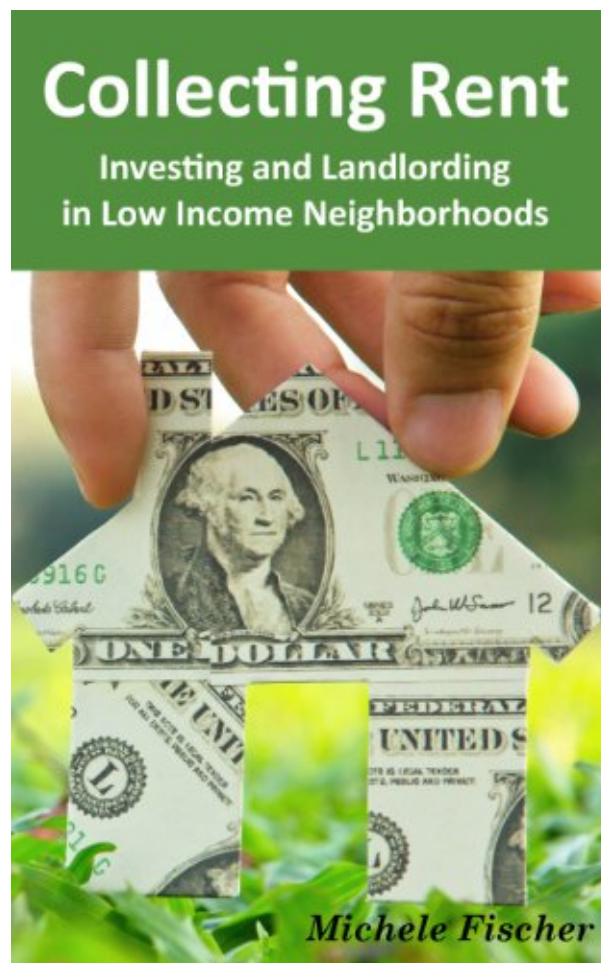


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Collecting Rent: Investing and Landlording in Low Income Neighborhoods is a concise yet comprehensive guide that walks through the landlording process from finding a property to finding a tenant and beyond. The book explains:

- How to determine a target neighborhood and market rent
- How to identify and evaluate a property to purchase
- How to build a procedure manual that is useful and protection against discrimination claims
- How to screen tenants
- How to manage properties and track expenses

Collecting Rent: Investing and Landlording in Low Income Neighborhoods also includes true stories and actual data from three years of landlording experience, a landlording procedure manual, examples of many forms, and two examples of rental agreements. Collecting Rent: Investing and Landlording in Low Income Neighborhoods is an indispensable book for property owners just starting out, wanting to benchmark with others, managing units themselves, targeting low income neighborhoods, and/or landlording in Washington State.

Please note that this book is not easily viewed on an iphone, and some charts do not format well on an ipad.

- Sales Rank: #282666 in eBooks
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Must read for investors in low income areas or Foreclosure properties

By Shantul Nigam

Love this book.

I have been reading a lot of books on real estate. After you finish reading the Dummies series and the Millionaire Real Estate Investor, if you decide to invest in lower income areas, the Smart Section 8 Landlord is one that is often considered required reading. This book, Collecting Rent, is better in my opinion.

In this s book, Michelle shows you how to analyze, buy and hold property in low income areas. More importantly, she goes over the properties she purchased, how her family handled the repairs, her dealings with her tenants and even why she was not profitable in a property.

While geared to low income areas, she offers very usable advice that can be easily translated to any foreclosure property.

0 of 0 people found the following review helpful.

Instant Favorite

By Kieran Seaman

As soon as I picked this book up I couldn't put it down. Being a buy and hold investor in Washington state (same as the author) I had an instant connection to the words that jumped out at me on every page.

This book provides great insight into so many aspects of buy and hold investing in real estate. Everything from the startup of a buy and hold empire to useful worksheets (many I have never seen) to dealing with low income tenants.

I really enjoyed reading sections about the author's experience while developing her and her husband's business. I reminisced through the past year and half of my investing career and really related. I highly recommend this book to any real estate investor, large or small.

0 of 0 people found the following review helpful.

Five Stars

By Aquabugie

Good stuff!

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