



# INVESTMENT, & **OPERATIONS GUIDE**™

LOOKING TO UPGRADE FROM JUST SELLING HOMES TO  
PARTICIPATING IN COMMERCIAL REAL ESTATE

GUIDES DESIGNED TO HELP YOU EXCEL AT ACQUIRING AND OPERATING REAL ESTATE INVESTMENTS



# REAL STATE INVESTING IN OPERATIONS GUIDES

## Looking To Upgrade From Just Selling Homes To Participating In Commercial Real Estate

If you're a licensed real estate agent looking to upgrade from just selling homes to participating in commercial real estate, such as multifamily investments, here's a quick resource guide to help you get started:

- ✓ **Educate yourself:** Take the time to educate yourself on the commercial real estate market. Learn about the different types of commercial properties, financing options, and investment analysis. Attend local real estate investing events and join online communities to connect with other commercial investors.
- ✓ **Identify potential investment opportunities:** Use your market knowledge and research skills to identify potential multifamily investment opportunities. Look for properties that have a strong rental history, are in good condition, and have potential for appreciation.
- ✓ **Analyze the numbers:** Once you've identified a potential investment opportunity, analyze the numbers to determine if it's a good investment. Calculate the property's cap rate, cash-on-cash return, and net operating income (NOI). Consider the property's financing options, including traditional mortgages, private financing, and seller financing.
- ✓ **Network with other investors:** Multifamily investing often involves working with a team of professionals, including property managers, lenders, attorneys, and other investors. Networking with other investors can help you build relationships and find potential investment opportunities. Join online communities and attend local real estate investing events to connect with other investors in your area.
- ✓ **Partner with a property management company:** Managing a multifamily property can be challenging, especially if you have other obligations. Partnering with a property management company can help ensure that your investment is well-maintained and profitable. Work with a reputable property management company to oversee the day-to-day operations of the property.

By following these steps, you can upgrade from selling homes to participating in commercial real estate, such as multifamily investments. Additionally, by becoming a member of Buy it Rent it Profit Education™, you can access resources, tools, and a community of like-minded investors who can offer guidance and support as you build your investment portfolio. With a membership, you'll have access to underwriting tools, educational materials, webinars, and events that can help you make informed decisions and grow your investment portfolio.