

Mogul mastermind #1

September 30th 2015

Introduction & Market update:

We will introduce the meeting and provide a market update from the summer and some useful insights into what should be happening into the winter season in Edmonton.

Deal Analysis:

We will be taking a sample property from the available inventory and going through the process of analyzing it step by step. This will include: looking at photos of interior and exterior, pulling title, looking at sale history, looking at comparables, and looking at the location. Finally, we will crunch the numbers by putting a spreadsheet up on the screen, manipulating percentages, changing variables and discussing how and when we should increase or decrease expenses. We will look at how to calculate 5 year return on investment and how changing assumptions like market appreciation and rental inflation affect the returns.

Joint Venture Structuring:

We will present an example of two partners and a deal and then move into breakout groups to discuss how to structure a deal between these two parties. What would make sense and what would need to be taken into consideration? A larger group discussion will follow.

Networking:

Meeting others interested in real estate investment is an important part of building your business. Snacks and refreshments will be served.

Feature Presentation: Land Lord Scenarios:

Each month we will have a different feature presentation aimed at learning more about a specific part of real estate investing. This month, we will have two experienced property managers role play different land lording scenarios and provide practical tips on how to handle tenants along the way.