

PROPERTY MANAGEMENT BASICS FOR THE PART-TIME LANDLORD

THE REAL ESTATE GUIDE FOR NEW LANDLORDS TO FINDING A
GOOD TENANT, MANAGING YOUR PROPERTY, AND EVICTING
THEM IF YOU HAVE TO!



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INTRODUCTION

Have you ever wondered how to get started in the rental real estate market but don't know how to? Cable television shows make "fix n' flip" seem effortless. Yet they have failed to show the nuts and bolts of the real estate management business when the cameras are off. Also, they don't go into any great detail about how to make money on your investment by holding and renting them to tenants.

Investing in the right properties at the right price and renting them out to tenants is a great way to get the most out of every dollar you spend on homes, duplexes, apartment buildings or condominium communities. It's important to understand every part of the process, whether you are investing millions of dollars or plan to start by purchasing a rental home.

Many people hold back from entering the real estate market due to a lack of good roadmaps giving direction for every part of the process from property purchase, finding the right tenant, and how to handle the situation when tenant relationships go sour. Is the thought of handling everything yourself daunting? After more than 15-years in the business, I can offer you real-life advice and useful information that's both tried and true through personal experience.

My name is George, and I am a real estate owner that successfully manages an entire portfolio of properties. I handle everything from the procurement of properties, finding the best tenants, providing the necessary maintenance, and moving forward with evictions when needed. Once you understand how the process works, you'll discover there's no need to hire an expensive property management company to oversee your rentals unless you want to. You'll have all the knowledge you need to take the real estate market by the storm.

A Growing Tenant Population

The growing need for affordable housing makes investment in the rental market an increasingly popular investment avenue. A quick snapshot of the demographics between 2006 and 2016 provided by the United States' census shows that the population grew by 23.7-million people, yet the increase in renters was 23-million. The number of homeowners only grew 700,000 during the same reporting period. More than twenty-two of the largest US cities have a larger population of renters compared to homeowners. It's a sobering set of numbers highlighting the need for rental properties of all types.

These numbers demonstrate a trend upwards in people making the decision to forego homeownership and settle in for a rental condo, apartment, or single-family home. You can enter the dynamic and energized real estate market with the understanding of your market and how the growth potential provides a better-than-average chance of getting great returns on your investment. Making the right decisions in real estate purchases and finding the best tenants are the goals of every invested person in the rental real estate market.

The Dollars and Cents of Good Real Estate Investment Decisions

How do you determine a good real estate deal from a bad one? How can you feel confident you'll make money with your rentals? I promise to answer both of these questions and more in this book. If you read this step-by-step guide and follow through with the easy-to-follow process, you too can enjoy a thriving and successful rental real estate business.

By sharing my personal experiences and words of wisdom, you'll get farther down the road of success without the same struggles many have in the business. You'll now have the essential information to refer to for guidance in nearly any circumstance arising in your tenant relationships and real estate management. Throughout the process, you have the golden opportunity to improve your credit and develop a keen sense of finding the best real estate deals your area has to offer.

Here is what a few people have to say about my level of experience and expertise:

"In my experience, George Boley has been a very upfront landlord, he is very reasonable and quick to provide a response when contacted with my concerns or

problems. George keeps his property in good running order and response to his tenants' needs appropriately always keeping communication with him open and easy."

— Jennifer M. (Tenant)

"I have known George Boley for 10 years from a local YMCA. George helped and guided me on multiple occasions with lease agreements, tenants disputes, and purchase contracts. He has been a constant resource on many of the properties I have considered with knowledge of basic inspections to property management."

— G. Borealo (Real Estate Investor)

"Mr. Boley, I am writing to tell you thank you. It's been two and a half years of wonderful living. The way you have dedicated yourself to your properties makes me feel at home. The problems I have had were resolved in such a fast manner, even late at night. I have enjoyed living in my apartment so much I have been recommending others to you."

I thank you for all the time you have put in by coming and visiting your property to make sure we don't need anything as tenants. How are you willing to always make sure our needs are met first."

— Robin G. (Former Tenant)

NOW is the Best Time to Invest in Real Estate and Learn the Secrets You Need to Succeed!

You have the prime opportunity to enter the real estate market on the ground level and propel yourself to amazing heights of success. Getting all the information you need about what to expect and how to handle all types of situations before selecting your first property is the most important step you'll take in this journey. This book is packed with everything relevant and helpful to anyone wanting to branch into real estate investments, whether it's part-time or a whole new career.

What most books fail to deliver are the actionable steps you need to take for the best results in gaining valuable property, good tenants, or how to do an actual eviction. The best landlords understand total property management is required to attract and maintain good tenants. You also have to develop a

sense of when it's time to pull the plug and move towards removing a tenant. I'll give you all of the proactive steps you need to take to guarantee a better outcome in rental experiences. This will save you time and money as you manage your property.

Discover the BEST Ways to Score the Rental Properties Everyone Wants

Are you looking to pay cash for your first property? Will you need to get a mortgage? How will you make money by renting the home with a mortgage? The answer to all of these questions is in the chapters below, and I will show you how easy it is to get the numbers in balance. Learn to crunch the numbers and know when you're entering a great deal, or when to walk away.

Challenged or banged up credit is a common factor holding people back on a property deal. I can show you how to fix your credit score and improve it without paying hundreds of dollars to a credit repair company. The small amount of time and effort it takes will seem worth it when your loan approval arrives. Credit score improvement is one of the side benefits of real estate management that's helpful in every aspect of your life. It can open doors to all types of opportunities.

Rental Real Estate Ownership Allows You to Enjoy a Whole New Lifestyle

Are you looking to get more out of life than heading to the same job day after day? Making the conscious decision to become a landlord of properties is a path to freedom from the mundane. I will show you the best methods to manage your properties at a level that helps you retain good tenants, yet doesn't break the bank. You'll feel a better sense of control over your financial destiny.

The income from one well-kept rental can be life-changing for those new to the rental real estate business. Developing the skills to notice problems before they get out of hand helps protect your investment. I will teach you the signs to look for in troubled tenant situations and how to win judgments for excessive damage or vandalism. I have personally been awarded judgments in court without hiring expensive attorneys.

Are You Ready to Make Your Dreams of Rental Property Ownership and Management a Reality?

The great thing about jumping into the rental real estate business is you don't have to have tons of money or an expensive education. What you need is great management skills for time, finances, and the ability to stick within a budget. This book will lay everything out in an easy-to-understand way that allows you to start cultivating your dream right away. Some of these steps you

can begin today.

What Are Your Financial Goals?

I was shocked to learn how quickly I could increase my monthly income by investing in rental real estate and managing the properties myself. I've easily made over \$6,000 a month as a rookie in the field. That's over \$70,000 a year I would never make without jumping into the rental real estate market.

It's smart to diversify the ways you make money and create revenue streams from many sources. How would you like to make \$4,000 or \$5,000 each month in rental income? How badly could your family use \$10,000 extra each month? These may not be the exact amounts you set as a goal, but you WILL be equipped with the knowledge and tools you need to improve the lives of you and your family forever!