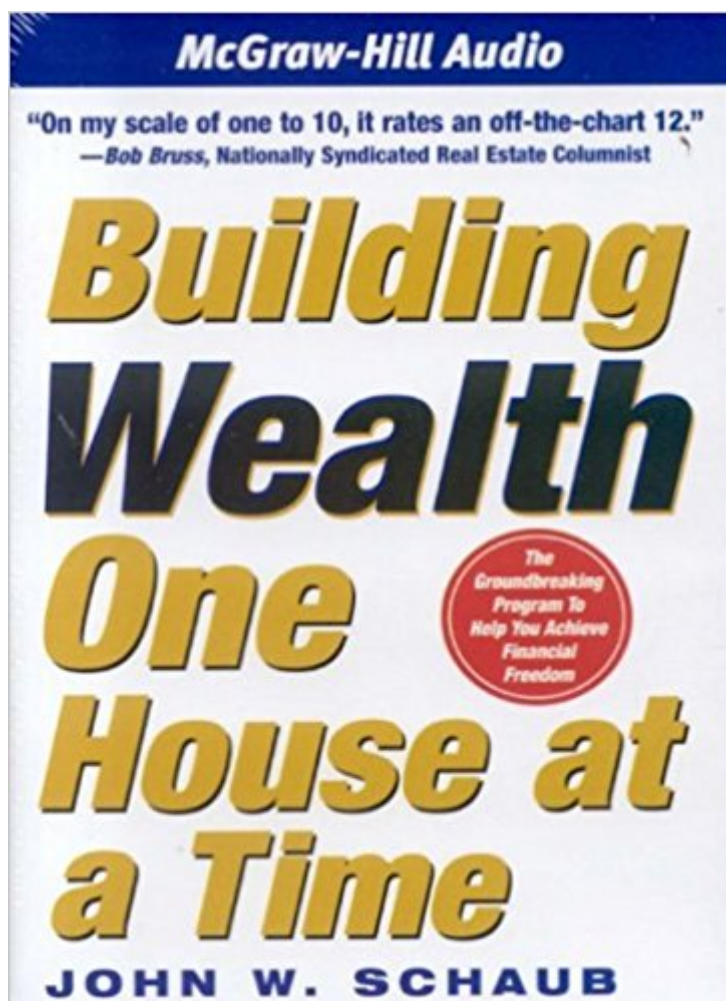




The book was found

# Building Wealth One House At A Time: Making It Big On Little Deals



## Synopsis

Presents strategies for creating real estate wealth by starting small-and always making the right moves-from nationally known real estate expert, John Schaub. Based on his ground-breaking national seminar, Building Wealth One House at a Time, reveals how virtually anyone can accumulate one million dollars worth of houses debt-free and earn a steady cash flow for life.

## Book Information

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## Customer Reviews

"On my scale of one to 10, it rates an off-the-chart 12." -Robert J. Bruss, Nationally Syndicated Real Estate Columnist -- REAL ESTATE BOOK REVIEW REAL ESTATE BOOK REVIEW Real Estate Book Review, February 9, 2005"On my scale of one to 10, it rates an off-the-chart 12." -- -Bob Bruss, Nationally Syndicated Real Estate Columnist --This text refers to an out of print or unavailable edition of this title.

“John Schaub is the only real estate guru I know who has survived and prospered for 30 years in this wild and wooly market.” -Mark Skousen, Ph.D., Adjunct Professor of Economics, Columbia University, and Editor, Forecast and Strategies The key in owning investment real estate is buying good houses in good neighborhoods. By learning to buy at wholesale prices, fund your down payment, and attract tenants that will pay off your loans and improve your property value, you can immediately begin to increase your wealth. In Building Wealth One House at a Time, real estate expert John Schaub shows you how to Accumulate a million dollars in free and clear high quality houses that will provide cash flow for life Be Your own boss, set your own hours, and

have both financial and personal freedom Buy the right houses on the right terms, and then rent them to good tenants who will pay off your debt Building Wealth One House at a Time will have you ready to buy the right house, resell in a hurry for guaranteed profits, and create financial independence on your own terms. --This text refers to an out of print or unavailable edition of this title.

