



Rental Houses for the Successful Small Investor

By Suzanne P. Thomas

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A guidebook for the small investor who wants to invest in single family rental houses. Chapters guide the reader through setting meaningful and realistic goals, locating money for down payments, selecting good properties to buy, getting a loan without doing "creative financing" gyrations, managing tenants with a minimum of time, writing leases and getting good landlord insurance, and eventually doing a tax deferred exchange. Written clearly with the beginner in mind, but including the information an experienced investor needs to learn.

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Editorial Review

About the Author

Suzanne Thomas was both intrigued and dismayed by the real estate investing books she read as a young adult. Owning real estate seemed like a good idea, but did she want to manage apartment houses with dozens of tenants? How many desperate "don't wanter" sellers were out there? They seemed to be a lot harder to find than the real estate gurus said they were.

Ms. Thomas eventually figured out that all she needed to become financially independent were five paid-off single family houses. As she acquired her handful of houses she began to teach her methods to adult education classes. Her handouts multiplied until she realized it was time to write the book she couldn't find for her students.

Currently Ms. Thomas owns rental real estate worth one million dollars. She has appeared across the country on radio and cable TV shows. She continues to lecture through adult education programs, bookstore appearances, and Realtor conventions.

Users Review

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Arthur Elsberry:

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