THINGS TO CONSIDER

before buying an investment property.

Investing in real estate can provide a steady source of passive income through rental payments. Property values tend to appreciate over time, allowing investors to build equity. Real estate investments offer a hedge against inflation, as property values and rental income typically rise with inflation.

- **Find an up-and-coming location to create the most profit.**
- **Run the numbers, know how much profit your rental will make.**
- **Invest in cash-flow positive properties to minimize risk.**
- **Budget for unexpected repair costs - try to have at least 6 months of reserves to cover unforeseen expenses.**
- **Perform property inspections before buying.**
- **Don't buy below market value if it needs major repairs.**
- **Buy a currently rented property for immediate cash flow.**
- **Being a landlord is hard. Make sure you're up for the job.**
- **Have money set aside for when the property isn't rented - at least 2-3 month's rent to make repairs and rent the property again.**
- **Don't price your rental out of its market!**
- **Don't over-improve the property. A basic home that is rented is better than an unrented home with all the bells and whistles.**

Mark Adams, Associate Broker, eXp Realty 804-237-8585

HOMEISWHERETHEDOGISRVA.COM