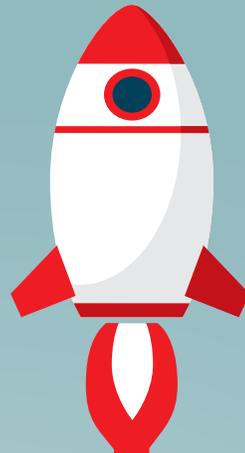


# Accelerator Resource Guide



*Speed up your learning curve!*

*Presented by:*



*Helping real estate investors  
live a more fulfilled life.*



# Starting Off

Do you remember that steep learning curve when you're trying to learn a new skill? You know the one that feels like you're standing at the bottom of a Swiss mountain asking yourself, "Why in the world did I start this?" It could be the start of studying a second language for an upcoming vacation, picking up golf for the first time, or anything else that is new to you, the hardest part always seems to be the start. You want the end result so bad but because time is limited and precious, the beginning can be frustrating, discouraging or overwhelming when you're committing hours and hours on step one. Well, you're not alone! We felt the same way when we began exploring real estate investing as a hobby and lifestyle.

The REINVESTORS Accelerator Resource Guide has been designed to give you more of the most valuable thing you have today, and that is time. Use this starter guide to advance through step one quickly and efficiently so you have more time with family, travelling, a hobby, and do the things that inspire you.

Are you ready to Accelerate your life? Great! Let's begin...



# Why Real Estate and What are My Options?

We all know that real estate is the second oldest profession on this planet and no matter what part of the up and down cycle it's in, it's always a main conversation driver. Why? Because we all need a place to live and the market that we live in is either going up or it's going down. And when it's not, people are talking about it and asking when the next crash or spike is going to happen.

Since you're the one reading this, you're a part of the small group of people taking action to live a more fulfilled life through real estate investing and the financial freedom it provides.



So why real estate investing? There are a few reasons why but to summarize, it is proven to increase in value over time, produces monthly cash flow, is leverageable & repeatable, and there is NO bad time to get in even if you're in a hot market!

There are SO MANY ways to make money in real estate, AND you don't even need any money to start! Don't believe me? BiggerPockets (the best real estate investment podcast in the world) has a post called "[The Top 100 Ways To Make Money In Real Estate](#)" and we have written a few blog posts just for you!

Here are your

- [Top 5 reasons why real estate is the best investment](#)
- [Ways to start in real estate with little to none of your own money](#)
- [Top ways to invest in a hot market](#) (video)

# Top Books for REI Beginners

Continuing to educate yourself on real estate, business and yourself is so important for accomplishing goals. We have put hours and hours... and hours... and more hours into personal development and further understanding of the real estate investing industry. Thousands of dollars have been spent on books, audiobooks, eBooks, courses and coaching and these 10 books are our best recommendations.

1. "Rich Dad Poor Dad" - Robert Kiyosaki [link](#)
2. "Millionaire Real Estate Investor" - Gary Keller [link](#)
3. "The Book on Investing in Real Estate with No (and Low) Money Down" - Brandon Turner [link](#)
4. "Real Estate Investing In Canada" - Don Campbell [link](#)
5. "Unfair Advantage" - Robert Kiyosaki [link](#)
6. "The E-Myth Revisited" - Michael Gerber [link](#)
7. "4 Hour Work Week" - Tim Ferriss [link](#)
8. "Millionaire Mindset" - T Harv Eker [link](#)
9. "How To Win Friends And Influence People" - Dale Carnegie [link](#)
10. "The Compound Effect" - Darren Hardy [link](#)

**“PASSION IS THE BEGINNING  
OF SUCCESS”**

~ Robert Kiyosaki

# *Top Podcasts to Get Rolling (including a BONUS)*

The beauty about podcasts is you can listen to them anywhere you go! When you're exercising, working, or driving you can listen to your favorite podcast and be educating yourself 24/7! Stop listening to the radio when you're on your way to work and turn your car into a mobile library with various podcasts! There are hundreds of great episodes out there but we suggest you start with these 8:

1. [Live the Fuel, featuring our own Randy Molland](#)
2. [BiggerPockets Podcast #011, "The ultimate beginners podcast to real estate investing"](#)
3. [BiggerPockets Podcast #018, "Flipping, Marketing, and Wholesaling"](#)
4. [Everyday Millionaire #09, Dave Steele - The Entrepreneurial Spirit](#)
5. [BiggerPockets #250, Grant Cardone on Multi-Family Investing and Why You Should Never Buy A House](#)
6. [BiggerPockets Podcast #20, 20 Deadly Mistakes for Real Estate Investors to Avoid](#)
7. [For the Love of Money #12, The Founder of THRIVE - Making Money Matter with Cole Hatter](#)
8. [Everyday Millionaire #2, Don Campbell - My journey to becoming an Everyday Millionaire](#)

