

R.I. Real Estate Investor Group
Announces a 3-Hour Class:

Beginners Guide to Real Estate Investing



This will be a 3-hour class for the beginning investor. The class will be loosely based on "The Ultimate Beginner's Guide to Real Estate Investing" available for free through Bigger Pockets.com

Date: March 24, 2018 9am-Noon

Location: Crowne Plaza Hotel 801 Greenwich Av Warwick, RI 02886

Registration:

\$30 RIREIG member

\$40 RIREG non-member

Early Birds (before 2/28/18)

\$20 RIREIG member

\$30 RIREG non-member

- Common misconceptions that lead you down the wrong road
- Using Niche investment strategies to build confidence
- Approaches to beginning investing that are different from what everyone else is doing
- What investors miss when calculating cash flow
- Practical exercises to assess current market deals

2 different ways to register:

A. Eventbrite (adds a small processing fee)

<https://www.eventbrite.com/e/beginners-guide-to-real-estate-investing-tickets-43039094089?aff=erelexpmlt>

B. To pay by check, mail to:

RIREIG, LLC

863 Hope St.

Providence, R.I. 02906

Outline for "Beginners Guide to Real Estate Investing"

March 24, 2018 9am-Noon Crown Plaza Warwick

Common Missteps to avoid

- Ground zero - what you absolutely must do before investing in real estate
- Getting rich quick vs. getting rich slowly
- The importance of asset protection - at the right stage
- Finding a mentor, building your team, and cultivating helpful real estate relationships
- Where to buy your first property
- The importance of knowing how to research a property and its owners
- Pros and cons of wholesaling - it's not always as easy as they say
- The secret to all those "free seminars" you hear on the radio / see on TV
- Going to war with the army you have (know thyself)
- The importance of taking action vs. never having enough books & spreadsheets
- What the "trough of sorrow" is and how to get out of it
- The best deals are the ones you create yourself

Niche Investing – A Power Strategy

- Helps you buy and sell because you know all the benefits
- You get experience in dealing with the same objections
- You develop a customer base
- Specialization makes you an expert.
- You get referrals and you have little competition
- The unfair advantage of doing what you're good at
- Illustrations to include farming an area, seller financing, vacant land

Building Cash flow to replace the 9-5 job

- The Big 3: Debt Pay down, Cash Flow, Appreciation
- Rules of thumb for building cash flow
- Practical Exercises to assess/evaluate current properties on the market

Instructors:

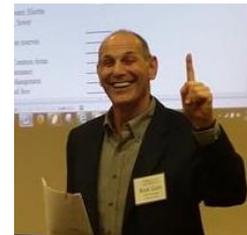
Anthony Thompson. Anthony is a real estate investor from R.I. with over 15 years of experience identifying, financing, renovating, leasing and selling residential and commercial properties in Rhode Island. He has built a portfolio that now includes close to 50 residential and commercial units and has been a principal in over 70 buy/sell closings in the past decade. Anthony received a BA degree from Brown University in 1997, and a Masters in Real Estate Investment from New York University in 2003. He has also been an active member of the Rhode Island Real Estate Investor Group since 2003.



Marc Santos. Marc attended earned a degree in Mechanical Engineering and an MBA from URI. He spent nearly 10 years in the Army as an attack helicopter pilot and company commander. Marc and his wife Sarah, have been acquiring property in R.I. for the past 12 years. He's managed to acquire just under 100 total apartment units since 2012 and became a full time real estate investor in 2015. He focuses on Buy and Hold and BRRRR model investing and generates leads for many of his acquisitions via direct mail. Marc is a licensed real estate broker and he recently opened a property management company.



Rick Cohn. Rick Cohn bought his first rental property in 1978 and has been a full time real estate investor since 1986. Rick began the R.I. Real Estate Investor Group in 2003. In his 40-year career he has owned multis, triple net leases, discount mortgages, partial interests and tax liens. His current focus is on managing his single-family rentals and mortgage lending.



If you have more questions you can call Rick at (401) 640-4261