



WOULD YOUR INVESTMENT STILL WORK IF COSTS WENT UP?

Plan for the unexpected.
Analyze before you buy.

Build Your Legacy
Real Estate Investing Training Course

HoustonConsultingGroup.com/HCG-Real-Estate-School

A GOOD INVESTMENT PLAN LEAVES ROOM FOR THE UNEXPECTED

The rent looks promising and the asking price fits your budget. But what if the property sits vacant longer than expected, or a major repair comes sooner than planned? Successful investing takes understanding the numbers, testing assumptions, and preparing for ownership.

LOOK BEYOND THE BEST-CASE SCENARIO

Before purchasing an investment property, ask yourself:

- What if it takes longer to find a tenant?
- What if repairs exceed my original estimate?
- Have I accounted for taxes, insurance, maintenance, and management?
- How much cash should I keep available for unexpected expenses?
- Would this investment still fit my goals if income fell or costs increased?

These questions can help you identify weaknesses in a deal before you commit your money.

PRACTICE ANALYZING A DEAL BEFORE YOU BUY

HCG Real Estate School's Build Your Legacy Real Estate Investing Training Course helps you calculate the numbers that count and critically analyze potential investments. An editable deal analysis spreadsheet and expert training help you examine opportunities using your own goals and assumptions, including how changes in income, expenses, and financing affect potential profitability.

Explore strategy, financing, your investing team, and the steps before, during, and after a purchase.

BUILD CONFIDENCE THROUGH PREPARATION

Whether you're considering your first investment or your next opportunity, bring your questions and come ready to practice. Approach a potential investment with a clearer plan, stronger analysis, and greater confidence.

READY TO BUILD YOUR LEGACY?

Explore our real estate investing training and upcoming course options.

VIEW COURSE DETAILS AND REGISTER

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Invest in your knowledge. Invest in your future with confidence.