BiggerPockets is certainly the most popular podcast with millions of downloads and great content to go with it, so we decided to also give you the Top 5 Most Listened To Podcasts from BiggerPockets

- [#108](#) Grant Cardone - Building \$350M portfolio with 10x rule
- [#223](#) Scott Trench - How to be set for Life
- [#200](#) Josh Dorkin & Brandon Turner - Buying first deal
- [#197](#) Chris Hereen - 52 properties in 3 years with \$10k to start
- [#196](#) Brandon Hall - LLCs, house hacking, and saving on taxes

# Renovations & Remodeling



## STRUCTURAL RENOVATION

- ATTIC INSULATION
- BASEMENT RENOVATION
- ROOM PLANNING
- ROOF INSULATION
- FLOORING REPAIR
- WINDOWS
- HOME INSULATION
- HOME EXTENSIONS
- CONSERVATORY

## ROOM REMODELING

- KITCHEN
- LIVING ROOM
- BATHROOM
- LAUNDRY ROOM
- BEDROOM
- NURSERY
- OFFICE
- GARAGE
- BOILER ROOM

## VALUE-ADDING IMPROVEMENTS

- FURNISHINGS RENOVATION
- LANDSCAPING
- WALLS PAINTING
- ROOM DECORATION
- DECLUTTERING AND CLEANING
- DOORS REPAIR
- FENCE
- SECURITY
- FIRE ALARM

## HOUSE EFFICIENCY UPGRADES

- ECO FRIENDLY APPLIANCES
- BACKUP GENERATOR
- SMART APPLIANCES
- LED LIGHTING
- GREEN ENERGY
- SMART BLINDS
- THERMOSTAT
- DUCT INSULATION
- WASTE COLLECTION
- HEATING/COOLING SYSTEM
- HOME INSULATION
- WATER COLLECTION

# *Socials and Other Resources*

Have you ever been in a foreign city that doesn't speak your language and you're lost without a map or a smartphone trying to find your destination? We have, and it looks like this... You're looking up at the surrounding buildings trying to remember if you've seen that PEPSI sign before or not. You're trying to feel out the people and if it's safe enough to ask them questions or if you should just start running from the gigantic cow that keeps trotting closer and closer Well, that is how we first felt in the real estate world and we got lost trying to find resources in this space. Here are a few of the resources we check on a regular basis:

- Citified [link](#)
- Canadian Real Estate Wealth [link](#)
- BiggerPockets [link](#)
- Landlord BC [link](#)
- Breakthrough Real Estate Investing Podcast [link](#)
- Keyspire [link](#)
- Fortune Builders [link](#)
- Everyday Millionaire Podcast [link](#)
- Side Hustle School Podcast [link](#)
- THRIVE -Make Money Matter- Podcast [link](#)
- Local Government [link](#)
- Loopnet [link](#)
- Realtor.ca [link](#)
- Investopedia [link](#)
- Local networks [link](#)
- Canadian Mortgage and Housing Corporation [link](#)
- BC Assessment [link](#)
- Grant Cardone (he's not rated PG) [link](#)
- Canadian Mortgage App [link](#)
- Real Estate Investors Network of Canada (REIN) "Top cities 2017" [link](#)

And of course, us, The REINVESTORS [link](#)

# *Property Analysis Sheet*

Congratulations! You have the resources to start your successful real estate investing career. Now, like any good tradesman, what you need are the tools!

The first tool in any real estate investor's toolkit should be an analysis sheet. Lucky for you this is no ordinary sheet from Google. This specific sheet will take your investing to the next level! It's easy to use and, like this guide, it does all the work for you. Calculate cash flow, appreciation return, CAP rate, cash on cash return and your total ROI. Having all this in one quick and easy tool will help you identify good, average and bad deals on the spot!

Click [here to download](#) the Property Analysis Sheet!



**Time is the most valuable thing we have. How are you spending it?**

# *What Next?*

## *The Full Accelerator Package!*

We are so excited that you are enjoying the *Accelerator Resource Guide* and we hope that it has been a valuable asset for you as you start your mission towards Financial Freedom. We want to help you streamline the process and learn from our mistakes. If you want to jump up to the front of line and start closing deals sooner, get in touch with us to have priority access to the Full Accelerator Package.

What does Financial Freedom mean to you? Is it having enough residual income for an extra vacation each year? Or maybe its building a large enough portfolio to never have to work at the “J-O-B” again? Whatever it means to you, the full Accelerator Package provides the tools you need to keep striving for that precious goal! Here is just a fraction of what is included:

- Income / Expense tracking sheet
- How to build your team
- Where to start videos tutorials
- What to look for when buying a rental property
- Outside the box tips for buying an investment
- Joint Venture Agreement
- And More!

Get in touch for more information about The REINVESTORS Full Accelerator Package!

## *Get in Touch With Us*

