

# The **Top 20 Real Estate Books**

## Every Investor Should Read

*A FREE GUIDE FROM*



*BY BRANDON TURNER*

*AUTHOR OF "THE BOOK ON RENTAL PROPERTY INVESTING"*



## INTRODUCTION

# The Best Real Estate Books Ever

There are literally thousands of real estate books on the market to-day and trying to separate the best real estate books from those that can easily be passed on can be tough.

To help, BiggerPockets has compiled a list of the top books in the real estate genre, based on popularity from our members throughout the BiggerPockets Forums, Blog, the BiggerPockets Facebook page, and other interactions on the site.

Many of these books have changed lives (and many have changed mine) – and we hope they will do the same for you.

If you are new to BiggerPockets – this site is the web's largest real estate investing community – with over 400,000 members, 1,300,000 forum posts, thousands of blogs, and a social network to help investors learn and grow together.

Be sure to sign up for a free account at  
[BiggerPockets.com/SignUp](https://www.biggerpockets.com/sign-up)

*As a disclaimer, each link below will take you Amazon and if you purchase one of the books, BiggerPockets will receive a small commission (seriously... it's pennies... but we'll take it!) If you choose to purchase through one of our links (at no extra charge to you) we want to thank you for supporting BiggerPockets!*

# How to Invest In Real Estate

By Josh Dorkin and Brandon Turner

Everyone knows real estate investing can be a powerful way to build wealth and achieve true financial freedom. But because each person's journey is different, the best way to get started is usually shrouded in opinions, high-pressure sales, and mystery.

That's why two of the biggest names in the real estate world teamed up to bring you the most comprehensive manual ever written on getting started in the lucrative business of real estate investing. In *How to Invest in Real Estate: The Ultimate Beginner's Guide to Getting Started*, Josh Dorkin and Brandon Turner, longtime hosts of the world's No. 1 real estate podcast—the BiggerPockets Podcast—give you a



deep-yet-wide look at the many different niches and strategies that exist so you can find what works best for you, your resources, and your goals.

Unlike most traditional real estate books, this one won't tell you there is "one secret path" to real estate success. Instead, it dives into dozens of unique and life-changing quests and is packed with more than 40 real-life stories of how real estate investors are finding success in today's economy. This book will help you carve your own path and give you all the tools needed to begin your journey.

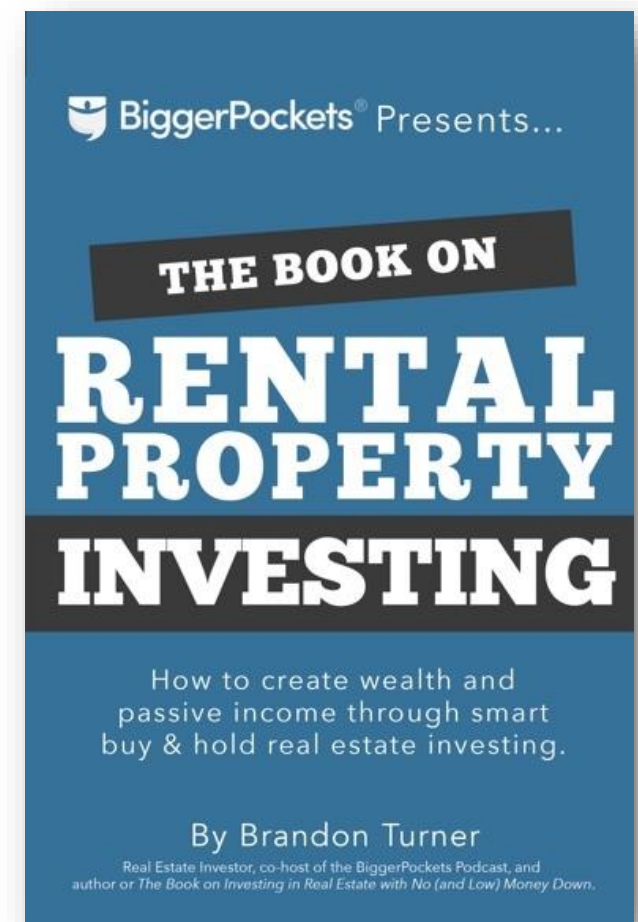
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# The Book on Rental Property Investing

By Brandon Turner

When writing The Book on Rental Property Investing, I had one goal in mind: to give you every strategy, tool, tip, and technique needed to become a millionaire rental property investor — while helping you avoid the junk that pulls down so many wannabes!

