



the
**Property Tax
Accountant**

78 of the Best
Property Investment
Books

Welcome

Hello friends,

When it comes to property, I only have **one regret** - not investing sooner. Why didn't I start when I was in my 20s?

I didn't know how...

The purpose of this reading list is to provide you with the tools so you have the confidence to invest safely and profitably in property.

Happy reading!

Sean

PS - if you find this list useful and want to share it with a friend, just direct them to PropertyTaxAccountant.uk/books so they can get their own copy for free.

Disclaimer

The recommendations in this document are not direct endorsements of the individuals or any associated companies.

If you choose to read any of the recommended books, I encourage you to do your own research and form your own opinion prior to purchase. I am not responsible for any of the content in the books I recommend, and I do not endorse any of the views or opinions expressed in those books.

In an age where property investment scams are rife, you are recommended to undertake comprehensive due diligence on courses, mentorship programme, crowdfunding initiatives or other offerings.

Disclosure

I am a member of the Amazon Affiliate partnership program. If I link to any product on Amazon, you should assume that it is an affiliate product and I might be paid a small commission when you make the purchase (the price is the same for you).

Planning to read more?

Kindle

Buying a Kindle is one of the best purchases I've ever made.

Books on Kindle are usually 30% to 90% cheaper than the print versions; they're delivered instantly, rather than waiting for the post; and you can read a free sample of every book on your device before purchasing.

The basic Kindle is great, but the Paperwhite and Oasis are both worth it if you're serious about reading.

[Shop Kindle \(84.99\)](#)

[Shop Kindle Paperwhite \(179.99\)](#)

[Shop Kindle Oasis \(229.99\)](#)

Audible

One of the most important memberships I have. For £7.99 per month, you get 1 credit, which you can use on any audiobook, even if the book is £30!

You can get a copy of any book on this list by joining Audible for free. Cancel any time within 30 days and you'll pay nothing, plus you get to keep the book.

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Must reads

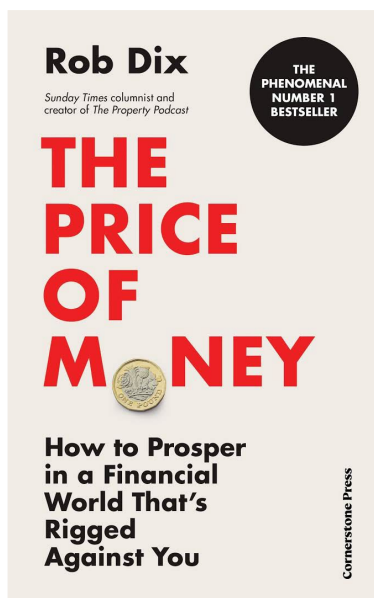
[Section 1 – Personal finance](#)

[Section 2 – Property investment](#)

[Section 3 – Personal development](#)

Section 1

Personal Finance



THE PRICE OF MONEY

Rob Dix

For centuries, working hard and saving up diligently would have set you up for financial security and a comfortable retirement. Not anymore.

Over the last 50 years, we've entered a new financial world - one where your savings lose value faster than you can

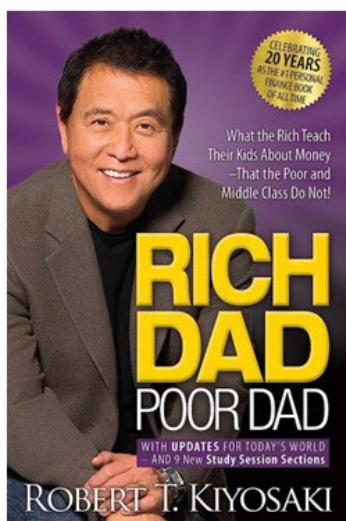
build them, a global mountain of debt piles up ever higher, and most people slip backwards however hard they try.

In *The Price of Money*, Property Hub's Rob Dix explains what's changed - and what you should do now we're here. You'll learn why currencies the world over have lost 99 per cent of their value, and how to use future declines to your advantage. You'll understand how the government can produce hundreds of billions out of thin air, and which investments benefit when they do. **Most importantly, you'll be shown what's coming next - and how to position yourself to gain rather than suffer.**

You don't need even the slightest knowledge of economics to read to this book - just a desire to understand why the world of money is working against you, and what to do about it.



[amazon.co.uk](https://www.amazon.co.uk)



RICH DAD, POOR DAD

Robert Kiyosaki

Rich Dad Poor Dad is the **#1 personal finance book of all time.**

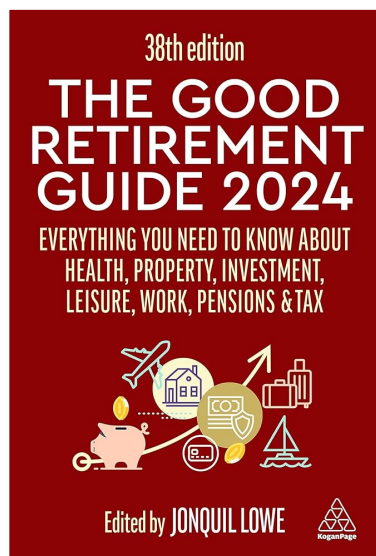
Kiyosaki introduces readers to his two fathers. His biological father was a highly educated college professor, but he was always struggling financially. His best friend's father, was a high school dropout who became a multimillionaire through real estate.

Kiyosaki learned from both fathers, but he ultimately adopted the mindset of his rich dad. He believes that the best way to achieve financial freedom is to own assets that produce cash flow, and he teaches this principle in this book.

- **The rich don't work for money. They make money work for them.**
- The key to financial success is to understand the difference between assets and liabilities.
- The power of compound interest can make you rich over time.
- Starting your own business and investing in real estate can be a great way to build wealth.



amazon.co.uk



THE GOOD RETIREMENT GUIDE

Jonquil Lowe

Inflation is at an all-time high, the cost of living crisis is among us, with no sign of disappearing, but what does this all mean for your retirement?



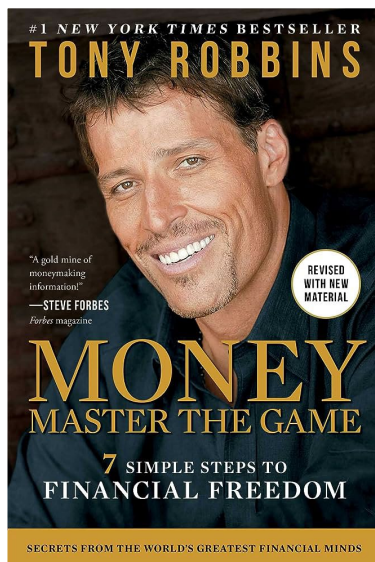
amazon.co.uk

With the latest insights on inflation and cost of living, investments, pensions, and tax, The Good Retirement Guide

2024 is the essential, updated guide to ensure you do not miss a step to a successful retirement.

Are you considering retirement but are anxious about high living costs, worried about the volatile pensions industry or simply concerned about what retirement will be like? This fundamental edition addresses these topics and includes new content on moving into a cashless society, efficient ways to make lifetime transfers to younger generations and how to take advantage of the tax-free lump sum from a defined-contribution pension scheme.

Plan effectively, save efficiently and wholly enjoy your retirement with this latest guide.



MONEY: MASTER THE GAME

Tony Robbins

Tony Robbins turns to the topic that vexes us all: How to secure financial freedom for ourselves and for our families.

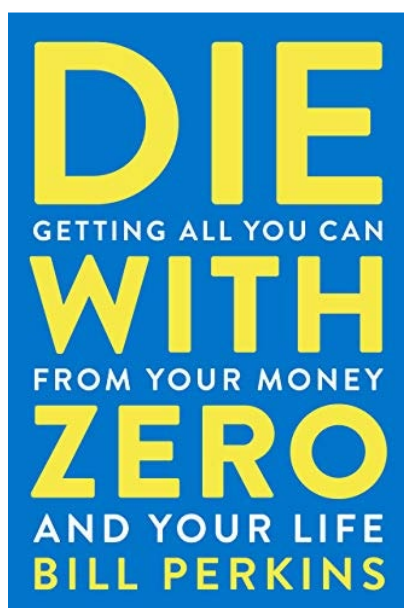


amazon.co.uk

Based on extensive research and interviews with some of the most

legendary investors at work today (John Bogle, Warren Buffett, Paul Tudor Jones, Ray Dalio, Carl Icahn, and many others), Tony Robbins has created a 7-step blueprint for securing financial freedom.

With advice about taking control of your financial decisions, to setting up a savings and investing plan, to destroying myths about what it takes to save and invest, to setting up a "lifetime income plan," the book brims with advice and practices for making the financial game not only winnable--but providing financial freedom for the rest of your life. "Put MONEY on your short list of new books to read...It's that good" (Marketwatch.com).



 [amazon.co.uk](https://www.amazon.co.uk)

DIE WITH ZERO

Bill Perkins

A common-sense guide to living rich . . . instead of dying rich

Imagine if by the time you died, you did everything you were told to. You worked hard, saved your money, and looked forward to financial freedom when you retired.

The only thing you wasted along the way was . . . your life.

Die with Zero presents a startling new and provocative philosophy as well as practical guide on how to get the most out of your money—and out of your life. It's intended for those who place lifelong memorable experiences far ahead of simply making and accumulating money for one's so-called "golden years."

In short, Bill Perkins wants to rescue you from over-saving and under-living. Regardless of your age, Die with Zero will teach you Perkins's plan for optimizing your life, stage by stage, so you're fully engaged and enjoying what you've worked and saved for.



THE BAREFOOT INVESTOR

Scott Pape

This is the only money guide you'll ever need. That's a bold claim, given there are thousands of finance books on the shelves. Yet there's a reason this book is in one in every 20 Australian homes.

 **amazon.co.uk**

You'll find out how to create an entire financial plan that is so simple you can sketch it on the back of a serviette ... and you'll be able to manage your money in 10 minutes a week. In this book, you'll learn about:

- Saving up a six-figure house deposit in 20 months
- Doubling your income using the 'Trapeze Strategy'
- Saving \$77,641 on your mortgage and wiping out almost 7 years of payments
- Handing your kids (or grandkids) a \$140,000 cheque on their 21st birthday
- Why you don't need \$1 million to retire ...with the 'Donald Bradman Retirement Strategy'


Sound too good to be true? It's not.



BUY BACK YOUR TIME

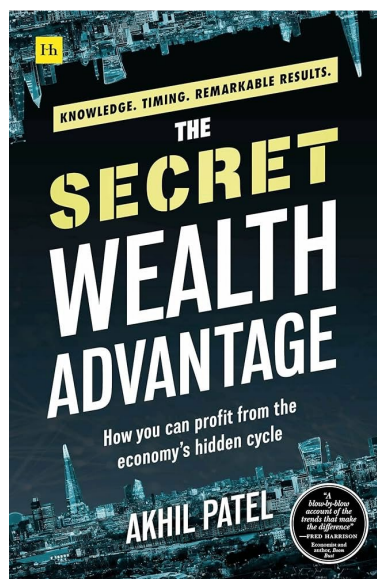
Dan Martell

How you use your free time will make or break your success. The secret? It's not about working harder or finding more time to do work. It's about designing the freedom to engage in the high-value work that brings you energy and fulfillment. This is at the heart of the



message that has made Dan Martell the world's most popular SaaS (Software-as-a-Service) coach. Now, in his first book, *Buy Back Your Time*, he teaches entrepreneurs at every level how to scale their business, fast, while avoiding burnout. Trading money for time—that is, literally buying back free space in your calendar—will give you more financial success than you ever dreamed was possible.

With over two decades of experience as a serial entrepreneur and founder, Dan Martell will teach you the secrets to work less and play more while building an empire. He'll dig into the practical steps that will allow you to start buying back time immediately, while also developing operating procedures and hiring practices that will ensure rapid and robust growth. And he will teach you how to invest in your newfound time wisely—at work and at home—so you keep building your empire while living your best life.



THE SECRET WEALTH ADVANTAGE

Akhil Patel

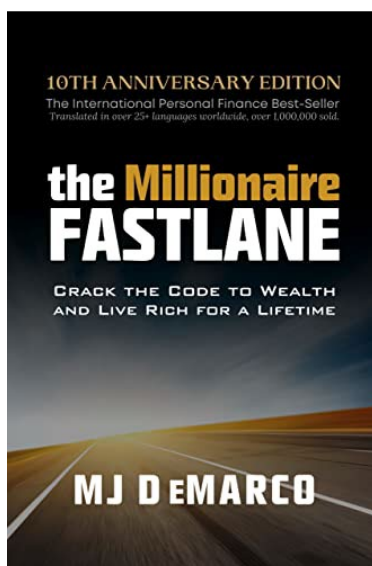
During your life you will make many important financial decisions. Their success will be significantly affected by the state of the economy and financial markets when you make them.

 [amazon.co.uk](https://www.amazon.co.uk)

Imagine if you had a guide to the future to help you anticipate periods of boom and bust and make decisions accordingly: when to invest and take risk, and when to sell or take measures to preserve your wealth. The Secret Wealth Advantage is that guide.

To make better investment decisions at the right times, you need to understand the 18-year cycle. It is responsible for all of the periods of wild speculation and spectacular collapse that have been a feature of the modern economy for well over 200 years. At the heart of this cycle is the property market.

