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Image: rawpixel.com from PexelsIndex funds are the gold standard of retirement investing, due to their (usually) low cost, built-in diversification and tax efficiency. But not every index fund is created equal. One of the main considerations, as you can imagine, is cost. Personal finance experts offer index funds as part of an inexpensive portfolio, but not every fund is inexpensive. In 2016, Consumer Reports reported that funds tracking the SP 500 index had a spending ratio of less than 0.1 percent to 10 times higher. As Adam Grossman writes for Humble Dollar, the popularity of index funds and the desire of fund managers to keep up with demand means you have to remain vigilant when raising funds. Today, there are thousands of different index funds, many of which have similar names, even within the same family fund. Consider iShares MSCI Emerging Markets ETF and iShares Core MSCI Emerging Markets ETF. It would be easy to confuse the two. A closer look, however, shows several differences, including nearly five times the difference in annual expenditures. I noticed the same thing with a similar name to the means even from the likes of Fidelity and Vanguard. Another thing to look closely, advises Consumer Reports, is the minimum investment requirements. An index fund may require a \$500 minimum or as much as \$25 million to invest, CR reports. An index fund with large lows tends to target institutional investors. To find out what is in your fund (and how much it costs), you can use the Financial Industry Regulatory Authority tool, or read this article for more tips. Blog One effective tip to find more deals every month ... Glenn Worm (en) March 31, 2013 The general question we get, How do you find so many homes to buy? First, we do a lot of marketing, (thanks Sharon Vornholt for her posts on BiggerPockets!) but there's a huge difference... 3 ways to start investing in real estate with only \$8,000 Brandon Turner (en) October 14, 2020 So you have \$8,000 to invest in real estate, you have a good loan. How should you use these eight thousand to invest? Well, first, let's do some basic math. If you have to put down, let's call it 2... How to Rent Your Home: The ultimate step-by-step guide to Brandon Turner on August 26, 2020 Most likely you've heard terrible stories from casual landlords about costly evictions, ruined rents, and tenants from hell. You may know a dozen reasons why you shouldn't rent out your... Upcoming Webinar How to Buy Your First, Second or Third Rental Property! Host: Brandon Turner Attending a Webinar Can't Do This Time? Sign up anyway and we You record! 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Two of the main things that investors are looking for information about Arepockets are finding deals and financing deals. For this reason, we are very excited to announce BiggerPockets' newest book Of Search and Financing great deals: A Practical Guide to Acquiring Real Estate in Any Market by Anson Young. Anson is a full-time real estate investor here in Denver with 11 years of flipping, whole and agent experience. His book covers the details of search and financing deals from front to back, giving new and experienced investors the tools they need to succeed in their individual markets. The book begins by covering an important first step: how to choose your target market and what tools and resources are needed to figure out where to start. Once you know where, you can focus on who to aim for. Finding and financing great deals will help you by breaking down all the different types of sellers and why they would like to sell. From there, this book goes into

detail on how to market, network, or otherwise get in front of these sellers. Including direct marketing, internet marketing, knocking on the door, and more, you'll learn the most effective ways to track down sellers today. Related: 7 Absolute Must-Read Real Estate Books for Beginner Investors, Even If You Find Potential Properties investments, you may not know what these deals are worth without careful analysis. That's why Chapter 5 is all about ways to analyze repairs, repairs, value, and the deal itself so you know how to deal with the seller. All this hard work will be for nothing if you are not in a successful conversation with the seller. Anson covers exactly how to negotiate with every type of seller you come across in your real estate career. Then, once you have a agreed price, you need to know how to block the deal and get it to close the table to get the money. And once you complete this whole process, if you really want to build a sustainable real estate business, you'll need to learn how to find deals consistently that are all covered in the second part of this book. Anson uses his experience in finding and financing transactions in the real world to get this information in front of you and includes an example of real deals at the end of each chapter. If you have a few deals under your belt or you are looking to start your investment journey, finding and financing great deals will give you action tips to take your next step. Learning to find big deals is one of the hardest aspects of becoming a successful real estate investor. In finding and financing great deals, experienced real estate agent and investor Anson Young will guide you through his tried and true methods to find deals in any market. Inside, he lays out his own methods as well as other methods to help new and experienced investors alike improve their real estate business. This is not a magic pill that will turn you into a successful investor overnight; Instead, it's a practical guide to several approaches to using the journey at every stage of your real estate transaction. Hard work is required (but is not included in the purchase of this book). Search and finance great deals now available here! Have a question about the book? Will you add this to your reading list? Comment below! Create an account today to get BiggerPocket's best blog articles delivered to your inbox Sign up for free When learning how to invest in real estate successfully, most people struggle to find four things: mentors, contractors, deals and financing. That's why today we're excited to bring back Matt and Liz Faircloth on the BiggerPockets Podcast to talk about how they find each one! Matt and Liz (who were on episode 88) join us today as we dive deep into solving the many challenges that new investors are struggling with. Finally, Matt and Liz delve into the recent purchase of their 49-apartment apartment building, offering some unique tips to help you find and finance your next big deal! Create an account today to get BiggerPocket the best blog articles delivered to your inbox Sign up for free Click here to listen on iTunes. Podcast Here Watch Podcast Here help us! Help us reach new listeners on iTunes by leaving us a rating and review! It only takes 30 seconds, and instructions can be found here. Thank you! We Are We appreciate it! This is a show sponsor We just wanted to give a shout out to our podcast sponsor on today's show: RealtyShares. RealtyShares is a crowdfunding platform that allows you to invest in professionally managed real estate without leaving the living room! Find out more by visiting RealtyShares.com/biggerpockets! Fire Round Sponsor Thank you very much as well as our sponsor Fire Round FreshBooks. FreshBooks customers spend less time on paperwork, freeing up 2 days a month to focus on the work they love. What would you do with this extra time? Find out more by visiting FreshBooks. In this episode we cover: Summary of who Matt and Liz why they buy a combination of flips and rentals What their why to invest in real estate, How many deals they are looking at discussing paying someone on the clock against on-the-job doing and not doing find partners through BP How to scale back How to find good, quality contractors Tips to work with bad contractors As they hit rental units Details of their 49-apartment apartment complex How they were able to fund a \$3.4 million deal recall for real estate managers Why they hand out flat-screen TVs each year to their tenants and more! Links from the show books mentioned in this show Tweetable Topics: You should have a really solid 'why.' (Tweet It!) Sometimes you need to take a step back and ask yourself: What am I really good about? (Tweet It!) If you have a good horse, keep working with him. (Tweet It!) What you think is who you are. (Tweet It!) Contact Matt and Liz Show Preview Podcast: Play in the New Window DownloadSubscribe: Apple Android RSS RSS Podcasts finding and funding great deals pdf free

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