Written for both new and experienced investors, this book will impart years of experience through the informative and entertaining lessons contained within. You'll find practical, up-to-date, exciting strategies that investors across the world are using to build wealth and significant cash flow through rental properties.



## ALSO INCLUDED:

The Book on Rental Property Investing comes with almost ten hours of video bonus content, as well as numerous

Be sure to sign up for a free account at  
[BiggerPockets.com/SignUp](https://BiggerPockets.com/SignUp)

## RECOMMENDED FOR:

Everyone who wants to buy rental properties

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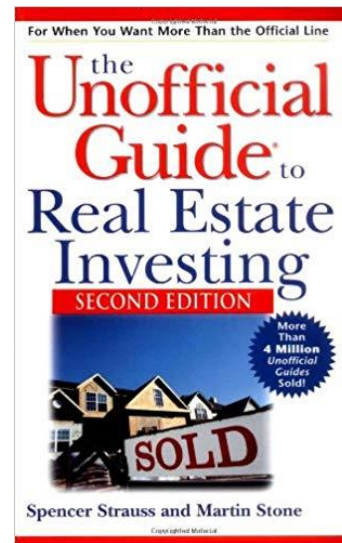
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(WITH BONUS VIDEOS)

# The Unofficial Guide to Real Estate Investing

By **Spencer Strauss and Martin Stone**

A common theme across BiggerPockets is the belief in having a strong written plan for how you are going to use real estate investing to get you from where you are today to where you want to be.



Nothing made this clearer to me than when I read The Unofficial Guide to Real Estate Investing when I first got started.

By far one of my favorite books ever written on real estate, this book is full of great advice for beginners and helps explain the “big picture” of investing and how millionaires are made in this industry.

## **RECOMMENDED FOR:**

Beginner, Intermediate, and Advanced Investors

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# Investing in Duplexes, Triplexes, and Quads

By **Larry B. Loftis**

This book was one of the first I ever read on the subject of real estate investing and is largely responsible for my love of small multifamily properties.

Loftis explains the process of buying small multifamilies on a part-time basis in order to build wealth quickly.

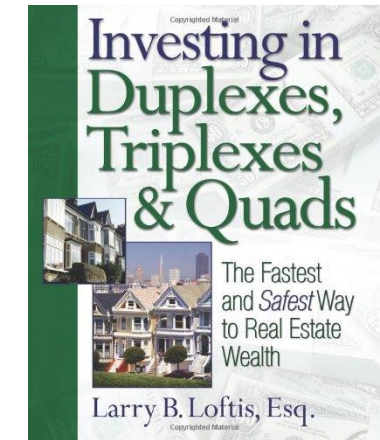
While some of the details may have changed slightly over the years (as lending requirements have changed dramatically) the principles still apply today.

This book definitely deserves a spot on your shelf – and is especially great for up-and-coming real estate investors, who may not have a lot of time or money to spend on their first investments.

## **RECOMMENDED FOR:**

Beginner and Intermediate Investors

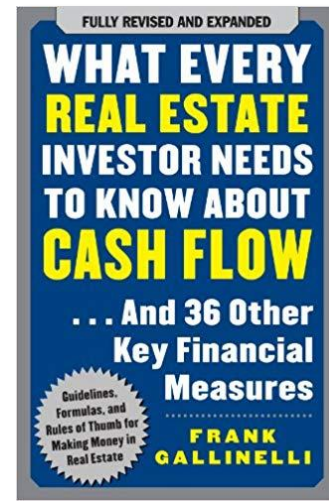
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# What Every Real Estate Investor Needs to Know About Cash Flow

By Frank Gallinelli

Before Frank Gallinelli was a guest on the fourth episode of the BiggerPockets Podcast, he wrote a little book called, “What Every Real Estate Investor Needs to Know About Cash Flow... And



36 Other Key Financial Measures” which instantly became one of the most beloved real estate investing books of our generation.