Using a treasure trove of historical data and entertaining stories from the present and prior periods, this book reveals everything you need to know about the cycle: where we are within it, why it happens, why no one sees it and what you need to look out for.



MILLIONAIRE FASTLANE

MJ DeMarco

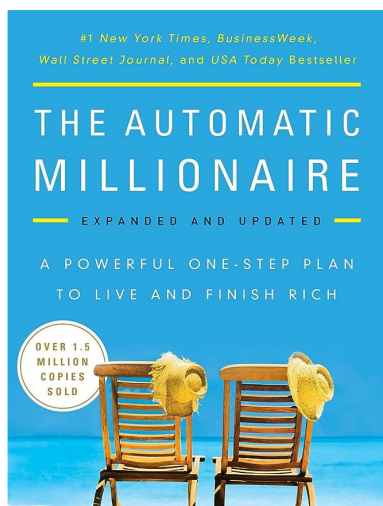
Graduate from college, get a good job, save 10% of your paycheck, buy a used car, quit buying expensive Starbucks coffee, save and penny-pinch for decades, trust your life-savings to Wall Street, and one day, when you are oh, say, 65 years old, you can retire rich.



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Just some of what you will learn:

- Why jobs, indexed-funds, and 40-years of mindless frugality will never make you rich young.
- Why most entrepreneurs fail and how to immediately put the odds in your favor.
- The real law of wealth: Leverage this, and wealth has no choice but to be magnetized to you.
- The leading cause of poorness: Change this, and you change everything.
- How the rich really get rich - and no, it has nothing to do with a paycheck or a 401K match.
- The indisputable mathematics of wealth: how you and any "Joe Schmo" can tap into real wealth real fast.
- Why the guru's sacred deities - compound interest and indexed fund investing - are impotent wealth accelerators.



DAVID BACH



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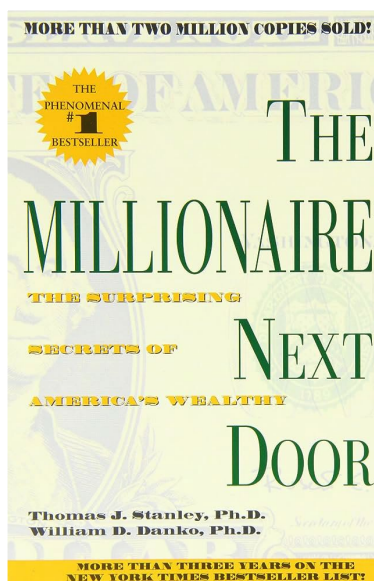
THE AUTOMATIC MILLIONAIRE

David Bach

The Automatic Millionaire starts with the powerful story of an average American couple: he's a low-level manager, she's a beautician whose joint income never exceeds \$55,000 a year, yet who somehow manage to own two homes debt-free, put two kids through college, and retire at 55 with more than \$1 million in savings.

Through their story you'll learn the surprising fact that you cannot get rich with a budget! You have to have a plan to pay yourself first that is totally automatic, a plan that will automatically secure your future and pay for your present.

David gives you a totally realistic system, based on timeless principles, with everything you need to know, including phone numbers, websites and apps, so you can put the secret to becoming an Automatic Millionaire in place from the comfort of your own home.



THE MILLIONAIRE NEXT DOOR

Thomas Stanley

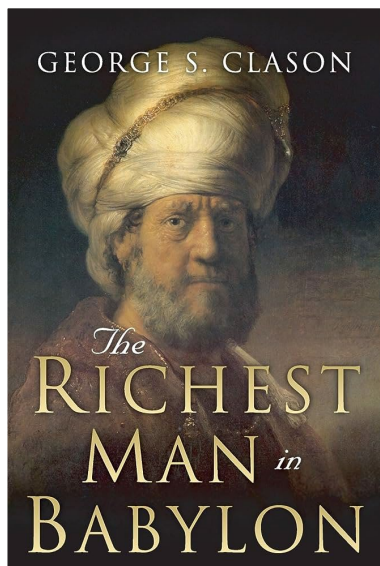
"Why aren't I as wealthy as I should be?"

Many people ask this question of themselves all the time. Often they are hard-working, well educated middle- to high-income people. Why, then, are so few affluent.



[amazon.co.uk](https://www.amazon.co.uk)

The Millionaire Next Door identifies seven common traits that show up again and again among those who have accumulated wealth. You will learn, for example, that millionaires bargain shop for used cars, pay a tiny fraction of their wealth in income tax, raise children who are often unaware of their family's wealth until they are adults, and, above all, reject the big-spending lifestyles most of us associate with rich people. In fact, you will learn that the flashy millionaires glamorized in the media represent only a tiny minority of America's rich. Most of the truly wealthy in this country don't live in Beverly Hills or on Park Avenue—they live next door.



THIS RICHEST MAN IN BABYLON

George Clason

Beloved by millions, this timeless classic holds the key to all you desire and everything you wish to accomplish. This is the book that reveals the secret to personal wealth.

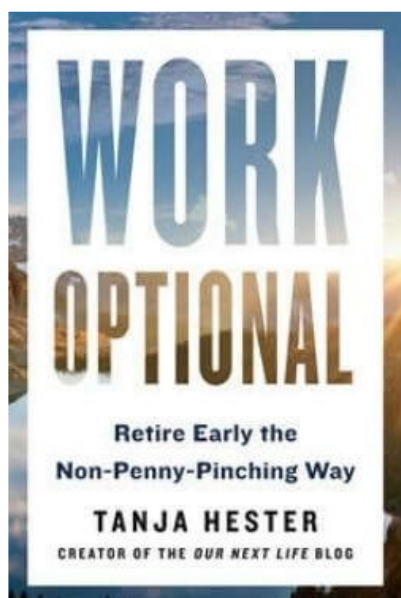


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Countless readers have been helped by the famous "Babylonian parables," hailed as the greatest of all inspirational works on the subject of thrift, financial planning, and personal wealth. In language as simple as that found in the Bible, these fascinating and informative stories set you on a sure path to prosperity and its accompanying joys.

Acclaimed as a modern-day classic, this celebrated bestseller offers an understanding of — and a solution to — your personal financial problems that will guide you through a lifetime. This is the book that holds the secrets to keeping your money — and making more.

The Richest Man in Babylon: Read it and recommend it to loved ones—and get on the road to riches.



WORK OPTIONAL

Tanja Hester

Many people start investing in property as a route to escape the 9-5 grind, achieve financial freedom and retire early.



[amazon.co.uk](https://www.amazon.co.uk)

The FIRE (Financial Independence / Retire Early) movement has experienced exponential growth in recent years. The pandemic further accelerated this.

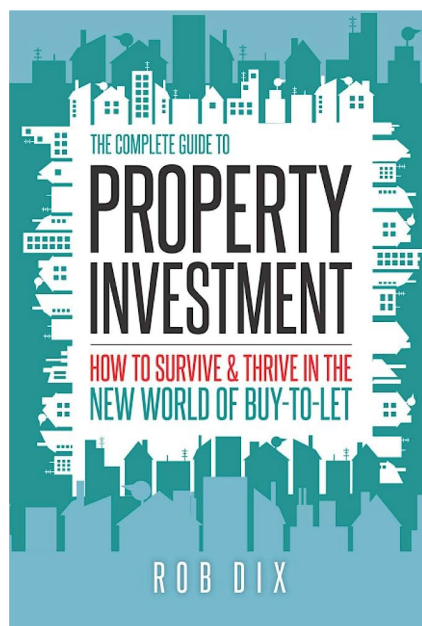
While there are hundreds of FIRE related blogs, books, podcasts and YouTube channels, the one that really caught my attention is Tanja Hester's Work Optional.

Tanja is the creator of the Our Next Life blog which started in 2015. **Tanja and her husband achieved financial independence and retired at the ages of just 38 and 41!**

I really like Tanja's approach to designing a future Work Optional life based on the things that really matter to each of us. Her book helps the reader create a financial plan to achieve that life.

Section 2

Property Investment



THE COMPLETE GUIDE TO PROPERTY INVESTMENT

Rob Dix

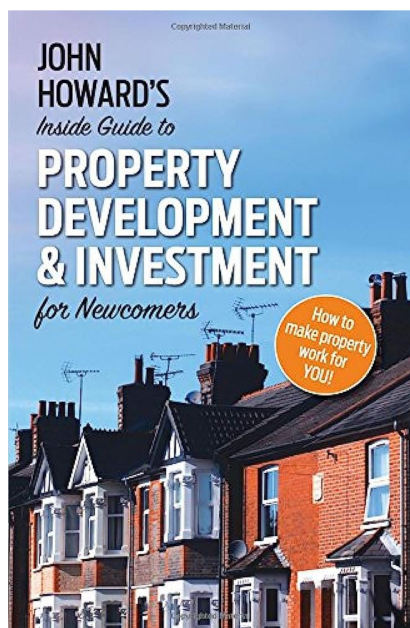
Over the last 20 years, more than a million Brits have made life-changing profits from buy-to-let. But the property landscape changes, investors need to get smarter in order to succeed.

 [amazon.co.uk](https://www.amazon.co.uk)

This book gives you the insight, information, and action plan you need to navigate this new property landscape and come out on top. You'll learn:

- What the property cycle is and how you can use it to your advantage
- How to formulate a strategy suited to achieving your goals
- How to finance and manage your investments
- How to build a profitable portfolio for the long-term - including scaling up, surviving recessions, and exit strategies

Whether you're turning to property to **secure your retirement**, **start a new career**, or **generate a stream of passive income**, this book will be the most valuable investment you make.



 [amazon.co.uk](https://www.amazon.co.uk)

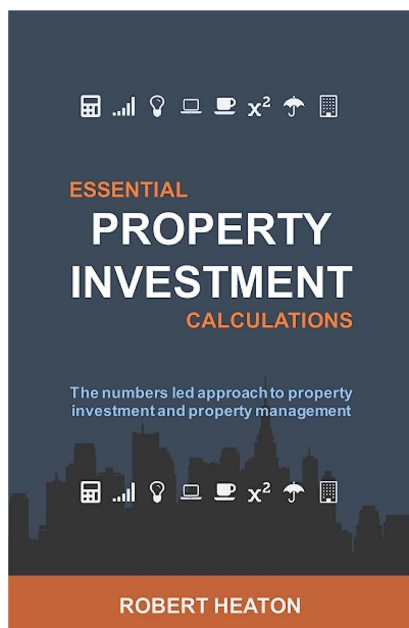
PROPERTY DEVELOPMENT & INVESTMENT FOR NEWCOMERS

John Howard

A complete guide to all aspects of property development and investment. Not only will this book help you to make a profit from property, it will also save you time and money. An insider's guide from someone who's been there and done it all.

So, you want to become a property developer? But where do you start? In this book, John Howard shares his vast experience in property development and investment. He offers insider tips and hard-nosed, practical advice on the business of property development, with unique insights that have made him a successful property developer. In this book, you'll learn...

The basics of how to get started and actually put a deal together. Where to find funding and investors for your property deals. How to avoid common problems and pitfalls faced by novice investors. A simple process of how to buy and sell property. Which types of property to choose—flats or houses, residential or commercial, urban or rural? Where to find and buy properties, from auctions to online. Which type of property development to go for—renovation, restoration, or new builds?



 [amazon.co.uk](https://www.amazon.co.uk)

ESSENTIAL PROPERTY INVESTMENT CALCULATIONS

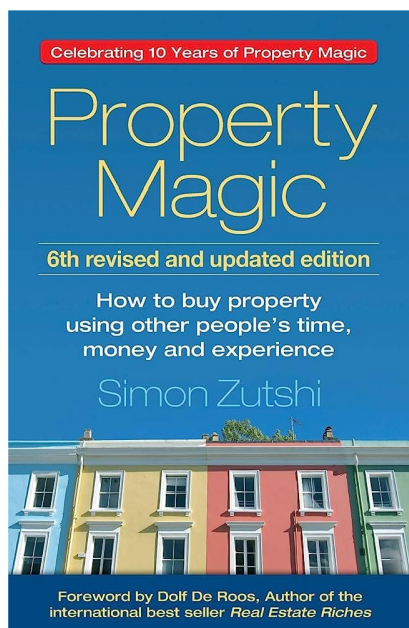
Robert Heaton

Like any other form of investment, property investment is largely a numbers game. But there's a big gap between the techniques used by individual investors in the residential buy-to-let market and the more disciplined, numbers-led approach used by professional real estate investors.

There is no single source of knowledge or wisdom that **brings all these calculation techniques and metrics together in one place**. This book aims to bridge this gap.

This book teaches would-be investors how to:

- Calculate their rental yield
- Stress-test their cash flow
- Undertake valuations
- Calculate deal financing
- Develop negotiation strategies
- Understand property investment accounting
- Measure ROI and KPIs
- Build a strong portfolio



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PROPERTY MAGIC

Simon Zutshi

Experienced property investor Simon Zutshi shares some of the secrets behind his Property Mastermind Programme so that you can learn **how to build a property portfolio and replace your income using other people's time, money and experience.**

The book is designed to open your mind and stimulate your thinking to make you aware of some of the current possibilities available to you in the world of property investing. It is packed full of inspirational case studies to help build your personal belief of what you could achieve, in a relatively short amount of time, by investing in property.

Although this book is focused on investing in the UK property market, the concept of finding and helping motivated sellers to reach an ethical win/win solution works in every property market all over the world. You can build your personal wealth whilst helping other people solve their property problems.

