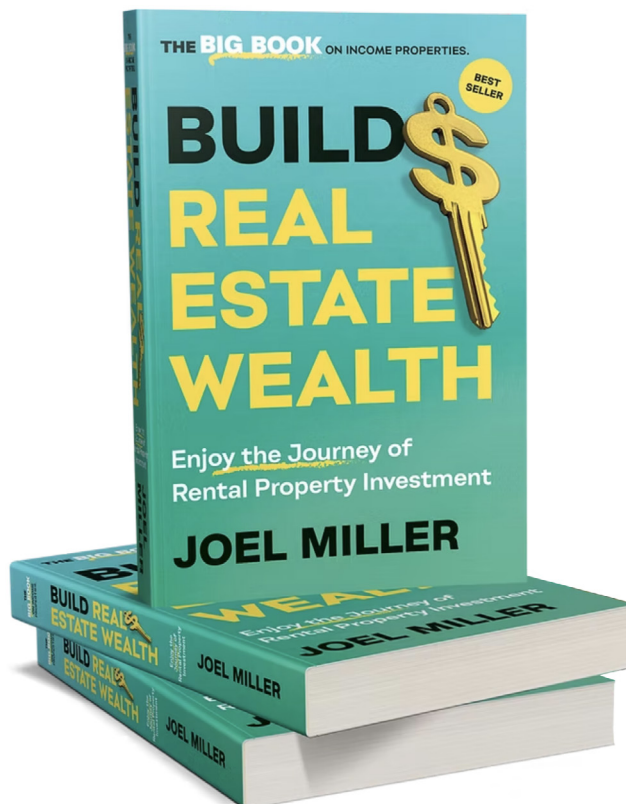




*Click on book to go to Amazon*



JOEL  
MILLER

EXPERT LANDLORD, HOUSE FLIPPER,  
HARD MONEY LENDER & BEST-SELLING AUTHOR

**JOEL MILLER** has been investing in rental properties since 1978 and flipping houses since 1991. He has served in numerous leadership roles in his professional and personal circles, and he teaches real estate investing at both the beginner and advanced levels. He is also a hard money lender to other investors as well as a trusted mentor, author, podcast guest, and benefactor to his community. Before all this, Joel started out obtaining a BA in accounting.

## TOPICS to discuss

- Getting into the right mindset and getting educated for investing in rental property
- Acquiring properties and preparing them for tenants (including choosing your type of legal entity)
- Acquiring tenants / tenant selection
- Tenant and property management
- House flipping
- Income tax implications of rentals / tax forms
- The difference between riches and wealth
- Preparation of financial statements to look good to lenders
- Best practices for insurance / estate planning / saving money

## QUESTIONS to ask

- Who is your book written for, and why did you decide to write it?
- What is so unique about the flow and layout of your book?
- What two critical events happened in junior high that set you on your career path?
- What was the career that people are surprised to find that you had while investing in real estate?
- What is your “nutshell description” of the rental real estate business?
- What are some of your ideas about the mindset someone must have before investing?
- What are the tax advantages of investing in rental property?
- What are the five distinct strategies to use with savings accounts?