This book covers, as the title suggests, some of the most important financial considerations that an investor must understand if they are to succeed in real estate.

## RECOMMENDED FOR:

Beginner, Intermediate, and Advanced Investors

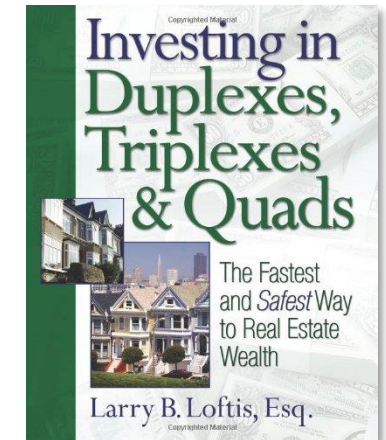
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# The ABCs of Real Estate Investing

By Ken McElroy

Simply put – this book changed my career.

Until I read this book, I had focused only on single family and small multifamily properties, but immediately after reading I set out to buy an apartment complex and within a year, I bought my first and it was the best decision I’d ever made (besides marrying my college love, of course!)



In this book, Ken talks about the basics of real estate while offering numerous real-world examples of how investing can – and does – work to build serious wealth.

This book focuses more heavily on big projects, like apartment complexes, though the information could be helpful for an investor at any stage in their investing. The ABCs of Real Estate Investing is another of my all-time favorite books on real estate investing and I definitely recommend everyone check it out.

Also, don’t miss the sequel: Rich Dad’s Advisors: The Advanced Guide to Real Estate Investing: How to Identify the Hottest Markets and Secure the Best Deals by Ken McElroy

## RECOMMENDED FOR:

Beginner, Intermediate, and Advanced Investors

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# The Book on Investing in Real Estate with No (and Low) Money Down

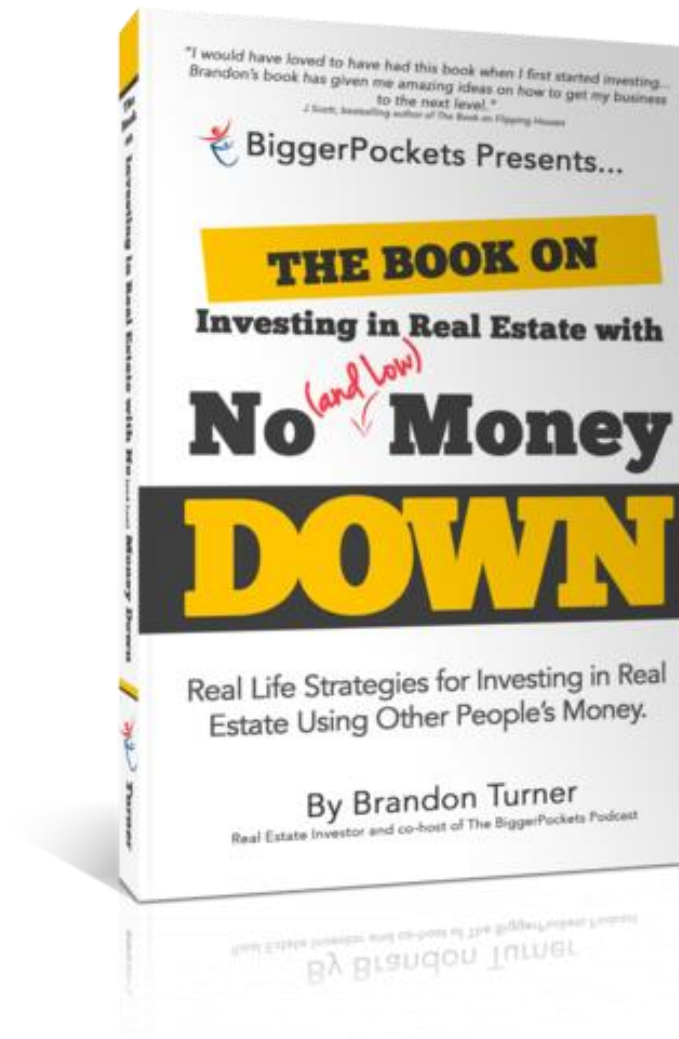
By Brandon Turner

Looking to get started without a lot of money? Or looking to take your business to a whole new level? Then don't miss "The Book on Investing in Real Estate with No (and Low) Money Down" written by... me!