POWER
PROPERTY
INVESTING
FOR 
WOMEN

BINDAR DOSANJH

Foreword by Sharon Lechter

Co-author of *Rich Dad Poor Dad*, plus 14 other Rich Dad books, *Three Feet From Gold* and *Outwitting the Devil*. Author of *Think and Grow Rich for Women*.



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POWER PROPERTY INVESTING FOR WOMEN
Bindar Dosanjh

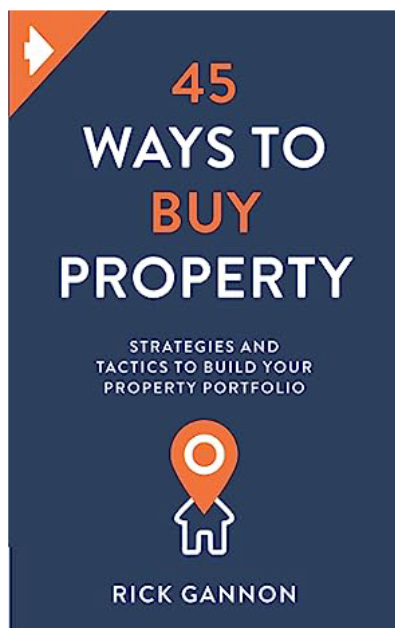
Power Property Investing for Women is for any woman who wants to control their financial future. There is a property investing strategy for everyone regardless of financial or personal circumstances.

Award-winning Property Developer and Mentor Bindar Dosanjh, with over 20 years' experience, shows you how to:

- Get on the property ladder
- Create your desired income from property investing
- Profit from distressed properties
- Fund your deals using other people's money
- Systemise your property business
- Create your own financial independence plan

and much more...

This book provides the necessary guidance, tools, strategies and support. Bindar teaches a safe and secure way to start property investing, turning the fearful novice into a fiercely confident property investor.



 [amazon.co.uk](https://www.amazon.co.uk)

45 WAYS TO BUY PROPERTY

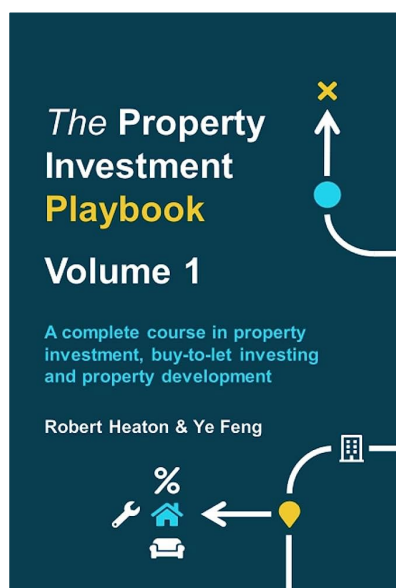
Rick Gannon

With over £8 million in his property portfolio, Rick Gannon is considered to be a trusted expert in the field. In this page-turner, he reveals 45 insider ways to buy property, unlocking the secrets to creating successful deals that work for everyone.

Whether you're a novice or an experienced investor, this book offers valuable insights and strategies to re-energise your goals and avoid common pitfalls. Rick Gannon's unique B.A.R. Method provides a powerful system for momentum investing that leads to greater results.

Stop competing with other investors for the same deals and discover new ways forward with the guidance of this must-read book.

With Rick Gannon's help, you can take the guesswork out of property investment and build your dream lifestyle.



THE PROPERTY INVESTMENT PLAYBOOK

Robert Heaton & Ye Feng

The Property Investment Playbook is a two-volume course designed to give you an overview of the property investment and property development strategies successful investors are using to grow their portfolios.



[amazon.co.uk](https://www.amazon.co.uk)

Volume 1 is aimed at new investors and at investors who've stuck to one main strategy and are looking to expand their horizons.

- Part One - Everything you need to know and do while getting ready to invest - things like how to set your goals, how to get your personal finances in order, and how to build a team around you to boost your chances of success.
- Part Two - All the things you can do to build your capital base, including a range of strategies to help you save harder and build deposits quicker and some creative ways to use your own home to build equity.
- Part Three - Core strategies like buy-to-let, property development techniques like refurbs, and how to flip properties for a profit. Advanced financing techniques, joint ventures and at business models like holiday lets.

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Make More Money from Property



From investor thinking to a business mindset

— VICKI WUSCHE —

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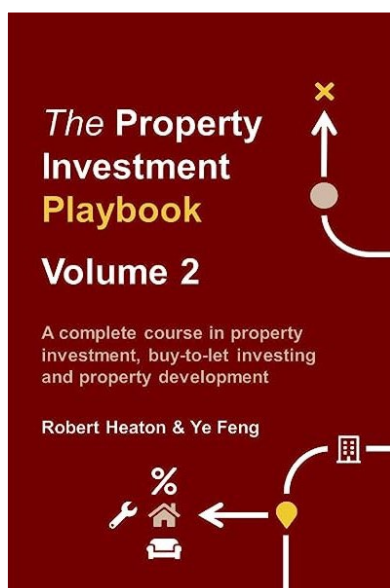
MAKE MORE MONEY FROM PROPERTY

Vicki Wusche

Have you ever wondered if there was a better way of investing? Have you ever thought you may be missing something that others knew? With changes in taxation, lending rules and the wider investment market, the need to take control of your personal financial future is becoming imperative.

You need to change the way you think and, in turn, what actions you take. In this second edition Vicki Wusche takes you, step by step, through a radical change - from investor thinking to developing a business mindset. You will:

- recognise and understand the critical shifts in your thinking that will guarantee you are able to make more money, more easily
- understand exactly what you need to know about the lending market and how to leverage money as a tool
- start to develop a business mindset - a property business mindset - more important than cash on your journey to becoming financially free.



THE PROPERTY INVESTMENT PLAYBOOK

Robert Heaton & Ye Feng

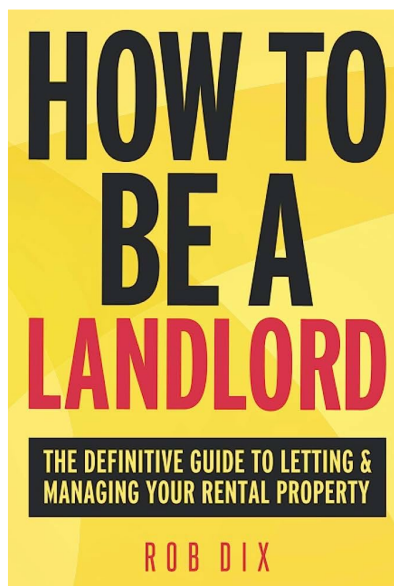
The Property Investment Playbook is a two-volume course designed to give you an overview of the property investment and property development strategies successful investors are using to grow their portfolios.



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Volume 2 is aimed at more experienced property investors, but it's also suitable for anyone looking to learn one or more of the advanced investment techniques.

- Part Four- All the strategies you need to know to grow your property portfolio. Techniques that will help you make the most of the limited capital at your disposal, cover alternative sourcing approaches that can help you achieve below market value deals, and look at how to churn your portfolio over time.
- Part Five - A range of advanced investment techniques typically only used by experienced investors. A wide range of advanced strategies, covering everything from trading properties for a profit to HMOs. Technical plays like rent-to-rent and lease options and commercial property.



HOW TO BE A LANDLORD

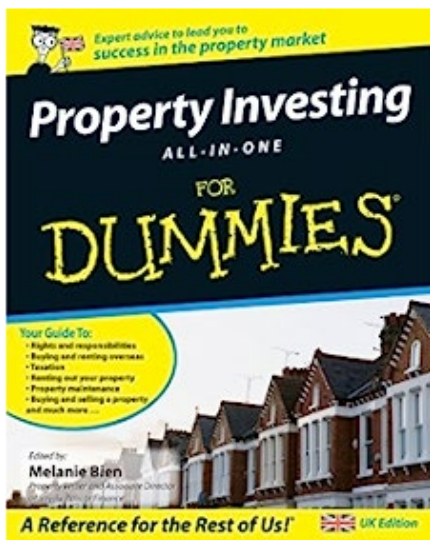
Rob Dix

Take a property, throw in a tenant and watch the money roll in. This seemingly simple formula has attracted nearly two million people in the UK to become landlords, but the reality is a whole lot more complicated.

 [amazon.co.uk](https://www.amazon.co.uk)

Did you know, for example, that if you forget to provide a certain piece of paper you might be unable to evict a tenant – even if they don't pay the rent? Or that you could be fined for not checking your tenant's immigration status? And don't forget the inevitable broken boilers, mysterious leaks and various tenant complaints that always seem to happen at the most inconvenient time.

How To Be A Landlord is a **straightforward guide to everything involved in letting and managing a property** – whether you're an accidental landlord or an enthusiastic investor. In simple and entertaining language, it covers important steps like preparing the property to let, advertising for tenants, conducting viewings, doing all the paperwork, managing the tenancy, and dealing with any tricky situations that crop up (including the dreaded emergency repairs and evictions...).



PROPERTY INVESTING FOR DUMMIES

Melanie Bien

Whether you are renting out part of your home, or investing in a property, this guide to the constantly changing market and its laws will prove to be invaluable. Whether you've inherited a home you now need to rent or you're aiming to become a property tycoon,



[amazon.co.uk](https://www.amazon.co.uk)

this friendly guide is your road map to success.

Along with hundreds of other topics, Property Investing All-In-One For Dummies covers:

- Investor responsibilities and legal rights
- Overseas investments and lets
- Property-related tax
- Renting out property
- Maintaining your portfolio
- The process of property buying and selling



HOW TO DOMINATE PROPERTY INVESTING IN THE UK & ACHIEVE FINANCIAL FREEDOM

Richard Alvern

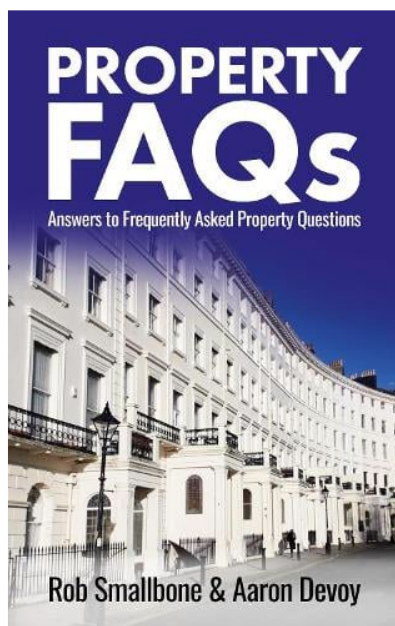
If you think that making money in property isn't easy, then this book is definitely the solution for you as it gives you a reliable guide to follow which nobody can go wrong with. Amongst other things, this book will show you how to buy investment properties significantly below market value.



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The author describes:

- Why Property is so much better than other investment vehicles
- Where about in the UK to buy properties
- What type of properties to buy
- How to find Below Market Value properties using the internet including a complete walkthrough of the process
- How to make an offer
- How to realise your profit



PROPERTY FAQs

Rob Smallbone & Aaron Devoy

Rob Smallbone & Aaron Devoy, hosts of the Property Nomads podcast, are property industry experts who already have a book, **101 Top Property Tips**, under their belts. This hotly anticipated follow-up includes 48 questions covering must-knows for every

property investor as well as advice for running a relatively low intensity business.

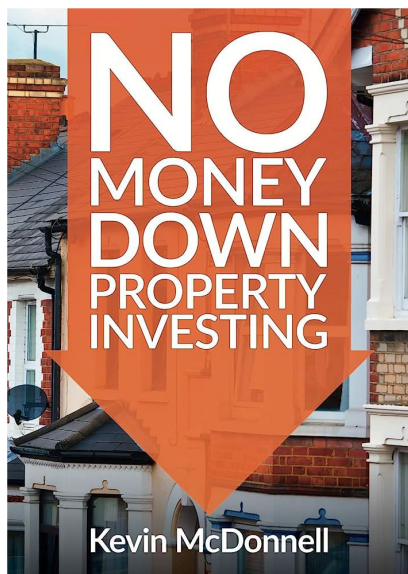
These easy-to-digest FAQs bring value to every property investor, from those just venturing into the world of property investment to those who could do with a timely reminder of some of the key considerations before parting with their hard-earned cash.

In their own words, Rob & Aaron bring lessons on:

- How to recognise a good, solid area for investment
- The first thing you should outsource in property
- Examples of what can go wrong in property
- If you should get training before you get started, and much more!



amazon.co.uk



NO MONEY DOWN PROPERTY INVESTING

Kevin McDonnell

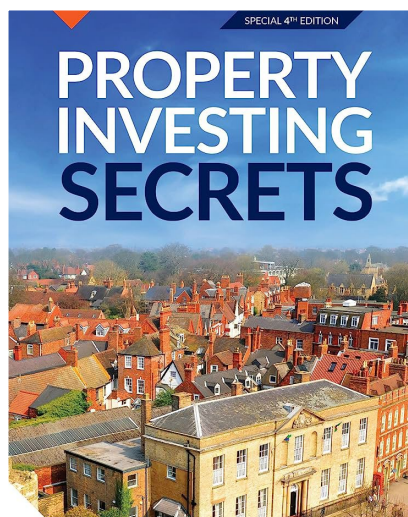
Do you want to get on the property ladder? Buy your next home? Or are you keen to build a large property portfolio but don't have the funds to get started? No Money Down is the perfect guide to how you can get started and scale your property business quickly, with little or none of your own funds.



