

**LPB Services LLC
Real Estate Course Syllabus**

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Professor of Finance at San Diego State University**

1 INVESTMENT PROPERTY ANALYSIS, CASH FLOWS & RETURNS

How to Find Pricing of, Comparable Sales of and Available Properties
Where Good Deal are Located and Where to Avoid
Tools to Do Your Own Analysis - Rely on Yourself

Foreclosures, Short Sales, Bank Owned REO - Facts vs. Fiction

How to Find Comparable Market Rents to Analyze Potential Investments

Proforma Financials - Scheduling all your Cash Flows and
Investment Returns - Cash on Cash Returns & Rules of Thumb
See Examples at WWW.LPBservicesLLC.com

2 TAX BENEFITS/SAVINGS, WRITE-OFFS - BOOSTING YOUR INVESTMENT RETURNS

How Tax Write-offs Can Increase Your Investment Returns
IRS Schedule 1040, Schedule A, Schedule E, Marginal Tax Brackets
Depreciation, Interest Write-Offs, Other Expense Write-Offs
Adjusting Tax Withholdings To Avoid Giving the IRS an Interest Free Loan
\$7,500 First Time Buyer Tax Credit - IRS Giving You an Interest Free Loan
IRS 1031 Exchanges, Homeowner Exclusions

3 MORTGAGE FINANCING AND TERMS

Mortgage Financing - Shopping to Get a fair deal
FICO/Credit Scores, Freezing Credit Reports, How to Up your Scores
Good Faith Closing Estimate - Dissecting It to Keep the Lender in Line
The Loan - Pay Points to Save Money - Prepayment Penalty?
Loan Amortization Explanation/Calculations
Loan Modifications - The Basic Information

4 SELECTING A REAL ESTATE BROKER/AGENT, DUE DILIGENCE

Tips on Selecting a Real Estate Agent
Escrow, Contract Essentials, Home Inspection & Other Due Diligence
HOA - Analyze Their Finances? You Better Do It

5 BASIC INSURANCE ISSUES AND PROTECTION OF ASSETS

Insurance Issues & LLCs
How to Use Insurance and Entities to Protect Your Assets
And - How to Protect Yourself from the Insurance Company

6 OTHER REAL ESTATE INVESTMENTS

Fixer Uppers - and the Caveats
If You Are Not Willing to Move Into It As Is...Caution Here

Financial Analysis Guidance for:
Vacation Rentals - And the Caveats
Small Apartment Building Financial Analysis Proforma
Rent vs. Own - Now You Can Do Your Own Analysis

For More Information or to Register

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THANK YOU FOR YOUR BUSINESS