

“Our Teamwork Makes The Dream Work”

US Real Estate Equity Builder LLC believes in providing useful knowledge to our clients as well as great investment opportunities. Here, we introduce an excerpt of Chapter 1 from Sean Tarpenning’s book on Real Estate Investing.

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[Turnkey Basics: Real World Knowledge For the Beginning Real Estate Investor](#)

Turnkey Investing

So what is it? Turnkey investing can be defined as the purchase of a property that is ready for immediate occupation by tenants. Acquisitions of these properties are often made through a company that specializes in turnkey real estate. The process works like this: the company purchases a property in need of work. They handle all of the renovation and repairs, getting the home ready for its future tenants. Meanwhile, the property is marketed and potential renters are screened by a property management group, which usually operates as an in-house department within the turnkey company. Once the rehab is complete and tenants lined up, the property is ready to be purchased by an investor.

This is a very attractive strategy for a lot of investors. Why? There are several reasons, actually:

1. The property can immediately start generating profit.
2. Turnkey groups know their markets inside out, so they can lend their expertise throughout the process.
3. There’s less risk involved, as the rehab is done, the property is in great shape, and it’s already performing in terms of cash flow. Hello, immediate income.
4. Real estate teams, including contractors, lenders, attorneys, and property management personnel are in place.
5. Investors can take a much more passive role than with other strategies.



“It’s all about time value and cash!”
- Sean Tarpenning
(Owner/ Author)