[amazon.co.uk](https://www.amazon.co.uk)

This book provides a detailed description of the various **No Money Down Investing techniques** that you can use to create massive cash flow from property revealed:

- How to buy property using none of your own money
- How to control and cash flow other people's property to create your financial freedom
- Learn the No Money Down Matrix that anyone can follow
- The six necessary steps to a win the deal in any negotiation
- Where to invest and why



Rob Moore & Mark Homer

PROPERTY INVESTING SECRETS

Rob Moore & Mark Homer

Property Investing Secrets will teach you how to easily secure financial independence (once you know how) through property investment, starting from scratch.

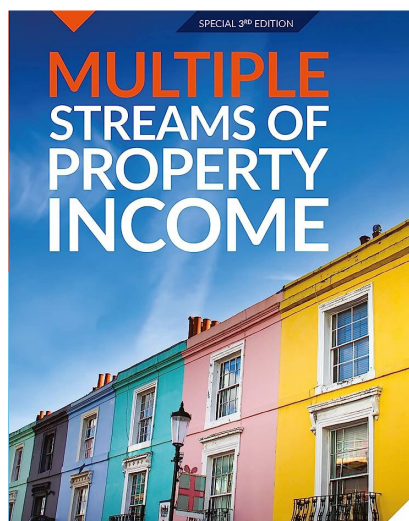


amazon.co.uk

You will learn the **44 little known secrets many successful investors & entrepreneurs wish they knew**, and the mistakes 99% of investors make (so you don't have to). This information packed, fun and sometimes provocative guide will assure you success if you apply what you learn.

You will learn:

- How anyone can start moving towards passive property income now
- The way to use home equity to make tax-free cash for life
- How to profit in both booms and crashes
- How to retire rich by using property to replace any pension
- How to earn year after year, with specialist knowledge



Kevin McDonnell & Rob Moore

MULTIPLE STREAMS OF PROPERTY INCOME

Kevin McDonnell & Rob Moore

If you'd like to earn Multiple Streams of Property Income in the shortest possible (yet realistic) timeframe, and if you'd like to earn recurring, passive income from all 4 income 'Quarters', and if you'd like to set up simple systems to 'set and forget' each income

stream to allow them to compound year on year, then this book is for you. You'll learn:

- How to leverage your time to build "Multiple Streams of Property Income" with the least amount of your sweat
- The 4 Income 'Quarters' that produce residual, leveraged and passive income, but ONLY when fully understood
- **How to compound & multiply income fast using the 'cross-stream' piggy backing investing technique**
- Multiple leveraged cashflow strategies revealed inside
- An industry exposé from inside the business including the scams and income drains to avoid
- The proven 6 stage property investor roadmap that holds your hand from 'unbeliever' through to genuine property Multi-millionaire in the shortest possible time



[amazon.co.uk](https://www.amazon.co.uk)



SAFE AS HOUSES: FROM SOLDIER TO PROPERTY MILLIONAIRE

Steven Green

If you're interested in property investment but have always been too wary to take the plunge, this is the book for you. Learn tried-and-tested methods for property investment to help you grow your wealth from someone who started at the bottom and worked their way up.

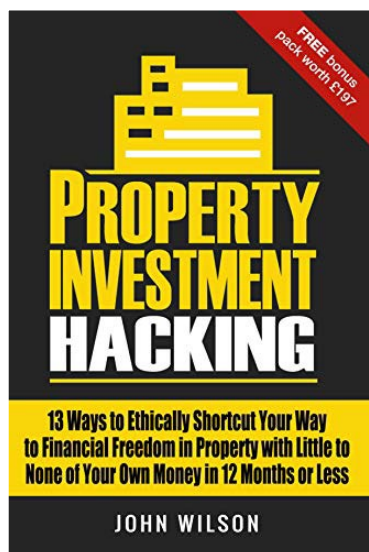


[amazon.co.uk](https://www.amazon.co.uk)

Explore creative ways of investing in property; discover how property can be a short-term investment as well as a long-term commitment; and learn how to make a living from the property industry.

This book covers: Buy-to-let, HMOs, Deal sourcing, Commercial-to-residential conversions. Steven provides a no-nonsense guide to getting started in the sector, even with very little capital.

In this candid book, he reveals **how he's developed his £5 million property portfolio**, sharing his successes and failures to accelerate your growth as a property investor.



PROPERTY INVESTMENT HACKING

John Wilson

According to the author: Property investment is dead. The old way of doing it is, anyway.

Would you like to save up deposits, buy a property every few years, and (maybe) get financial freedom in a decade?

Or, would you rather do it in less than a year with none of your own money?

John Wilson reveals 13 different ways that you can use to ethically shortcut your way to an income-replacing property portfolio. Here's just some of what you'll discover:

- The "Deep Discounts" Hack
- The "Instant Authority" Hack
- The "Fast Cash" Hack
- The "Brain" Hack
- The "Instant Portfolio" Hack



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Tej Talks

PRESENTS

BEHIND THE BRICKS



A curated collection of knowledge, insight and experience from the UK property industry

BEHIND THE BRICKS

Tej Talks

This is a compilation of 43 different property investors experience, knowledge and insight across 300+ pages.



amazon.co.uk

Here's a taste of who is in this book:

- Developers with over 30 years experience and millions in GDV
- Rent2Rent operators making £1,000s a month and not owning the property
- Serviced Accommodation experts profiting from the staycation boom
- Buy to Let lovers who own 10s of cash flowing assets
- Investors with over 20 years experience in HMOs
- Ex-Builders turned Investors sharing their trade insights
- An auction veteran with over 18 years experience
- Prolific Deal Sourcers selling 5+ deals a month
- Masters of interior design and swag
- Architects applying their expertise to property
- Tej himself answers questions for you

Anna Clare Harper

STRATEGIC PROPERTY INVESTING

What works and what doesn't
in a complex UK residential
property market

#1 Best
Seller on
Amazon



amazon.co.uk

STRATEGIC PROPERTY INVESTING

Anna Clare Harper

UK residential property is seen as one of the best investments available. It offers investors a brilliant way to grow their wealth safely, profitably and easily. The trouble is, the market has changed. Strategies that worked before are now less profitable, if profitable at all.

To succeed in this fast-changing, uncertain context, investors must understand what's changed, and what works now. But in an age of 'information overload', it can be hard to cut through the noise.

The first part of this book addresses how the market has changed. The second part covers what to do about those changes. It includes a simple methodology that readers can use to ensure they are taking the right approach in this complex market.

For investors with funding but limited time, who wish to grow their wealth safely through investing in UK residential property, this book is a must.

Hb

Ian Samuels

PROPERTY TYCOON

A simple seven-step guide to
becoming a property millionaire



amazon.co.uk

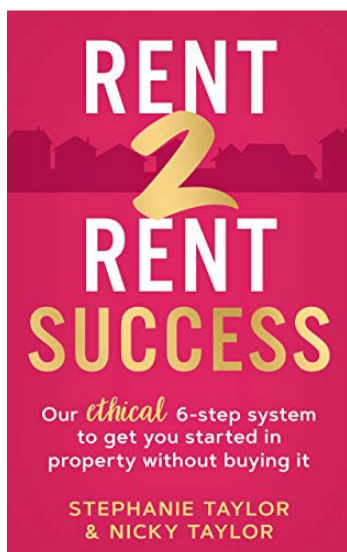
PROPERTY TYCOON

Ian Samuels

Property Tycoon offers a complete and incredibly revealing guide to EVERY aspect of residential property investment: whether you're looking to just dip into buy-to-let or want to use property to build up a substantial and life-changing income.

Covering buying, managing, maintaining, financing and selling UK property, this book is written by someone who has made a success of BTL investment for more than 20 years and through two booms and busts. This book reveals:

- the questions every successful property investor asks themselves before buying a property
- how to secure capital for your investment properties
- where to get tradesmen, agents, mentors and tenants you can rely on
- what it takes to manage and maintain different kinds of property portfolio and how to take your portfolio to the next level when the time is right
- when to buy and sell, and how to make sure you get your way in auctions and off-plan deals.



RENT 2 RENT SUCCESS

Stephanie & Nicky Taylor

Want to get started in property but worry you don't have enough money, time or experience?

Stephanie and Nicky Taylor were there too. These dynamic sisters were working too hard, for too many hours. They wanted the time, freedom and options

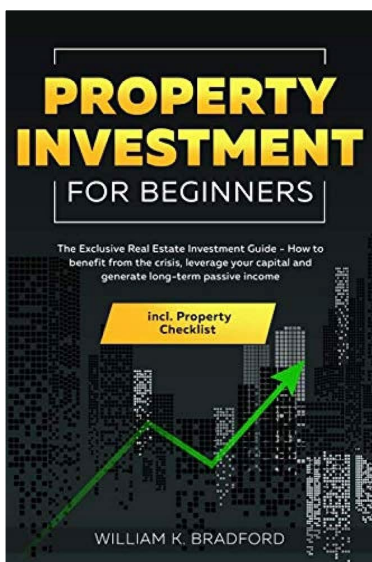
that property investing seemed to provide others, but they didn't know how to start and couldn't see anyone like them doing it.

Since then, they have gone from financial uncertainty to building their own multi-million pound portfolio and creating an award-winning property business, HMO Heaven.

Their unique Rent 2 Rent Success System will enable you to get started in property investing in a simple, ethical and low-risk way with little capital outlay. Their proven system has been used by hundreds of people across the country and has featured in publications, such as Entrepreneur magazine, The Telegraph and Property Investor Today.



[amazon.co.uk](https://www.amazon.co.uk)



PROPERTY INVESTMENT FOR BEGINNERS

William Bradford

A true beginner's guide for those venturing into the world of property investment head-first, without experience. This book discusses, in detail, all of the necessary steps and precautions you'll need to take to find your footing when investing in property,

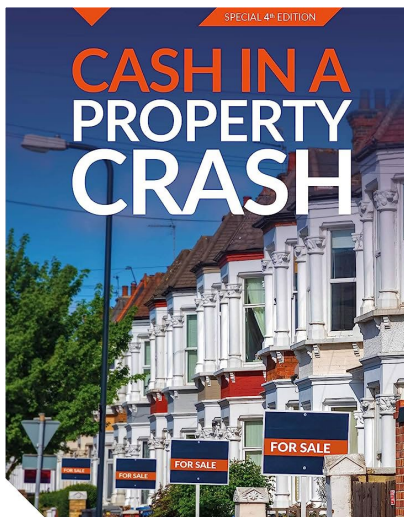
as well as what you should keep in mind when managing and maintaining real estate.

This guide book follows a logical structure and layout, from the very basics of property investment, and how you'll go about entering the field, to how you should maintain your stocks and manage your expenses. You'll learn to understand how to secure a down payment, how to calculate your profits and expenses, and how to consider other financial options, such as investment loans.

You'll also be familiarized with a number of investment strategies to maximize your efficiency and find guidance on choosing the correct strategy for you. We'll be highlighting a few of the key mistakes that new investors tend to make, and what you can do to avoid making them.



[amazon.co.uk](https://www.amazon.co.uk)



Mark Homer & Rick Gannon



[amazon.co.uk](https://www.amazon.co.uk)

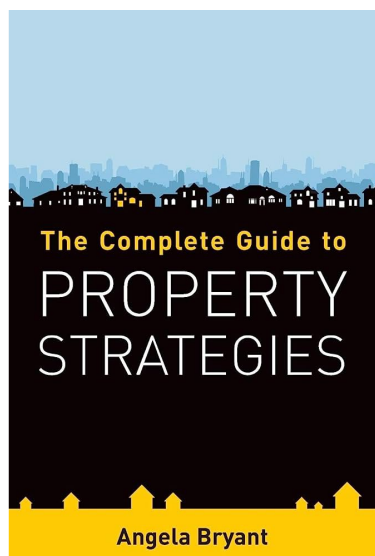
CASH IN A PROPERTY CRASH

Mark Homer & Rick Gannon

It's time to cut through the news media's avalanche of economic doom and gloom, and recognise that these dreadful predictions, this misery-driven hype and this short-sighted sensationalism are the most helpful things that journalists could be doing to help property investors create lightning-quick profits.

Even when the market is in a slump, it doesn't mean that the money has vanished or that we should sell off our most profitable assets. Newspapers and news websites often react negatively to any movement in the property market, so let us reveal how to find the deals and buck the trends during a crash, and turn that media hype into serious financial opportunities.

With this highly readable, passionate guide, you'll learn that **no matter how old you are or your situation, you can retire young, rich, successful and happy**, with the stable financial foundations to provide for your family and loved ones for years – and even generations – to come.



THE COMPLETE GUIDE TO PROPERTY STRATEGIES

Angela Bryant

The Complete Guide to Property Strategies is the second book by Angela Bryant, who has been investing in property for over 20 years and built a portfolio of 100 properties valued at £15 million. This book is to help you succeed in property now.