Unlike nearly every "No money" book ever written, this book does not teach just one strategy for creative finance, but instead you'll learn numerous strategies for using your creativity to invest – rather than cash.

## YOU'LL LEARN:

- How an owner-occupied investment property can get you investing for as little as \$0 down
- How to find and utilize partners to grow a thriving investment business
- How and when to use hard money, private money, or bank money to fund your deals
- How to get started finding great deals and wholesaling for quick (but not always easy) cash
- And TONS more.



**Honestly, we believe this book has the power not only to change your life, but to change the real estate industry as a whole.**

Investing with no money is NOT easy, it's not stress-free, and it's not quick. However, as this book will teach you, it's not a myth either.

## RECOMMENDED FOR:

Beginner, Intermediate, and Advanced Investors

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(WITH DIGITAL BONUS CONTENT)

# How I Turned \$1,000 into Five Million In Real Estate in My Spare Time

By William Nickerson

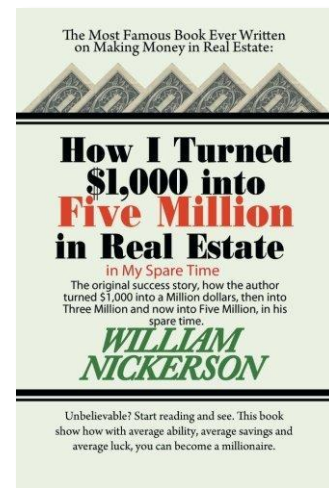
One of the most talked-about (and hard to find) books in the real estate investing niche, William Nickerson's book on building wealth is a great example of how any investor can go from zero to millions following a basic "hybrid" investing model of buying low, renting, and "trading up" to larger properties.

Although I didn't read this book until later in my career, much of my investing theory (such as my article on "How to Make a Million Dollars in Real Estate" or "What is Hybrid Real Estate Investing?") are lined up almost perfectly with Nickerson's ideas. Being an older book, some of the specific methods he uses have changed (he does a lot of "trading" of property, which is not common anymore) but the math never changes. If you can get a copy of this book – definitely read through.

## RECOMMENDED FOR:

Beginner, Intermediate, and Advanced Investors

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# Building Wealth One House at a Time

By Ken McElroy

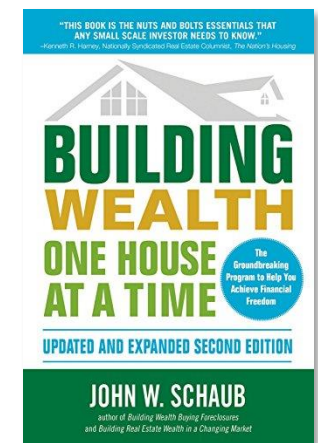
One of the newest books on my shelf, this book by John Schaub is a great book for beginner's who are looking for a good broad overview of the buy-and-hold strategy of investing and the power it can have in creating wealth.

Schaub gives great advice on finding the best deals when buying real estate, tips for managing properly, and strategies for paying the homes off quickly and getting out of debt soon.

## RECOMMENDED FOR:

Beginner Investors

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# The Millionaire Real Estate Investor

By Gary Keller and Jay Papasan

One of the most highly recommended books in the investing genre, this book from famed real estate agent Gary Keller has guided millions of investors into the real estate investing game.

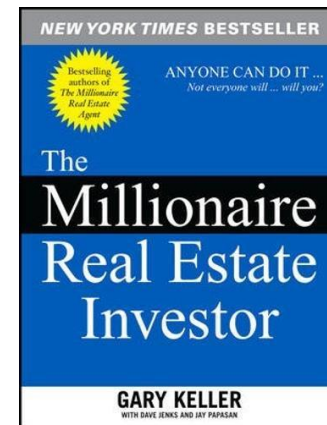
This book, however, offers maybe a little less “actionable advice” and focuses more heavily on the theory and motivation behind great real estate investments, but in a very easy-to-read manner.

