters include: How to use Facebook, Twitter, and other social media tools to engage customers and potential stakeholders How to generate leads and win strategic partnerships with LinkedIn How to employ videos and YouTube to further your brand What you need to know about Groupon and group discount buying What mobile marketing can do for your business Give your small business its best shot by understanding the best and latest small business strategies, especially in this transformative and volatile period. *The Small Business Bible* offers every bit of

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information you'll need to know to succeed.

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