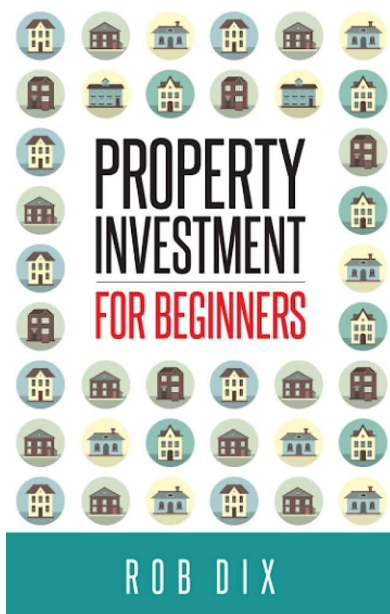


[amazon.co.uk](https://www.amazon.co.uk)

Make no mistake, there is much for landlords to be worried about today in the UK with legislation and tax changes and it is more important than ever to be on the alert:

- Educate yourself about what is possible and what's changing
- **Learn a variety of strategies:**
 - **Sourcing and Options**
 - **Rent-to-Rent**
 - **Buy-to-Let**
 - **Houses in Multiple Occupation (HMOs)**

This book is written for the courageous who seek the insights required to escape mediocrity and succeed in building wealth through property.



PROPERTY INVESTMENT FOR BEGINNERS

Rob Dix

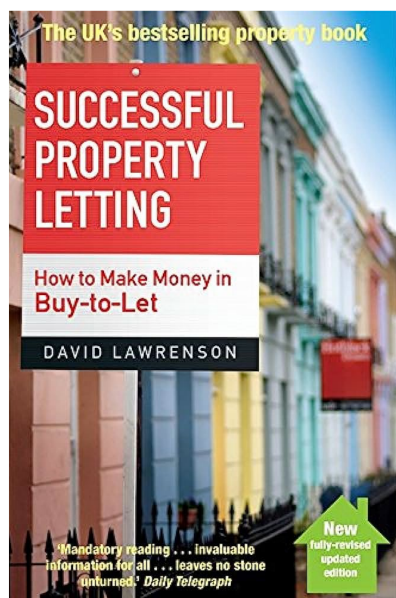
Do you invest near where you live, or wherever yields are best? Do you rent to families, or professionals, or students? Should you be trawling through Rightmove or lurking at property auctions?

 [amazon.co.uk](https://www.amazon.co.uk)

This book covers **the big questions you should be asking yourself** before you so much as glance at an estate agent's window. It contains a jargon-free explanation of basic investment principles, summaries of the major post-crunch investment strategies, and advice on developing a mindset that will support your long-term success.

You'll learn...

- How to pick an investment strategy that matches your skills and goals
- The only three calculations you need to know to size up any deal
- The costs you need to account for along the way
- How to (safely and sustainably) stretch a limited pot of cash to build whatever size portfolio you want



[amazon.co.uk](https://www.amazon.co.uk)

SUCCESSFUL PROPERTY LETTING

David Lawrenson

This comprehensively revised and expanded new edition of David Lawrenson's bestselling book shows you how to buy the right property in the right location (including abroad), and how to maximise yield and capital gain - whatever the state of the market. It includes advice on:

- Getting the best possible deals from developers and private sellers, and at auctions
- Managing issues such as tax, mortgages, credit rating, insurances, damp, flood risk, and letting agents
- Complying and keeping up to date with all laws and regulations
- Avoiding tenants from hell

This new edition reflects the current market as well as up-to-date information on mortgage availability, licensing and HHSRS regulations; the Green Deal re-launch; squatting laws; tenancy deposit schemes and immigration check requirements.

THE ULTIMATE PROPERTY LISTING

Create Powerful Estate & Letting Agency Listings To Grow Your Profits



NEIL WHITFIELD



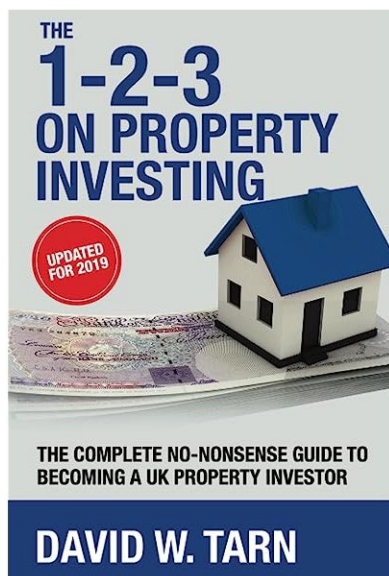
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you all the knowledge, tools and techniques you'll need.

This short, helpful book is packed with practical advice & examples. It will give

Invest an hour of your time to read this book and you'll learn how to:

- Price your properties to stand out in the crowd
- Take marketing photos like a professional photographer
- Quickly edit your photos for maximum impact – using 100% free tools
- Write headlines to stop your ideal Buyers & Tenants in their tracks
- Craft compelling descriptions that connect emotionally
- Convert Interest into Action – to get more viewings



1-2-3 PROPERTY INVESTING

David Tarn

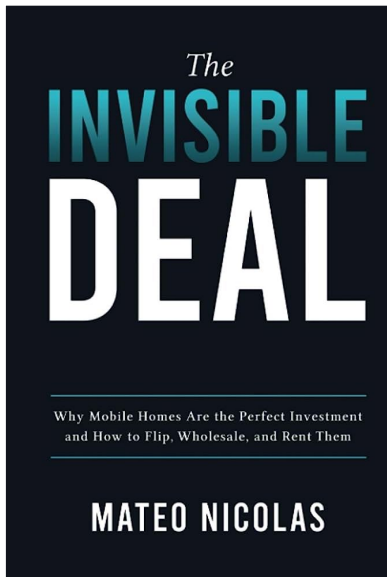
If good, reliable, honest, factual, experienced and straight-talking advice with no dream-selling hype is what you're looking for, then this is the book for you!

 [amazon.co.uk](https://www.amazon.co.uk)

Part 1: discusses where & how to find a suitable property. It covers planning your very own investment strategy.

Part 2: covers the sourcing & negotiating of a property, including what to look out for when viewing a property. There are handy tips & insider tricks to prevent you from making a poor investment or buying a 'money pit'. It takes you step-by-step through the legals and explains the entire process from negotiation to the acceptance of the offer right the way through to picking up the keys on your very own property.

Part 3: covers, in-depth, how to find the perfect tenant including the author's own tried & tested systems that have enabled him to build the most productive management agencies around.



THE INVISIBLE DEAL

Mateo Nicolas

What if you could start investing in real estate for less than the price of a beater car and 10 hours per week? What if you could create a five-figure passive income stream in three years?

 **amazon.co.uk**

The Invisible Deal explains how to do just that by using an overlooked and undervalued asset that very few investors even think about... Mobile Homes!

In this book, you will discover:

- An in-depth look at wholesaling, renting, and flipping mobile homes
- The master deal or dud checklist
- A complete breakdown of the 3 best negotiation techniques
- A step-by-step breakdown of the entire process from end to end
- The 5 best ways to find profitable mobile homes in any area

PROPERTY INVESTMENT



How to use property to achieve financial freedom and security

SAMANTHA COLLETT

PROPERTY INVESTMENT: THE ESSENTIAL RULES

Samantha Collett

This inspirational book contains the guiding principles to help you become a successful property investor.

Whether you want to invest in buy-to-let, have a go at some development projects, or take a calculated risk on

some speculative opportunities you can succeed if you follow the essential rules in this book. You will discover how to:

- Think, act and live like a successful property investor
- Develop the skills needed to identify potential opportunities
- Undertake buy-to-let and refurbishment projects which make money
- Develop the techniques and skills you need to manage the cash flows
- Improve your business analysis skills
- Enhance your market understanding and improve your service levels to increase your return on investment.

Each rule is followed by action points that will direct your investment decision making and increase your confidence.



[amazon.co.uk](https://www.amazon.co.uk)



THE ACTUAL GUIDE TO BTL & RENOVATION Christian Romero

Within these pages you have a complete manual to hold your hand through the buy to let / renovation process. It is not a life coaching book or concerned with world economics or portfolio management. Here you will find the ACTUAL tools and information



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you need, set out in logical order to steer you through the property process.

Amongst the subjects covered are: finance options, understanding surveys, what to look for on viewings, costing up renovations and even case studies condensing the information to put it all into context. There is even a comprehensive flow chart to guide you from mortgages through having your sale agreed to post renovation remortgages. With a little bit about the author to lay the foundations at the start, a wealth of essential knowledge makes up the structure of the book and it's decorated tastefully throughout with a good dose of humour. This is your definitive guide to property!

FIRST-TIME LANDLORD HOUSE RENTAL PREP BOOK

THE LANDLORD'S
ESSENTIAL GUIDE
TO GETTING IT
RIGHT FIRST TIME

— BECOME AN
— AUTOPILOT LANDLORD

J. M. SARSFIELD

INCLUDES
FREE GUIDE
TACKLING
GRAND IN
YOUR RENTAL

FIRST-TIME LANDLORD HOUSE RENTAL PREP BOOK JM Sarsfield

Are you prepared to enter the world of rental property investment in the UK, but you're a little worried about the associated legal requirements and potential pitfalls?

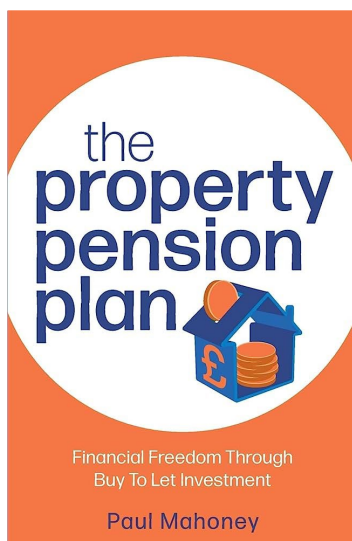


[amazon.co.uk](https://www.amazon.co.uk)

Investing in rental property can be a lucrative venture, but it's important to know what you're doing to avoid costly mistakes and fines. You'll learn the necessary legal steps to ensure your rental property complies with regulations.

You'll also learn the crucial areas to concentrate on to minimize your ongoing maintenance costs and increase your return on investment. You'll also learn how to handle typical problems like plumbing and heating without going over budget and why creating a Household Management Document is crucial for efficient property management.

You'll learn what it takes to be a successful landlord and make sure your property is fit for rental by learning the 29 criteria that local authorities use to evaluate landlords and their properties.



THE PROPERTY PENSION PLAN

Paul Mahoney

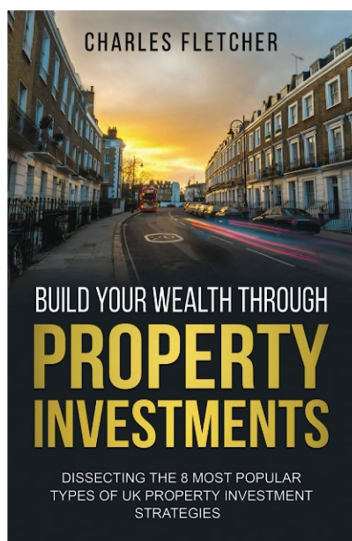
When it comes to investing and providing for retirement, you have three broad options: interest bearing investments, shares, and property.



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This book explains each of your investment options and shows why direct leveraged property investment, often referred to as buy-to-let, could be the best option for the broadest range of people to achieve financial freedom and a comfortable retirement. You will also gain an understanding of how to finance properties, tax structuring, portfolio management and, for business owners, why property is the best hedge against business volatility while building tax effective passive income.

Read this book to: Understand your investment options. Learn why pensions aren't all they're cracked up to be. Why leveraged property investment can give great returns with low risk. Grasp the fundamentals of investing in property for wealth creation. Start putting in place a plan for achieving financial goals.



BUILD YOUR WEALTH THROUGH PROPERTY INVESTMENTS

Charles Fletcher

Property investment is one of the best ways of boosting your wealth. However, as everyone knows, finding the right properties is easier said than done.



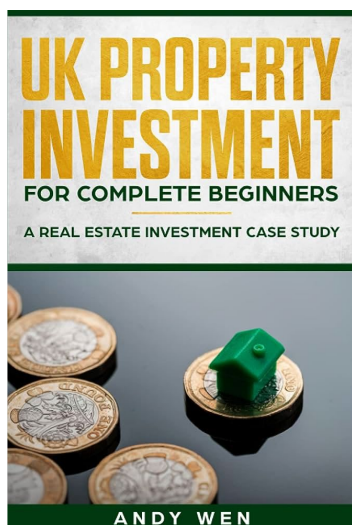
amazon.co.uk

Are you troubled by how much money you need to raise? Do terms such as BTL, HMO, and reassignment make no sense to you?

You're in the right place! In this book, veteran property investor Charles Fletcher will show you everything from the basics of property investing in the UK to more advanced investment situations that you can take advantage of.

Here's a small taste of what you'll learn:

- The right way to evaluate a prospective property investment . . . and how not to do it!
- The most efficient way to become a property investor, no matter how much money you have
- A deep guide on property development
- Navigating the minefield that is council laws and HMRC regulations
- How to negotiate like a professional... it's easier than you think!



UK PROPERTY INVESTMENT FOR COMPLETE BEGINNERS

Andy Wen

In this book you'll discover the step-by-step process of how a complete beginner to property investing started and now generates over 10% return on investment per year – and that's only the cash flow!

