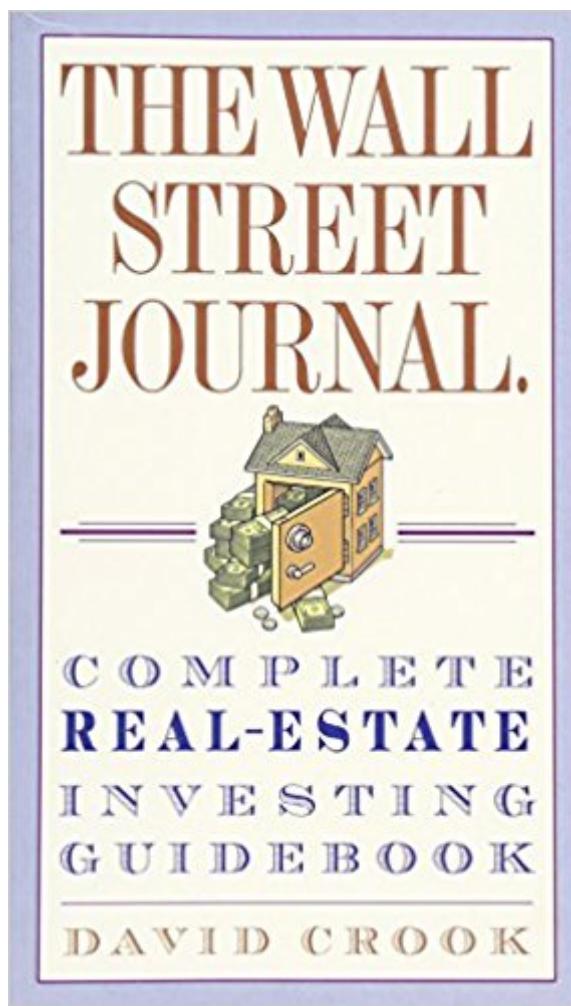


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# The Wall Street Journal. Complete Real-Estate Investing Guidebook



## Synopsis

The conservative, thoughtful, thrifty investor's guide to building a real-estate empire. Profitable real-estate investing opportunities exist everywhere as long as you know what to look for and understand how to make prudent deals that transform property into profits. David Crook, of The Wall Street Journal, shows how to make safe and sane investments that ensure a good night's sleep as your real-estate portfolio grows, your properties appreciate and your income increases. The Wall Street Journal Complete Real-Estate Investing Guidebook offers the most authoritative information on:

- Why real-estate investing is a great wealth-building alternative to stocks and bonds and why it's crucial that you avoid get-rich schemes
- How to get the financing and make the contacts to get started
- How to start small and local, be hands-on and go step-by-step with a vacation home to rent out, a pure rental property or a small apartment building
- How to find and value great properties, do the numbers and ensure you have that beautiful thing called cash flow
- How the government blesses real-estate investors with tax breaks and loopholes, and how you can be one of the anointed
- How to deal with the nuts-and-bolts of being a landlord and have a strife-free relationship with your tenants

## Book Information

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## Customer Reviews

DAVID CROOK is the editor of The Wall Street Journal Sunday, the personal finance section that appears in more than 75 papers around the country. He was part of the original team that developed and launched the highly successful "Weekend Journal" of Friday's Wall

Street Journal. He also developed the "Home Front" and "Property Report," the Journal's residential and commercial real-estate sections.

One of the best books I have read on real estate investing. Well written, opens immediately with the fundamental benefits of real estate investing and proceeds to explain these key concepts. It does not advocate risky behavior or get rich quick schemes, and the author is not selling anything as is the case with so many other real estate books. There is no doubt that real estate investing is an area in which you can materially improve investment returns through sound management, something that the statistics suggest is almost impossible with stocks. This book is ideal for a new investor and will save much time trying to make sense of others if not being hoodwinked by the risky schemes some authors peddle.

The book seemed to be just OK. It has good tips but all are pretty much basic. Some basic math. Nothing really out of the box. It's an OK intro book. If you have a faint understanding of depreciating your real estate investment this book won't do you much good. Very basic stuff in the book. If you buy for XYZ and you have ABC units, and the mortgage is this, then your cash flow is this, and your cap rate is this. Very basic. I would recommend this book for someone who knows absolutely nothing about real estate, or basic investments. If you know at least something, I'd look elsewhere for a more advanced or intermediate book to read.

Currently most of my investments are in the stock market and I'm interested in diversifying, thus this book. The book was written in the mid-2000s, before the crash, but the housing market has recovered to the point where the advice given here should still hold up. The book is well-organized, with such chapters as finding good properties, tax implications, small residential properties, commercial property, and REITs. It's easy to read and has a bit of humor thrown in. As you might expect from an editor at the Journal, the author can't resist throwing in a bit of politics, but otherwise it's a great read. I particularly enjoyed the section about how the tax code favors the real-estate investor. Don't miss the glossary at the back, which has some fun definitions. My favorite was probably the one for operating expenses, which includes the line "[a]t tax time, a landlord is likely to have very high operating expenses, but they will shrink into near insignificance when the landlord puts the property up for sale."

I've read up on countless real estate books and this has to be the BEST one I've read and learned

from so far. (Of course, actually doing it is better than just reading). A great way to be introduced into RE investing. Has practical and realistic advice. No pie in the sky predictions or answers. What makes it even better is that it's put out in plain modern English. I'd recommend this book to anyone looking to get into RE Investing. Along with getting a mentor to show you the ropes!

Good basic introductory text.

I have been in real estate for roughly 11 years and enjoyed seeing the basics explained so easily. Good book for someone starting off or for someone who thinks they already know it all.

Maybe it was silly of me to expect a book titled with words like "complete" and "guide" to actually completely guide me. This book, all while still informative, spoke of concepts, vaguely or not. Only a few times did the author go into a good amount of detail for a given chapter. It's a good guidebook, but it's certainly not a "complete" one.

This is a really good book for anyone looking to break into the real estate investment business. It covers all the bases and points to other resources for further self education. Recognizing this book was written in the mid-2000s, when the RE market was red hot - but still a couple years from the bubble burst - you can really appreciate the fortuitous insight the author provides. A must have for any beginning investor.

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