This book is ideal for anyone looking to develop a framework and build a foundation for their investing business. You’ll learn how others built wealth through real estate, as well as learn how to best hold onto your wealth long term.

## RECOMMENDED FOR:

Beginner and Intermediate Investors

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# Making Big Money Investing in Real Estate: Without Tenants, Banks, or Rehab Projects

By David Finkel

The obvious catchy title of this book doesn’t fail to deliver, making this book another one of my top choices – especially for those looking to get started without any money.

The primary strategy discussed is the “lease option sandwich,” which allows investors to gain “control” of great properties in good locations and sublet them to great tenant buyers – essentially becoming a paid “middle man.”

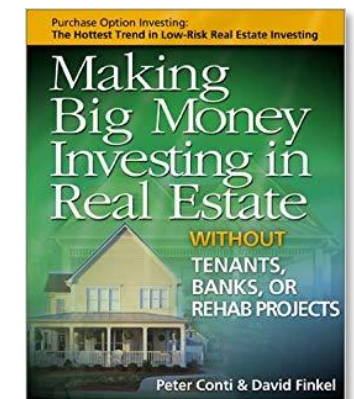
Finkel does a great job of explaining the process in detail, offering the ex-act scripts you need to find deals. If you are looking into lease option investing, this is my go-to book on the subject.

Additionally- there are some awesome tips on negotiation that I still use today which makes this book great even if you aren’t planning on being a lease option investor.

## RECOMMENDED FOR:

Beginner, Intermediate, and Advanced Investors

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# The Book on Flipping Houses & The Book on Estimating Rehab Costs

By J Scott

Sometimes don't you just want a step-by-step "textbook" on how to do something?

The newest books on this list are exactly that. These books were written by Fix and Flipper J Scott (123Flip.com) and were published by BiggerPockets Publishing just several weeks ago and have been a HUGE success already. The best way I can describe these books? They are the books I wish I had read when I got started. I know I would have avoided SO many mistakes as a beginner house flipper and made a lot more money had I read these books.

In addition to the great books, J also includes some pretty awesome features with it as well.

I don't need to go on and on about them here – cause there is a whole page dedicated to it here on BiggerPockets. However, just trust me: these books will teach you everything you ever need to know to successfully flip a property.

*(P.S. You can also get it on Amazon, though it's the same price to get it from BiggerPockets and you can get the eBooks as well!: The Book on Flipping Houses and The Book on Estimating Rehab Costs)*



## RECOMMENDED FOR:

Beginner, Intermediate, and Advanced Investors

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# Landlording on Auto-Pilot

By Mike Butler

No author has had a greater impact on my landlording skills than Mike Butler and his book, Landlording on Auto-Pilot.

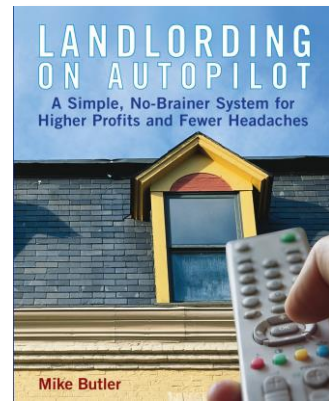
At the risk of sounding over-dramatic, the lessons I learned after reading it are the reason I spend as much time at home as I do – because Butler is all about creating systems to make the landlording process more automated ... and they work.

There are so many tips in this book that I re-read it every year, just to be sure I'm not missing anything! Whether you are brand new to land-lording or you have been renting homes out for decades – buy this book and read it... twice.

## RECOMMENDED FOR:

Beginner, Intermediate, and Advanced Investors

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# How to Manage Residential Property for Maximum Cash Flow and Resale Value

By John T. Reed

Perhaps the most “entertaining” read on this list, How to Manage Residential Property for Maximum Cash Flow and Resale Value is like a text-book for investors or property managers who own multifamily property.

