

First time home buyer can actually buy the primary and then they can \_\_\_\_\_ it:

you can actually live in one room, \_\_\_\_\_ out multiple other rooms to other people; or live upstairs rent the basement out; or if you got even some money, buy the main house and then \_\_\_\_\_ the garage to ADU (Accessory Dwelling Unit).

Before you buy \_\_\_\_\_ property you should get pre-approved by your \_\_\_\_\_ officer who is going to check what's your \_\_\_\_\_ look like, how much your \_\_\_\_\_ is, what your \_\_\_\_\_ to income look like, so as to tell you how much money you need, what your monthly payment is going to be and, how much you actually qualify for as a \_\_\_\_\_ price.

You've got to understand your market area where you're going to buy your \_\_\_\_\_ property. I want to know what kind of rent you can get for a two-bed-and-one-bath, what kind of rent you can get for a three-bed-and-one-bath, what's the difference in rent. Also, I want to know what type of demographic \_\_\_\_\_ there's going to be in those areas: are they high maintenance renter, are they actually easy-going renter, are they more sophisticated renter? I want to know all that, so, when I actually buy in those areas, I know exactly what I'm dealing with. The best way to do that, if you're an \_\_\_\_\_, you can check the \_\_\_\_\_, if you're not an agent, you can actually check Redfin, Craigslist, or Rentometer.

Another best way to go look at comparison is going to \_\_\_\_\_ houses. You need to understand whether you are buying a \_\_\_\_\_ to make it look nice, or you are buying a moving condition home.

Have a Mentor, learn things about real estate. Follow the people who actually are talking about owning real estate. You don't want to follow someone and listen to the advice when they say: "Don't \_\_\_\_\_ real estate, just \_\_\_\_\_ them, and \_\_\_\_\_ all the time". That's not the mentor you want.

You will have to build your A-team consisting of a contractor, inspector, architect, hauler, dump worker, landscaper, bookkeeper, and a hard money lender. Find a good \_\_\_\_\_. Surround yourself with other \_\_\_\_\_.