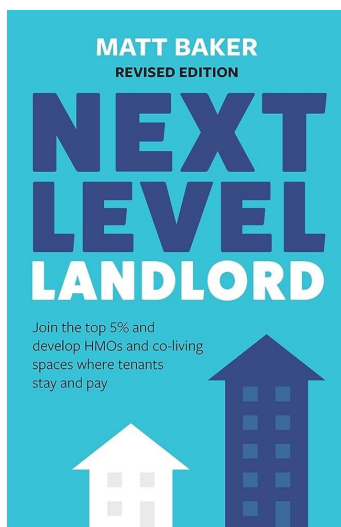
 [amazon.co.uk](https://www.amazon.co.uk)

You will also learn the basics such as:

- The different types of property investment techniques
- Understand the risks of being shackled to your job
- How to assess risks and rewards
- What to be aware of before you buy any investment property

This book is targeted at:

- Anyone who has an interest in real estate investing
- Someone that might have some savings and is looking at property to grow wealth
- Busy professionals or people working long hours looking for a book that offers the basics, in plain English



NEXT LEVEL LANDLORD

Matt Baker

The HMO market can be tough to crack, but you don't have to settle for low returns and problematic tenants.

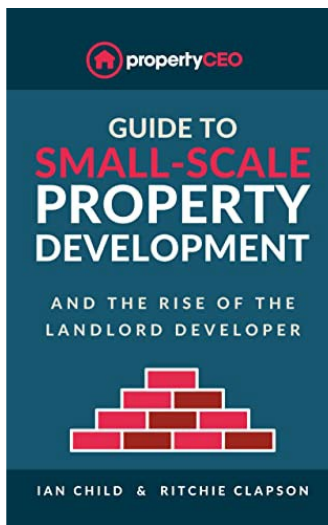
This book will guide you through the five principles of becoming a Next Level Landlord. It will show you that by

choosing the right property and improving the quality of your space and your service, you can maximise profits and create shared properties where tenants love to live.

Read this book to:

- Identify the ideal property and create a space that tenants clamour to rent
- Become an expert in your chosen areas
- Build the best team around you to deliver quality HMOs, time and time again
- Learn the co-living approach to setting up and managing shared houses to attract and retain high-value tenants
- Systemise your business to increase your profitability, returns and occupancy

 [amazon.co.uk](https://www.amazon.co.uk)



GUIDE TO SMALL-SCALE PROPERTY DEVELOPMENT

Ian Child & Ritchie Clapson

Discover How Smaller Property Development Projects Can Generate Substantial Profits

- Learn why small-scale development projects arguably represent the BEST opportunity in today's market

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- Discover the STRATEGY that savvy property investors and landlords are turning to to supercharge their profits
- Understand the SYSTEM enabling first-time developers to tackle development projects WITHOUT any previous property or development experience
- Find out how to recruit EXPERIENCED professionals to deliver your project, giving you immense leverage
- Learn the secrets to obtaining commercial finance and private investment for almost ANY property development project, without having to self-fund
- Get the surprising LOWDOWN on exactly how little money you need to invest personally to develop property
- Become CREDIBLE as a new developer from Day 1 without having to build a development track record first, and discover how these projects can be done in your spare time
- Discover the RISKS and common PITFALLS of development that you will want to avoid



THE ONLY AIRBNB INVESTING GUIDE YOU WILL NEED

Richard Hedberg

Making money with Airbnb is a great way to build long-term wealth, but it's not as simple as just signing up and listing your property. There are a lot of things to think about, like finding the right property and dealing with guests.



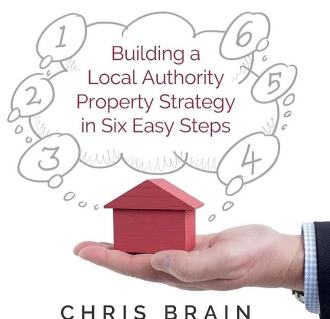
[amazon.co.uk](https://www.amazon.co.uk)

This book is filled with all the information you need to get started, including tips on how to manage and automate your business for maximum profitability. Easily learn how to set up a successful and profitable Airbnb business that will run itself so you can finally achieve freedom from traditional employment.

With no experience necessary, this guide will show you how to quit your job and start making money through Airbnb without having to trade your time for money.

Imagine having the freedom to work on your own schedule, travel whenever you want, and spend more time with family and friends. That's what being an Airbnb host can offer you – and our guide will show you the easiest and safest ways to get started.

The Property Strategy Handbook



 **amazon.co.uk**

THE PROPERTY STRATEGY HANDBOOK Chris Brain

Without strategic asset management, local authorities are borrowing from the future to pay for today.

In a challenging financial environment, local authorities must develop a property strategy that focusses on the essentials, creates engagement across the organisation, is owned by everyone and actually shapes decision-making.

This ground-breaking book will show you, step by step, how to develop a property portfolio that meets corporate and service objectives now and in the future. This proven methodology will help you:

- Assess and segment your property portfolio
- Understand the purpose of each property in your portfolio and how it should perform
- Put in place effective policies, people and processes to deliver that performance
- Develop and implement a dynamic and flexible property strategy with confidence

THE AUTHENTIC WAY TO TURN YOUR NEST
EGG INTO MILLIONS, IN ANY MARKET

THE PROPERTY MILLIONAIRE METHOD



 **amazon.co.uk**

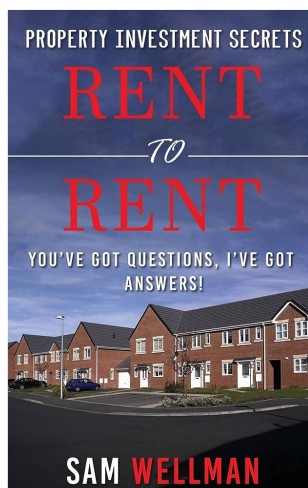
THE PROPERTY MILLIONAIRE METHOD Lorraine & Rick Gannon

Rick and Lorraine Gannon started with just £10,000 and grew their portfolio to over 50 properties worth multi-million pounds. This short, punchy guide is the perfect resource for anyone with a modest lump sum ready to invest, or anyone burnt out from their corporate career and in need of a side hustle.

In this book, you'll learn how to grow your portfolio without using large cash reserves or deposits.

- Discover how to turn your savings and a small nest egg into a property portfolio
- Harness the power of cash flow to create an income and build wealth
- Learn the strategies and tactics to become a successful property investor
- Understand the pitfalls and mistakes to avoid in order to achieve financial freedom

This book is the key to unlocking your dreams, and becoming the property millionaire you desire.



PROPERTY INVESTMENT SECRETS – RENT TO RENT

Sam Wellman

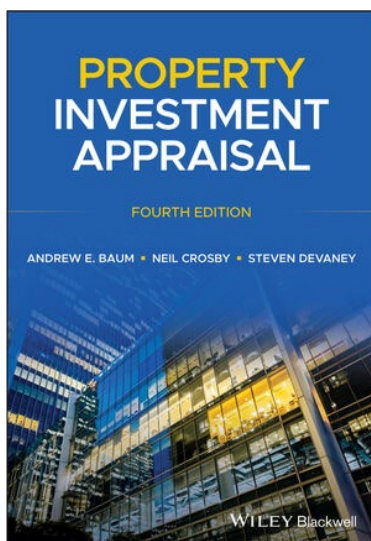
This is a must-read property investing guide that will help you to find success in the property market with little-to-no start-up capital. With personal examples and practical solutions, this book has everything you need in order to achieve your greatest aspirations, become the

best investor that you can be, and take the first steps towards financial freedom!

 [amazon.co.uk](https://www.amazon.co.uk)

In this book, you'll learn:

- How the Rent to Rent model works and ways to get started with minimal start-up capital.
- What Contracts and documentation you need to get started.
- The Rules and Regulations that need to be followed.
- How To Spot a Good Investment Opportunity and how to avoid the bad!
- How to Fill the Property with Reliable Tenants, Quickly!
- How to Expand your Property Empire
- And much more!



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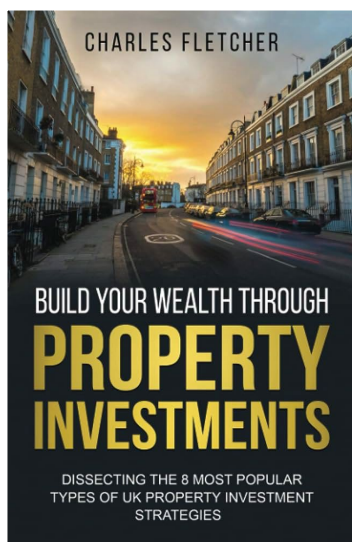
PROPERTY INVESTMENT APPRAISAL

Baum, Crosby & Devaney

This book explains the process of property investment appraisal: the process of estimating both the most likely selling price (market value) and the worth of property investments to individuals or groups of investors (investment value).

Valuations are important. They are used as a surrogate for transactions in the measurement of investment performance and they influence investors and other market operators when transacting property. Valuations need to be trusted by their clients and valuers need to produce rational and objective solutions. Appraisals of worth are even more important, as they help to determine the prices that should be paid for assets, even in times of crisis, and they can indicate market under- or over-pricing.

This edition includes new material throughout. The heart of the book remains the critical examination of market valuation models, which no other book addresses in such detail.



BUILD YOUR WEALTH THROUGH PROPERTY INVESTMENT

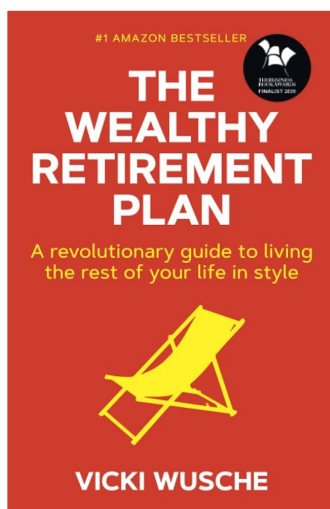
Charles Fletcher

Property investment is one of the best ways of boosting your wealth. However, as everyone knows, finding the right properties is easier said than done.

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In this book, veteran property investor Charles Fletcher will show you everything from the basics of property investing in the UK to more advanced investment situations that you can take advantage of. Here's a small taste of what you'll learn:

- The right way to evaluate a prospective property investment . . . and how not to do it!
- The most efficient way to become a property investor, no matter how much money you have
- A deep guide on property development
- Navigating the minefield that is council laws and HMRC regulations
- How to negotiate like a professional . . . it's easier than you think!



THE WEALTHY RETIREMENT PLAN

Vicki Wusche

The Wealthy Retirement Plan, a finalist in the Business Book Awards 2020 - under the coveted Specialist Book category, will change the way you think about your future, how and when you work and more importantly how and when you stop work.

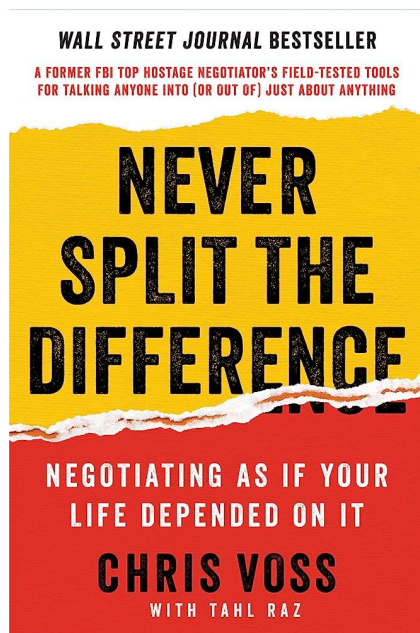
 [amazon.co.uk](https://www.amazon.co.uk)

Thinking about this now is crucial. Whether you plan to retire or loathe the concept of retirement, you still need a plan otherwise your options will be dire and it will be too late to make a change. Do you want to sit out your retirement in a stinky chair in a state-run care home, a burden on your family, or use the next 20-40 years to create new opportunities, pursue your passions, and have fun with the people that matter to you? We are living longer and our understanding of what retirement means needs redefining.

Using the principles, tools and valuable resources that Vicki shares in this book, you will be able to plan and build the retirement you want – whether that involves more time for you and your family, setting up a new business or charity, sharing your skills with younger people or even helping your community. Retirement should be where real life begins.

Section 3

Personal Development



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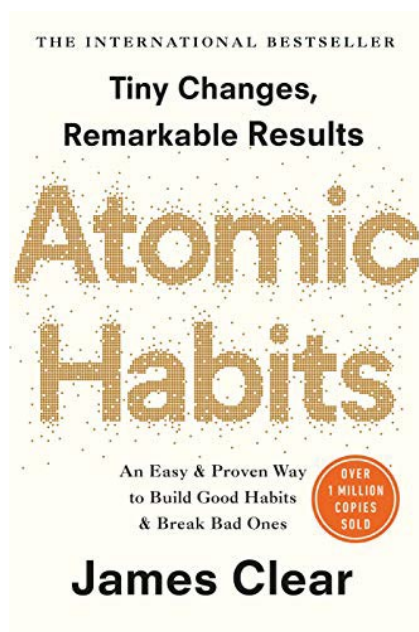
NEVER SPLIT THE DIFFERENCE

Chris Voss

After a stint policing the rough streets of Kansas City, Missouri, Chris Voss joined the FBI, where his career as a hostage negotiator brought him face-to-face with a range of criminals, including bank robbers and terrorists.

Reaching the pinnacle of his profession, he became the FBI's lead international kidnapping negotiator. *Never Split the Difference* takes you inside the world of high-stakes negotiations and into Voss's head, revealing the skills that helped him and his colleagues succeed where it mattered most: saving lives. **In this practical guide, he shares the nine effective principles - counterintuitive tactics and strategies - you too can use to become more persuasive in both your professional and personal life.**

Life is a series of negotiations you should be prepared for: buying a car, negotiating a salary, buying a home, renegotiating rent, deliberating with your partner. Taking emotional intelligence and intuition to the next level, *Never Split the Difference* gives you the competitive edge in any discussion.