This is an older book, but sound investment principles just don't go out of style. This is one of those timeless real estate investment books that is worthy of shelf space. It focuses on single family homes. Single family homes are generally easier to purchase and to resell than commercial properties. Most everyone prefers to have a roof over their head. If they are not buying, they are willing to pay rent for that privilege. Rental income can effectively make the payment for a very large asset for the property owner. Positive cash flow with a free and clear piece of real estate are the long term goals. I have given hard copy volumes to all of my adult sons. I don't want them to rely solely on their 401k's and Social Security as their means of support during their retirement years. Real assets are a wise compliment or even a cornerstone to future income streams. Building a real estate portfolio of single family homes is probably the easiest place to start investing in real estate. This volume "cracks the nut" on this topic. Highly recommend!

If I had to pick one single book to recommend to real estate investors, this is by far the best. No hype, no "something for nothing" strategies that don't work in the real world. The author lays out a simple but effective strategy to build a million dollar net worth by purchasing rental homes that appeal to the working class and professional. It worked for me and I'm sure it will work for you. Sure, financing has changed since he originally wrote it, but the principles are timeless. Think of it as a slow and steady wins the race approach to investing. I purchased ten duplexes with the principles outlined in this book. Thereafter, I kept buying one every year. Oh....the original book is the best. I wasn't impressed with his other books. Bottom line, don't waste your money on real estate guru seminars or coaching. Instead of wasting \$20,000 on a real estate boot camp, buy this book and invest the money you save from going to the guru camp to purchase your first rental.

I found this book was not very focused. It also focuses exclusively on single family homes. That may work in your market if you can pick up single family homes for \$20,000 and rent them out but in my market values are high. Starting from the basic insight that renters have low incomes and therefore can only afford to rent cheap property, your goal as an investor is to buy cheap property while not

investing in junk. I have found condo townhomes to be the best vehicle for this but this book does not focus on them at all. Eldred's book 'Make Money with Condominiums and Townhomes' is better if that kind of property makes sense for your market.

I know a few investors who call this book, their "Blueprint to wealth", "Investment bible", and "The only real estate wealth building book you need." I agree whole heartedly with the first two, although I do enjoy reading more and more books. John Schaub teaches simple strategies that lead straight to success.

Nice book.

Great, informative book. My only issue is that I wish I'd known that there was an updated reissue that addressed the real estate environment AFTER the 2008 bubble pop. Oh well. Guess I'll be buying that one too.

John Schaub has written an excellent book on the qualitative aspects of real estate investing. It doesn't deal much with the important mathematical aspects of estimating your projected return on investment. Instead, it deals with what types of real estate investments provide the best return with the least amount of work, what type of investing strategy to use, and how to find good deals. He advocates a long-term buy-and-hold approach instead of short-term flipping. John Schaub's approach to real estate is very similar to Warren Buffett's approach to stocks: buy low and hold for a long time. It seems that most real estate investing books are get-rich-quick schemes aimed at the ignorant, gullible, and desperate. This is one of the few good books. I highly recommend this book, but it should not be the only book you read before beginning investing. A good companion book would be "Investing in Real Estate" by Andrew McLean and Gary Eldred. By the way, the review by John Matlock "Gunny" is fake. If you read lots of .com reviews, you'll see him around a lot. Check his review history. He reviews more books than any human could possibly read, and he only writes 5 star reviews, so he is probably a reviewer paid by the publisher.

Very quick read, and lots of great advice. This book focuses on creative deal structure from the perspective of a practitioner. It doesn't get into heavy real estate economics/financing, and it doesn't have a strong organizational structure. Still a great read, though.

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