

FREE E-BOOK

HOW TO CREATE YOUR OWN PASSIVE INCOME.

UNDERSTAND AND GROW
YOUR OWN REAL ESTATE
PORTFOLIO.



Questions To Ask Before Investing In A Passive Income Property

How will I find my first investment property?



- ✓ Choose to work with a Realtor or set up your own marketing campaign.
- ✓ Alternatively, you can research investment groups that can help you find investment properties in profitable markets.
- ✓ KC-Investments have access to properties which can start you on the path to passive income property investments.



What's being built in the neighborhood?

- ✓ New developments can deeply impact property value
- ✓ Find out about both public and private infrastructure projects.
- ✓ Check your local government website for project updates
- ✓ Contact KC-Investments, we research and provide viable passive real estate properties in growth state localities.

How much is the property worth?

- ✓ Sales price does not always represent the actual property value.
- ✓ Pull data on comparable neighborhood properties.
- ✓ Use your research for validation during price negotiations.
- ✓ KC-Investments can do all the analysis for you and always offers properties which are above the market value.



Is this a good rental market?

- ✓ Identify the percentage of renters versus homeowners in the area.
- ✓ Drive around and make note of local schools, transportation and amenities.
- ✓ Research demographics, employment and crime rate statistics

KC-Investments provide the rental market value in our PROJECT PACKET for Investors for each Investment opportunity.

What is the price-to-rent ratio?



- ✓ Measures the affordability of renting versus buying in a given market.
- ✓ Markets with higher price-to-rent ratios are favorable to renters.
- ✓ Indicates the availability and quality of tenants.
- ✓ KC-Investments provide the price to rent ratio within our PROJECT PACKET for Investors for each investment opportunity.



PRO TIP:

Calculate the price-to-rent ratio by taking the average home price and dividing it by the average annual rental price in your market.



Is my priority appreciation or cash flow?

- ✓ Investment strategies can change based on financial priorities
 - Buying and selling multiple properties can help build equity through appreciation
 - Rental returns from buying and holding properties can produce cash flow
- ✓ KC-Investments will always analyze each opportunity and provide the BEST cash flow options for its investors.



PRO TIP:

When pulling neighborhood comps, select properties that are as close as possible to yours in terms of location, style, age, size, number of rooms and bathrooms, and amenities.

Did I perform proper due diligence?

- ✓ Perform a thorough financial analysis.
- ✓ Consider paying for a property appraisal and title search.
- ✓ Schedule a professional property inspection.



- ✓ KC-Investments will always provide a thorough financial analysis, property appraisal and property inspection for investment opportunities. Rest assured that the proper title search will be conducted before an investment opportunity is presented.



What does my ideal tenant look like?

✓	Decide on your ideal tenant type, such as families or university students.	✓	Make sure the local market and amenities will attract your ideal tenant.
✓	Identify which property type will best suit an ideal tenant's wish list.	✓	KC-Investments scans the local real estate investment opportunities and evaluates tenant type and will ensure the property is in a growth opportunity area.

How much work am I willing to put into maintaining my investment property?



✓	Evaluate the amount of time, money and energy you are willing to put into your investment property.
✓	Research the advantages of hiring a property manager vs. being a landlord.
✓	KC-Investments take on the burden for you. We provide estimates of the monies needed for any construction or upkeep, we also hire the best property management firms to ensure our properties are always taken care of and you the investor see return for your investment.