ATOMIC HABITS

James Clear

Transform your life with tiny changes in behaviour, starting now.

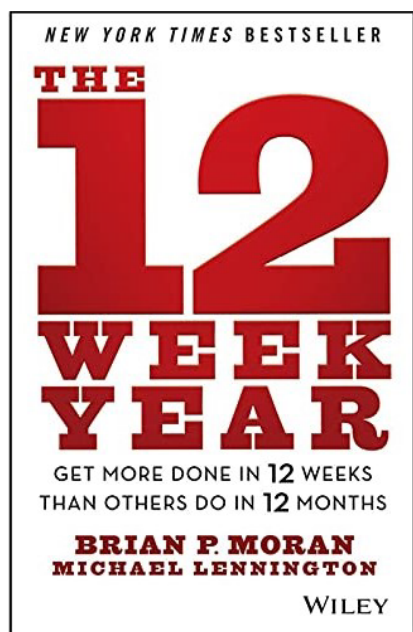
People think that when you want to change your life, you need to think big.

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But world-renowned habits expert James Clear has discovered another way. He knows that real change comes from the compound effect of hundreds of small decisions: doing two push-ups a day, waking up five minutes early, or holding a single short phone call. **He calls them atomic habits.**

In this ground-breaking book, Clear reveals exactly how these minuscule changes can grow into such life-altering outcomes. He uncovers simple life hacks and delves into cutting-edge psychology and neuroscience to explain why they matter. Along the way, he tells inspiring stories of Olympic gold medalists, leading CEOs, and distinguished scientists who have used the science of tiny habits to stay productive, motivated, and happy.

These small changes will have a revolutionary effect on your career, your relationships, and your life.



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THE 12 WEEK YEAR

Brian Moran & Michael Lennington

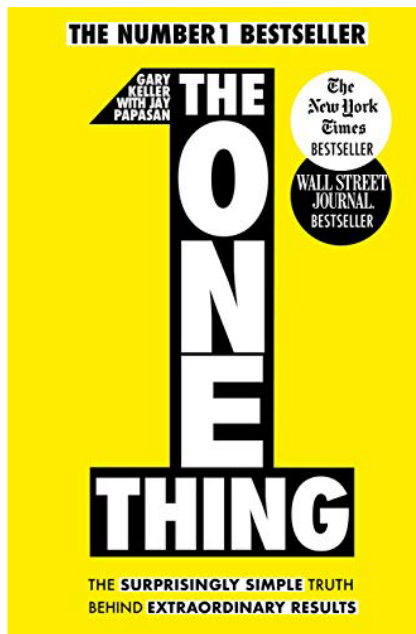
Most organizations and individuals work in the context of annual goals and plans; a twelve-month execution cycle.

Instead, The 12 Week Year avoids the pitfalls and low productivity of annualized thinking.

This book redefines your "year" to be 12 weeks long. In 12 weeks, there just isn't enough time to get complacent, and urgency increases and intensifies. The 12 Week Year creates focus and clarity on what matters most and a sense of urgency to do it now. In the end more of the important stuff gets done and the impact on results is profound. This book:

- Explains how to leverage the power of a 12 week year to drive improved results in any area of your life
- Offers a how-to book for both individuals and organizations seeking to improve their execution effectiveness

Turn your organization's idea of a year on its head, and speed your journey to success.



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THE ONE THING: THE SURPRISING TRUTH BEHIND EXTRAORDINARY RESULTS

Gary Keller

People are using this simple, powerful concept to focus on what matters most in their personal and work lives.

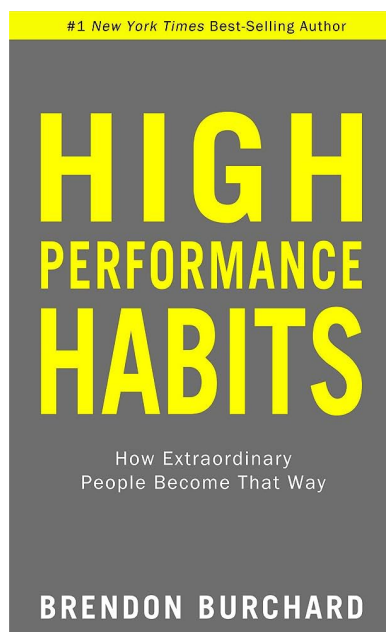
By focusing their energy on one thing at a time people are living more rewarding lives by building their careers, strengthening their finances,

losing weight and getting in shape, and nurturing stronger marriages and personal relationships.

YOU WANT LESS. You want fewer distractions and less on your plate. The daily barrage of e-mails, texts, tweets, messages, and meetings distract you and stress you out. The simultaneous demands of work and family are taking a toll. And what's the cost? Second-rate work, missed deadlines, smaller paychecks, fewer promotions--and lots of stress.

AND YOU WANT MORE. You want more productivity from your work. More income for a better lifestyle. You want more satisfaction from life, and more time for yourself, your family, and your friends.

NOW YOU CAN HAVE BOTH — LESS AND MORE.



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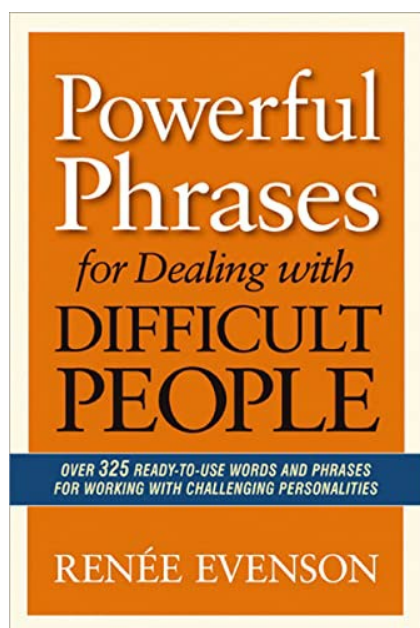
HIGH PERFORMANCE HABITS

Brendon Burchard

It's one thing to know that habits are important, it's another to know the secret rituals of the world's most successful people. Twenty years ago, author Brendon Burchard set out to discover why some people can easily change, develop skill rapidly and rise in

their chosen career field, while others work hard but struggle for decades. What he discovered is a unique set of habits that apply across all areas of our lives, that when practiced lead to success across any domain. In this book, you'll learn:

- How the world's highest-performing people think, respond to challenge and achieve goals faster than their peers
- Why high performers shirk the advice of 'just be yourself' and 'do what comes naturally to you'
- Why motivation, grit and practice are not enough despite the recent buzz
- When to give up or start over so that you can move ahead faster
- Tactical advantage habits that help you become 30% more productive in 7 days
- Absolutely must-do habits to immediately follow for your health, relationships and career. And much more!



POWERFUL PHRASES FOR DEALING WITH DIFFICULT PEOPLE

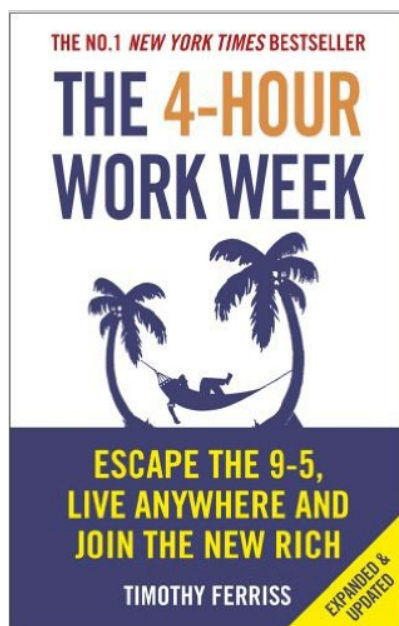
Renée Evenson

Learning how to maintain strong, harmonious relationships is essential. Unfortunately, at some point, you'll have to work with people whose personalities or habits make every interaction with them a trial.

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Communications expert Renee Evenson has written the definitive phrasebook on how to confront the situations that can arise when dealing with difficult personalities and bring about a positive outcome. *Powerful Phrases for Dealing with Difficult People* is packed with **practical and easy-to-use tactics** such as:

- 325 powerful phrases to communicate effectively, as well as powerful actions to take in support of those phrases.
- 30 common personality traits, behaviors, and workplace scenarios along with the phrases that work best with each.
- Non-verbal communication actions to back up your words.
- Sample dialogues that demonstrate how phrasing improves interactions.
- A five-step process for moving from conflict to resolution.



THE 4 HOUR WORKWEEK

Tim Ferriss

Forget the old concept of retirement and the rest of the deferred-life plan - there is no need to wait and every reason not to, especially in unpredictable economic times.

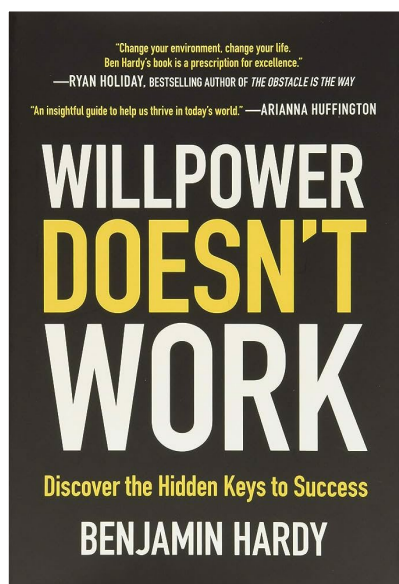


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Whether your dream is escaping the rat race, experiencing high-end world travel, earning a monthly five-figure income with zero management, or just living more and working less, this book is the blueprint.

This step-by step guide to **luxury lifestyle design** teaches:

- How Tim went from \$40,000 dollars per year and 80 hours per week to \$40,000 per MONTH and 4 hours per week
- How to outsource your life to overseas virtual assistants for \$5 per hour and do whatever you want
- How blue-chip escape artists travel the world without quitting their jobs
- How to eliminate 50% of your work in 48 hours using the principles of a forgotten Italian economist
- How to trade a long-haul career for short work bursts and frequent 'mini-retirements'.



WILLPOWER DOESN'T WORK

Benjamin Hardy

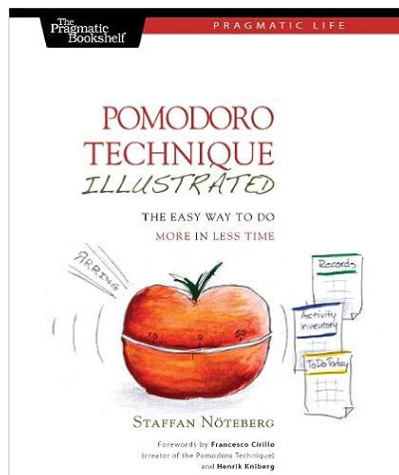
We rely on willpower to create change in our lives...but what if we're thinking about it all wrong? This book explains that willpower is nothing more than a dangerous fad-one that is bound to lead to failure. Instead of "white-knuckling" your way to change, you need to instead alter your surroundings to support your

goals. Willpower Doesn't Work will specifically teach you:

- How to make the biggest decisions of your life and why those decisions must be made in specific settings
- How to create a daily "sacred" environment to live your life with intention, and not get sucked into the cultural addictions
- How to invest big in yourself to upgrade your environment and mindset
- How to put "forcing functions" in your life, so your default behaviors are precisely what you want them to be
- How to quickly put yourself in proximity to the most successful people in the world--and how to adapt their knowledge and skills to yourself even quicker
- How to create an environment where endless creativity and boundless productivity is the norm



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POMODORO TECHNIQUE

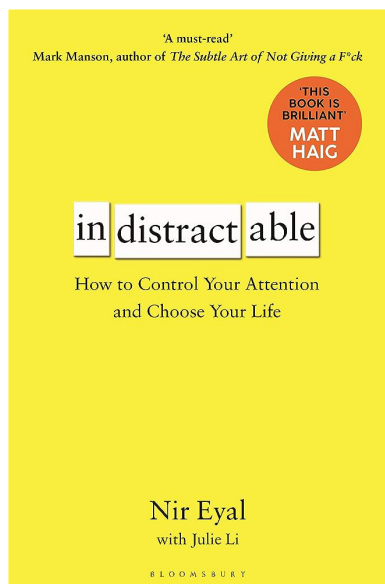
Staffan Noteberg

You have so much you need to accomplish today. Your list is a mile long and you find yourself getting interrupted every other minute. You'd like to tell everyone to leave you alone, but most of the interruptions are coming from you!



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You think of a phone call you need to make or a website you need to check and before you know it, you're answering email, checking twitter, and finding a million other things to occupy your time. You need to focus - really focus. "The Pomodoro Technique" puts you back in charge of your day. You'll apply successful techniques from software engineering to identify what you should be doing today and to help you achieve your goals. Your mind won't wander when it is fully engaged in short bursts of focused activity. Learn to work less and accomplish more using nothing more than paper, pencil, and a simple kitchen timer. Set the timer and start on your next Pomodoro. When the bell rings take a break. This personal approach to timeboxing is at the core of the Pomodoro technique and this book is filled with advice on how get started and how to tailor it to your own needs.



