

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 _____.