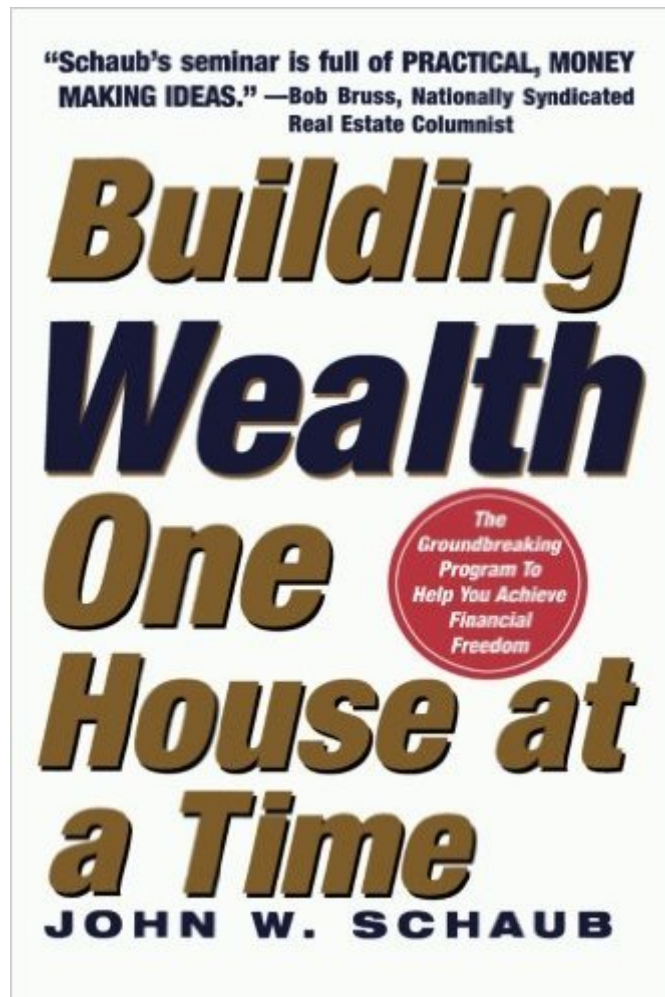


The book was found

# Building Wealth One House At A Time: Making It Big On Little Deals



## Synopsis

Strategies for creating real estate wealth by starting small--and always making the right moves

Nationally known real estate expert John Schaub learned his craft in the best way possible--on the job, and through every kind of market. Over three decades, he learned to bank consistent profits as he built an impressive real estate mini-empire. *Building Wealth One House at a Time* reveals how virtually anyone can accumulate one million dollars worth of houses debtfree and earn a steady cash flow for life. Unique in that it focuses on buying houses in good-quality neighborhoods, Schaub's nine-step program includes:

- Renting to long-term tenants, with financial incentives to pay on time
- Avoiding the temptation of bigger deals, which invariably include bigger problems
- A 10-year plan to pay off debt and own houses free and clear

## Book Information

Paperback: 231 pages

Publisher: McGraw-Hill Education; 1 edition (March 2005)

Language: English

ISBN-10: 0071448357

ISBN-13: 978-0071448352

Product Dimensions: 6 x 0.6 x 9 inches

Shipping Weight: 12 ounces

Average Customer Review: 4.4 out of 5 stars [See all reviews](#) (82 customer reviews)

Best Sellers Rank: #28,668 in Books (See Top 100 in Books) #50 in [Books > Business & Money > Investing > Real Estate](#) #94 in [Books > Business & Money > Real Estate](#) #109 in [Books > Business & Money > Investing > Introduction](#)

## Customer Reviews

This is a fascinating book, with plenty of good advice for investing in rental properties and learning to live off the income produced by your investments. Schaub talks about finding deals, negotiating for better terms, using agents, managing your properties, and protecting your key assets. The paragraphs below briefly discuss three of his key points.

Schaub's chapter on learning how to work yourself out of your day job hit home with me. Isn't this a goal we all share? Schaub's plan is easy to understand, but not necessarily easy to follow. In my action plans, I first wanted to be able to pay my electric bill with income that had spun off my investments. After reaching that goal, I wanted to pay my phone bill, car insurance, etc. I kept working to build investment income sufficient to pay my bills. Eventually, I reached a point where my investment income has almost equaled my work

income. I'm using the bulk of my work income to make investments. Schaub suggests using your investment income to replace your need to work. I suggest you keep working, and use your work income to make bigger investments. Schaub's entire thesis rests on the concept of buying quality properties that you manage and control, and striving to pay them off within a ten-year period. When you approach retirement, theoretically you will have the income of these properties flowing into your bank account. This is a great idea, and certainly doable; however, maintenance, tax, and insurance expenses will never go away. So don't forget that maintenance alone may eat up to 40% of your gross income. Insurance and taxes will eat another 10-20%. Schaub talks about owning property out of town, and this is important info for all investors. Your main concern is control. I learned my lesson the hard way here.

[Download to continue reading...](#)

Building Wealth One House at a Time: Making it Big on Little Deals Index Funds: Index Funds Investing Guide To Wealth Building Through Index Funds Investing With Index Funds Investing Strategies For Building Wealth Including ... Guide To Wealth Building With Index Funds) Little House 5-Book Collection: Little House in the Big Woods, Farmer Boy, Little House on the Prairie, On the Banks of Plum Creek, By the Shores of Silver Lake Lower Your Taxes - BIG TIME! 2015 Edition: Wealth Building, Tax Reduction Secrets from an IRS Insider (Lower Your Taxes-Big Time) Lower Your Taxes - BIG TIME! 2017 Edition: Wealth Building, Tax Reduction Secrets from an IRS Insider (Lower Your Taxes-Big Time) My Little House Crafts Book: 18 Projects from Laura Ingalls Wilder's Little House Stories (Little House Nonfiction) Building Wealth One House at a Time, Updated and Expanded, Second Edition Money: Saving Money: The Top 100 Best Ways To Make Money & Save Money: 2 books in 1: Making Money & Saving Money (Personal Finance, Making Money, Save Money, Wealth Building, Money) Lower Your Taxes - BIG TIME! 2015 Edition: Wealth Building, Tax Reduction Secrets from an IRS Insider Lower Your Taxes - BIG TIME! 2017 Edition: Wealth Building, Tax Reduction Secrets from an IRS Insider Tiny Houses: Tiny House Plans, Woodworking on a Tiny House and Living Mortgage Free (Tiny Houses, Tiny House Living, Tiny House Plans, Small Homes, Woodworking Book 1) Tiny Houses: The Ultimate Beginner's Guide! : 20 Space Hacks for Living Big in Your Tiny House (Tiny Homes, Small Home, Tiny House Plans, Tiny House Living) The Agent: My 40-Year Career Making Deals and Changing the Game The Global Negotiator: Making, Managing and Mending Deals Around the World in the Twenty-First Century Business Negotiation: 20 Steps To Negotiate With Results, Making Deals, Negotiation Strategies, Get What You Want, When You Want It, Achieve Brilliant Results, Negotiation Genius, Leadership Real Estate: Investing Successfully for Beginners (w/ BONUS CONTENT): Making

Money and Building Wealth with your FIRST Real Estate property! The World of Little House (Little House Nonfiction) A Little House Birthday (Little House Picture Book) Little House on Rocky Ridge (Little House Sequel) Little House Coloring Book (Little House Merchandise)

[Dmca](#)