INDISTRACTABLE

Nir Eyal

You sit down at your desk to work on an important project, but a notification on your phone interrupts your morning. Later, as you're about to get back to work, a colleague taps you on the shoulder to chat. At home, screens get in the way of quality time with your family. Another day goes by, and once

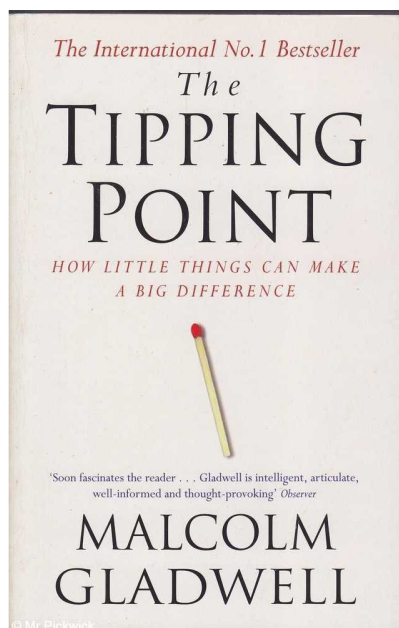
again, your most important personal and professional goals are put on hold.

What would be possible if you followed through on your best intentions? What could you accomplish if you could stay focused and overcome distractions? What if you had the power to become "indistractable"?

Eyal lays bare the secret of finally doing what you say you will do with a four-step, research-backed model. *Indistractable* reveals the key to getting the best out of technology, without letting it get the best of us.



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THE TIPPING POINT

Malcolm Gladwell

Explore the science behind viral trends in business, marketing, and human behavior.

The tipping point is that magic moment when an idea, trend, or social behavior crosses a threshold, tips, and spreads like wildfire.

Just as a single sick person can start an epidemic of the flu, so too can a small but precisely targeted push cause a fashion trend, the popularity of a new product, or a drop in the crime rate. This widely acclaimed bestseller, in which Malcolm Gladwell explores and brilliantly illuminates the tipping point phenomenon, is already changing the way people throughout the world think about selling products and disseminating ideas.



BE A LION

Terry Blackburn

You deserve to live an amazing life! When you're struggling financially or life isn't going your way, it can be hard to believe it's possible. But it is!

Terry Blackburn was repeatedly written off by his teachers who told him he'd never achieve anything in life. He left school at 16 without any qualifications.

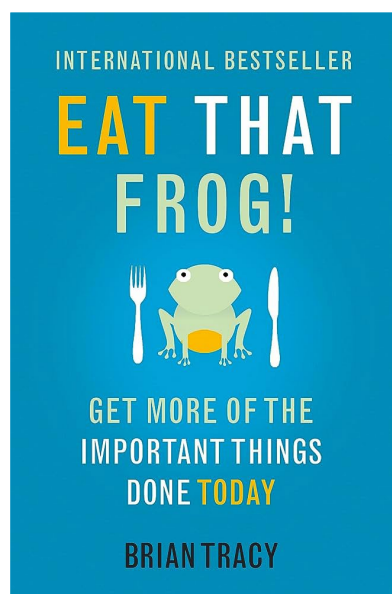
Yet he now runs seven businesses, has won many multiple industry awards, and is an inspiration to many. His new book 'Be A Lion' shows you exactly how he achieved success and the 'animals' he learned to avoid along the way.

When you read this book, you'll learn how to think like a lion and make incredible transformations in health, money, relationships, business, and every other area of your life. You'll also learn how to avoid 'sloths', 'hyenas' and 'poachers' who will drain your energy, waste your time and kill your dreams.

'Be a Lion' will help to develop a 'have-everything' mindset so you can dominate in any industry.



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EAT THAT FROG

Brian Tracy

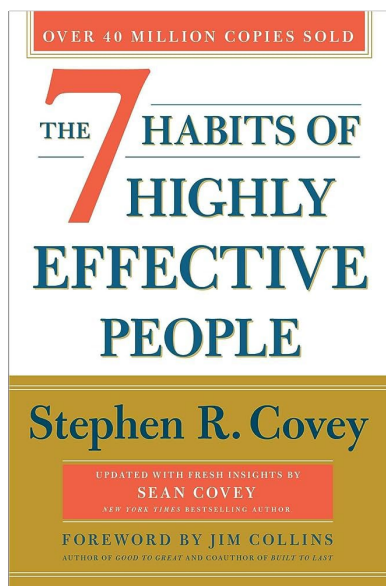
There just isn't enough time for everything on our 'To Do' list - and there never will be. Successful people don't try to do everything. They learn to focus on the most important tasks and make sure they get done.



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There's an old saying that if the first thing you do each morning is to eat a live frog, you'll have the satisfaction of knowing that it's probably the worst thing you'll do all day. Using 'eat that frog' as a metaphor for tackling the most challenging task of your day - the one you are most likely to procrastinate on, but also probably the one that can have the greatest positive impact on your life - Eat That Frog! shows you how to zero in on these critical tasks and organize your day. You'll not only get more done faster, but get the right things done.

Bestselling author Brian Tracy cuts to the core of what is vital to effective time management: decision, discipline, and determination. In this fully revised and updated second edition, he provides brand new information on how to keep technology from dominating your time. He details twenty-one practical and doable steps that will help you stop procrastinating and get more of the important tasks done - today!



7 HABITS OF HIGHLY EFFECTIVE PEOPLE

Stephen Covey

One of the most inspiring and impactful books ever written, *The 7 Habits of Highly Effective People* has captivated readers for nearly three decades. It has transformed the lives of presidents and CEOs, educators and parents—millions of people of all ages and occupations.



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The 7 Habits have become famous and are integrated into everyday thinking by millions and millions of people. Why? Because they work!

With Sean Covey's added takeaways on how the habits can be used in our modern age, the wisdom of the 7 Habits will be refreshed for a new generation of leaders.

They include:

- Habit 1: Be Proactive
- Habit 2: Begin with the End in Mind
- Habit 3: Put First Things First
- Habit 4: Think Win/Win
- Habit 5: Seek First to Understand, Then to Be Understood
- Habit 6: Synergize
- Habit 7: Sharpen the Saw



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BR YOUR FUTURE SELF NOW

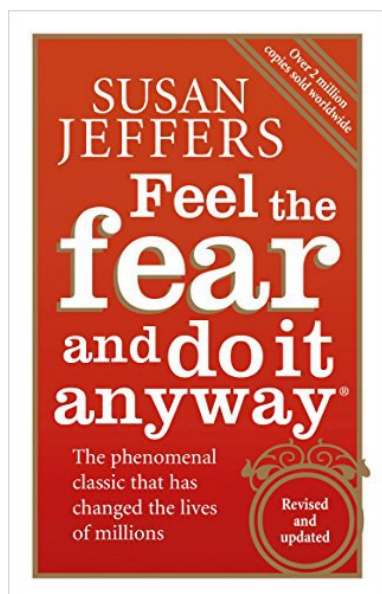
Dr. Benjamin Hardy

According to organizational psychologist Dr Benjamin Hardy, your Future Self – the person you imagine yourself to be in the future when you reach your goals – is not only more important than your present self but can be your greatest guide if accessed effectively. The sooner you connect to your Future Self, the

bigger your future will be and the better your present and past will get. But the longer you wait to invest in your Future Self, the smaller your future will be.

In *Be Your Future Self Now*, Dr Hardy reveals:

- the science of your Future Self
- how to connect with and create your desired Future Self
- how to expand your Future Self far beyond what you can currently imagine
- the seven biggest threats to your Future Self
- the seven most powerful truths about your Future Self
- the seven specific steps to imagine, define and be your Future Self, right now



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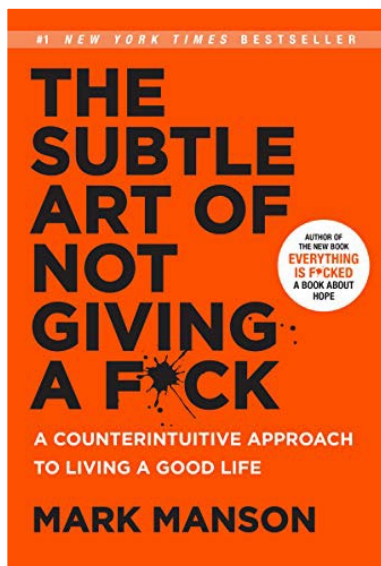
FEEL THE FEAR AND DO IT ANYWAY

Susan Jeffers

What are you afraid of? Public speaking; asserting yourself; making decisions; being alone; intimacy; changing jobs; interviews; going back to school; ageing; ill health; driving; dating; ending a relationship; losing a loved one; becoming a parent; leaving home, failure, believing in yourself...

Internationally renowned author Susan Jeffers has helped millions of people overcome their fears and heal the pain in their lives with her simple but profound advice. Whatever your anxieties, *Feel The Fear And Do It Anyway* will give you the insight and tools to vastly improve your ability to handle any given situation. You will learn to live your life the way you want - so you can move from a place of pain, paralysis, depression and indecision to one of power, energy, enthusiasm and action.

An empowering and life-affirming book, *Feel the Fear and Do It Anyway* will help you triumph over your fears and move forward with your life.



THE SUBTLE ART OF NOT GIVING A F*CK

Mark Manson

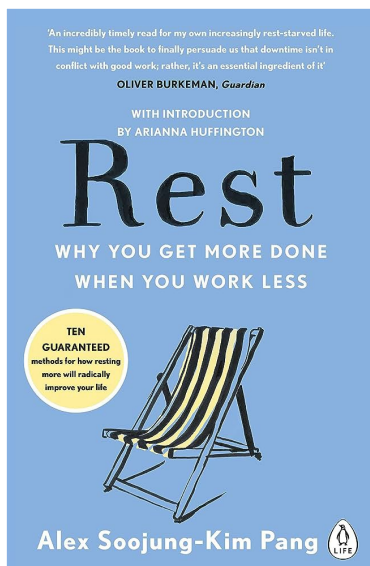
In this generation-defining self-help guide, a superstar blogger cuts through the crap to show us how to stop trying to be "positive" all the time so that we can truly become better, happier people.



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For decades, we've been told that positive thinking is the key to a happy, rich life. "F**k positivity," Mark Manson says. "Let's be honest, shit is f**ked and we have to live with it." In his wildly popular Internet blog, Manson doesn't sugarcoat or equivocate. He tells it like it is—a dose of raw, refreshing, honest truth that is sorely lacking today. The Subtle Art of Not Giving a F**k is his antidote to the coddling, let's-all-feel-good mindset that has infected American society and spoiled a generation, rewarding them with gold medals just for showing up.

Human beings are flawed and limited—"not everybody can be extraordinary, there are winners and losers in society, and some of it is not fair or your fault." Manson advises us to get to know our limitations and accept them. Once we embrace our fears and faults, we can begin to find the courage, perseverance, and forgiveness we seek.



REST: WHY YOU GET MORE DONE WHEN YOU WORK LESS

Alex Soojung-Kim Pang

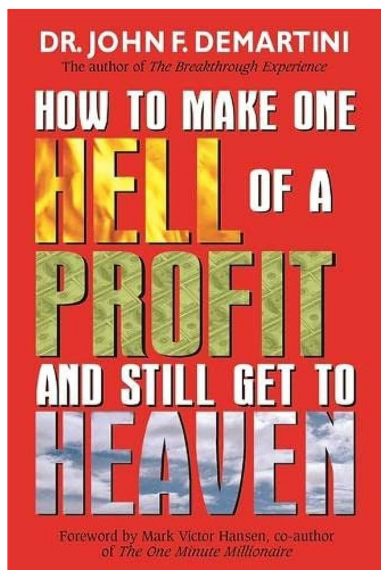
Do you regularly find yourself too tired after a long day at your desk to do anything other than binge TV, or scroll mindlessly through social media? Do you go on holiday and still compulsively check your email?



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For most of us, overwork is the new norm, and we never truly take the time to rest and recharge. But as Silicon Valley consultant Alex Soojung-Kim Pang explains, rest needs to be taken seriously and to be done properly. Drawing on emerging neuroscience, Rest is packed with easy practical tips for incorporating rest into our everyday:

- Go for a long walk to stimulate and sustain creativity
- Schedule deliberate active rest periods into your diary to try out new activities like painting or learning a language
- Stop working on a task when you know what the next step will be, this will make it easier to get started the next day
- Establish clear boundaries between work and rest time
- Take a nap during the day to increase alertness, boost your concentration and decrease fatigue
- Get good quality sleep at night to stay healthy, solidify memories and generate new ideas



HOW TO MAKE ONE HELL OF A PROFIT AND STILL GET TO HEAVEN

Dr John Demartini

Millions of people worldwide dream of making a "good" living, of attaining great wealth, and having an extraordinary life. However, they haven't yet found a way of attaining it, and they fear that they can only do so at the expense of others—perhaps by compromising their values and nature.



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Some people who outwardly acknowledge their desire for great wealth feel inwardly guilty about acquiring it, and their illusive conflict blocks or dissipates their potential fortunes. Other people say they just want to be comfortable and secure rather than vastly fortunate. These individuals also hold themselves back from breaking through to new levels of financial freedom, and actually living their most cherished and inspiring dreams.

In addition to their conflicting spiritual and material natures, some people have an additional internal struggle between their desires to give and receive. This book was written to help you dissolve these apparent conflicts. It can assist you in making your financial dreams come true while shedding light on an entirely new way of looking at, understanding, and appreciating the true nature of Earthly profits and heavenly wealth.



I hope you found this
reading list useful

Sean

PropertyTaxAccountant.uk