While some people might be put-off by Reed's blunt and opinionated way of writing (I think the word “idiot” is used more than any other word in this book!) I found it an invaluable resource when I bought my apartment complex. There is no fluff in this book at all, no motivation, and no wasted space. From the first page to the last, Reed delivers actionable tip after actionable tip for managing apartment communities. The only bad thing about this book is the fact that, unless you can find it used on Amazon, you have to buy di-rectly from John's website. However, it's definitely worth the price.

## RECOMMENDED FOR:

Intermediate, and Advanced Investors

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 BiggerPockets® Presents...

**THE BOOK ON**

**MANAGING**

**RENTAL  
PROPERTIES**

A Proven System for Finding,  
Screening, & Managing Tenants with  
Fewer Headaches and Maximum Profit!

By Brandon and Heather Turner

# The Book on Managing Rental Properties

By [Brandon and Heather Turner](#)

No matter how great you are at finding good rental property deals, you could lose everything if you don't manage your properties correctly! But being a landlord doesn't have to mean middle-of-the-night phone calls, costly evictions, or daily frustrations with ungrateful tenants. Being a land-lord can actually be fun IF you do it right. That's why we (my wife and I) put together this comprehensive book that will change the way you think of being a landlord forever.

Written with both new and experienced landlords in mind, The Book on Managing Rental Properties takes you on an insider tour of our manage-ment business, so you can discover exactly how we've been able to maxi-mize our profit, minimize our stress, and have a blast doing it!

The Book on Managing Rental Properties, when purchased on Bigger-Pockets, comes with almost ten hours of video content and over 30 land-lord sample forms for your business.

## RECOMMENDED FOR:

Anyone who owns rental properties, period.

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*(WITH BONUS VIDEOS + FORMS)*

# The Book on Tax Strategies for the Savvy Real Estate Investor

By Frank Gallinelli

Dreading doing your taxes?

Unsure of how to maximize deductions for your real estate business?

The Book on Tax Strategies for the Savvy Real Estate Investor will give you practical information you can use to not just do your taxes, but also prepare a strategy to use throughout the year and make tax season that much easier.

## RECOMMENDED FOR:

Beginner, Intermediate, and Advanced Investors

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# Set for Life

By Scott Trench

Scott is a great friend of mine and one of the smartest people I know.

He wrote this FANTASTIC book that anyone under the age of 40 needs to read.

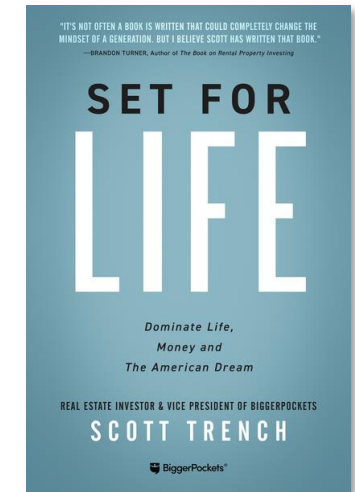
Like... right now.

Seriously – it's life changing. It's all about how to set up your life so you can achieve financial freedom sooner than you'd ever imagine. Part real estate, part personal finance, part motivation, and 100% awesome. Read it.

## RECOMMENDED FOR:

Beginner and Intermediate Investors, especially those at a young age.

