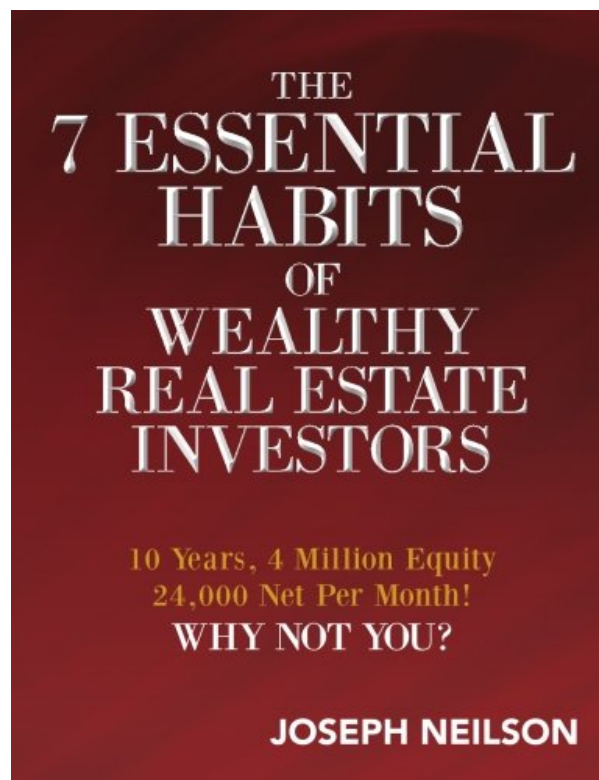


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In Joe Neilson's first book, the bestselling Buy & Rent Foreclosures, Joe told of his search in 2005 for steady monthly income and outlined his path through real estate investing. By 2014, he has 73 rental houses, 27 garages, net \$24K a month and equity of over \$4 million. This is the companion to Buy & Rent Foreclosures, digging deeper into the general concepts and giving step-by-step instructions...gritty, no-nonsense essays from the real estate trenches.

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Surprisingly Awesome!

By Darryl Rentz

I was skeptical of Joe and his book at first. I expected him to be a good motivational talker with a lot of fluff and hype but no substance. I was dead wrong!

I've read dozens of real estate books and none of them get into the nuts and bolts the way that Joe does in his. He gets right down to exactly how he acquires, rehabs and manages properties. All the way down to exact dollar amounts. A real breathe of fresh air.

I will definitely be getting his newest book as well as Buy & Rent Foreclosures after reading this.

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and the landing of a great second tenant within just 2 weeks of regaining possession

By x

After reading Neilson's first book (three times!) and applying his concepts, numbers analysis and un-common sense to both acquiring and renting real estate, I have survived a big remodel, eviction of my very first tenant after just three months, and the landing of a great second tenant within just 2 weeks of regaining possession. My only regret? That I eliminated the doorbell. My (good) tenant asked for it back (I said "No") Would have been nice to leave it, but Joe said "eliminate" appliances that could go wrong. With his second book Neilson works deeper into the crevices of how to know your market, take aim, hit it and make money. What I like most is the rationality he brings to investing. Everybody says "Know your numbers." Joe shows and explains these and why they matter. I don't even look into a property until I run numbers using Joe's metrics. This saves a lot of wasted time. The antithesis of late-night guru pitch-men, Neilson tells the truth,

backed by numbers. You could read lots of other authors and get theory or emotionality. If you want facts, figures and your own business strategy, pick up 7 Essential Habits.

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This was a very good book for a number of reasons

By Amazon Customer

This was a very good book for a number of reasons. Firstly it was an easy read without a great deal of technical language and formulas. I think this is very important for Joe's target audience, real estate beginners. As a licensed real estate broker and builder I found Joe's focus on finding and targeting niche markets very insightful. From my experience, its imperative that a real estate investor has an intimate knowledge of their market. Too many people try to enter the real estate market without a specific focus and eventually find themselves totally lost. I enjoyed Joe's book and look forward to reading his other publications.

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