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# Rich Dad Poor Dad

By Robert Kiyosaki

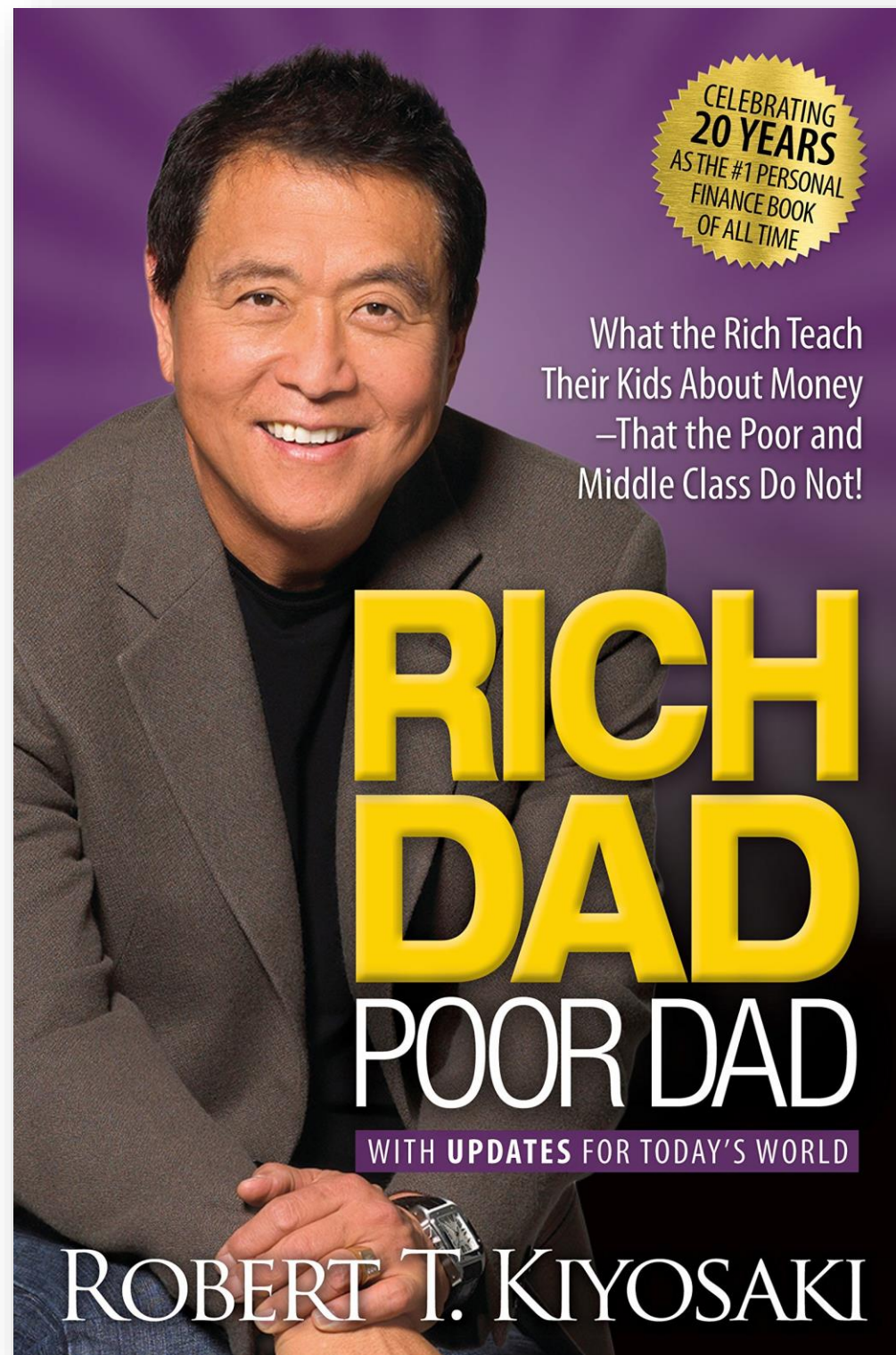
It hardly seems I need to talk about this book, as it is probably the most famous of this entire list.

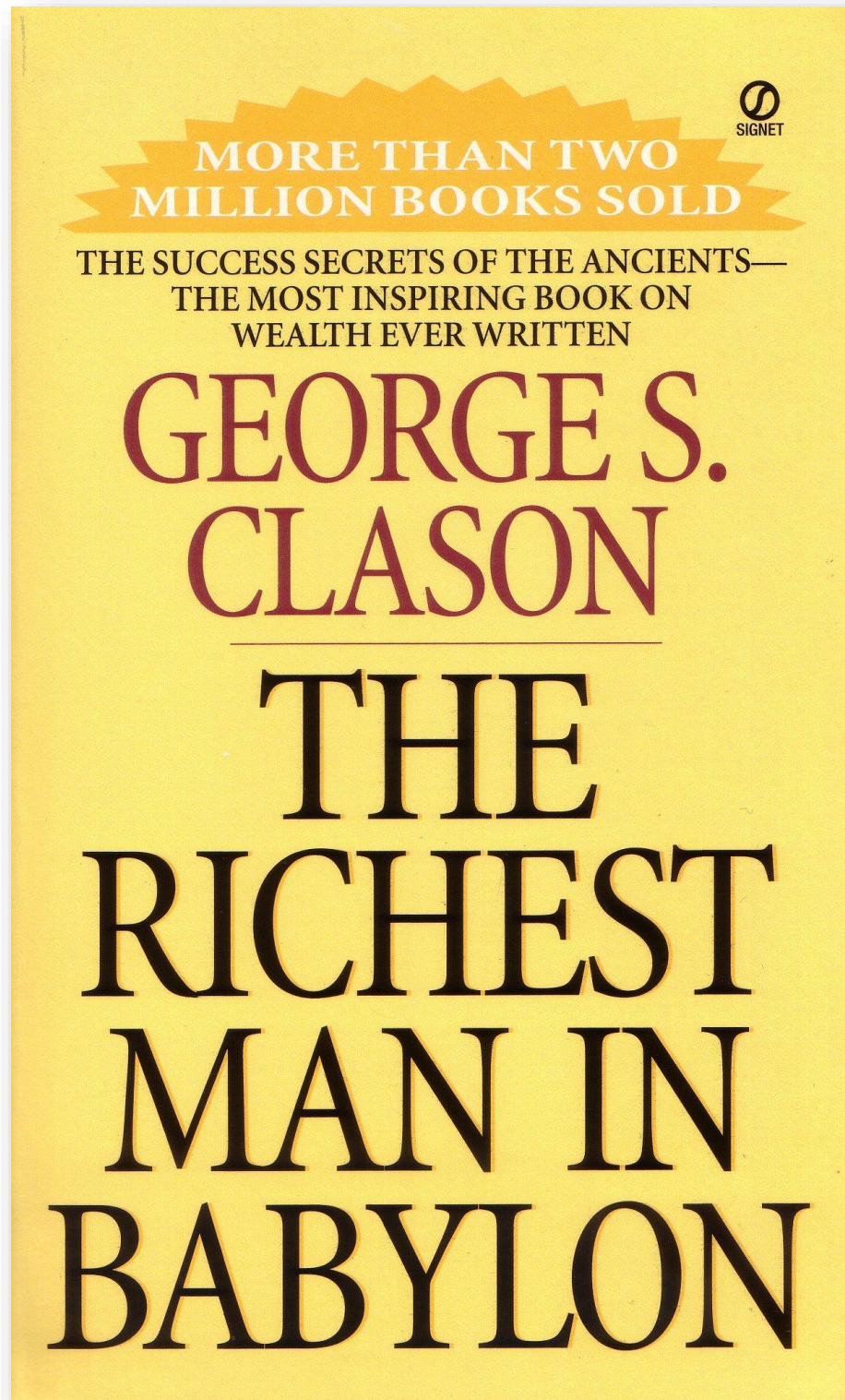
Though people may criticize the marketing techniques and business platform of the “Rich Dad” company (rightfully so!) the fact is – nearly every investor I know has read Rich Dad Poor Dad and has been changed because of it.

When I first read it, it put into words the rambling thoughts that had been banging around in my head for years. It wasn’t so much that the information was revolutionary or new – but the way Kiyosaki presented it flipped a switch in my brain and brought it all together for me.

Whenever I find a copy of this book at a thrift store or garage sale – I always buy it, knowing I’ll give it to someone soon. Honestly, if you haven’t read Rich Dad Poor Dad yet ... why are you still reading this blog post? Go over to Amazon right now and get a copy!

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# The Richest Man in Babylon

By [George S. Clason](#)

Hands down, this book has the most unique writing style of the books on this list (it's reminiscent of reading a King James Bible) – but the fundamental truths taught about money and wealth are incredible.

The book is essentially a collection of stories (parables) about life in Ancient Babylon – the richest city of its day – combined with lessons about saving, investing, and building businesses.

The thing I loved most was the unique way the stories were presented, keeping my attention while learning some great fundamentals about wealth. I'd recommend giving a copy of this book to high school kids – I wish someone had given it to me back then!

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