

STUDENT RENTAL STRATEGY

René Masse



www.getbetterreturns.ca

Kingston, ON

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

Student Rental Strategy

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

Disclaimer

I'm not a lawyer

I'm not a tax specialist

I'm not a mortgage broker

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR



I am a:

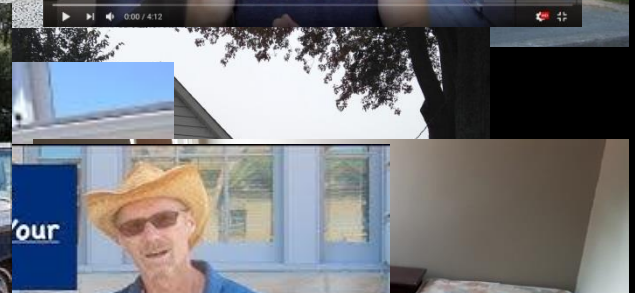
- **Realtor**
- **Business Owner**
- **Coach**

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

I'm an real estate entrepreneur.

1. Solves problems.
 2. Seizes opportunities.
 3. Persevere through obstacles.
-

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR



HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

French Teacher



HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

French Teacher



HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

THAT'S IT.
I QUIT!

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR



HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR



HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

The Agenda

1. The mindset
 2. Student Rental Strategy
 3. 10 tips prior to taking the leap.
-

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

The Mindset



HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

Imagine your life in 3 years:

1. What do you see?
2. What do you hear?
3. Describe your regular day?
4. What are you working on?
5. What matter most to

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR



HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

Steps to create a clear vivid vision of the future:

1. Describe in detail what your life will look like in 3 years.
 2. Write in the present tense.
 3. Share your thoughts with others.
 4. Read it every morning.
 5. Visualize in a calm state.
-

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

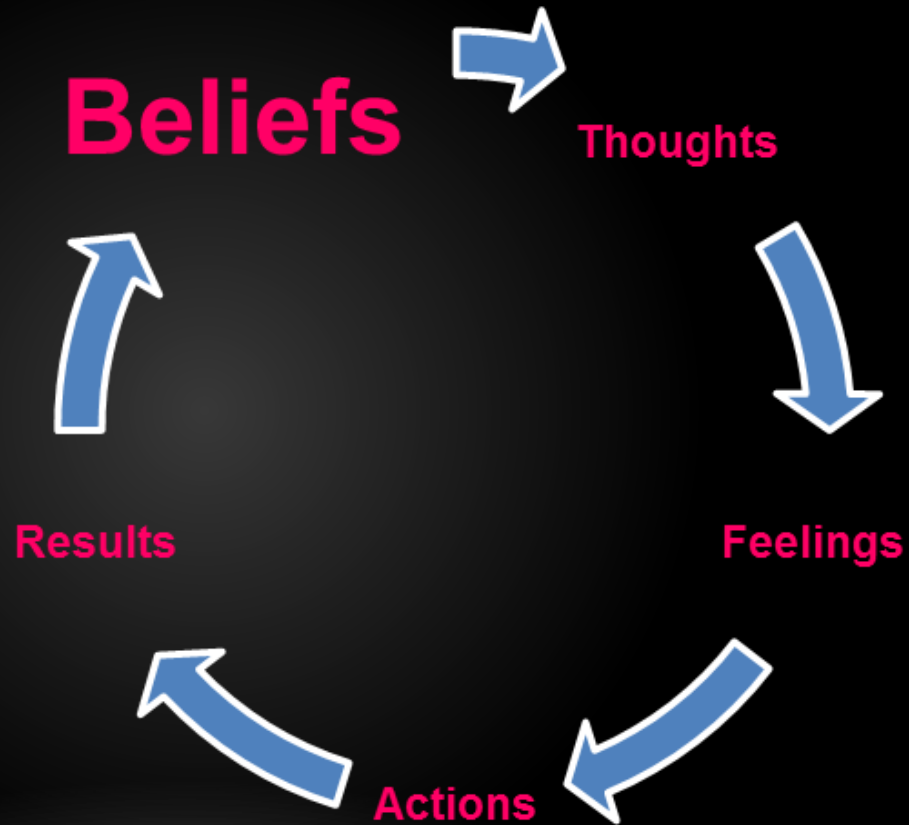
"Whatever The Mind Can
Conceive And Believe, The
Mind Can Achieve."

- Napoleon Hill



HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

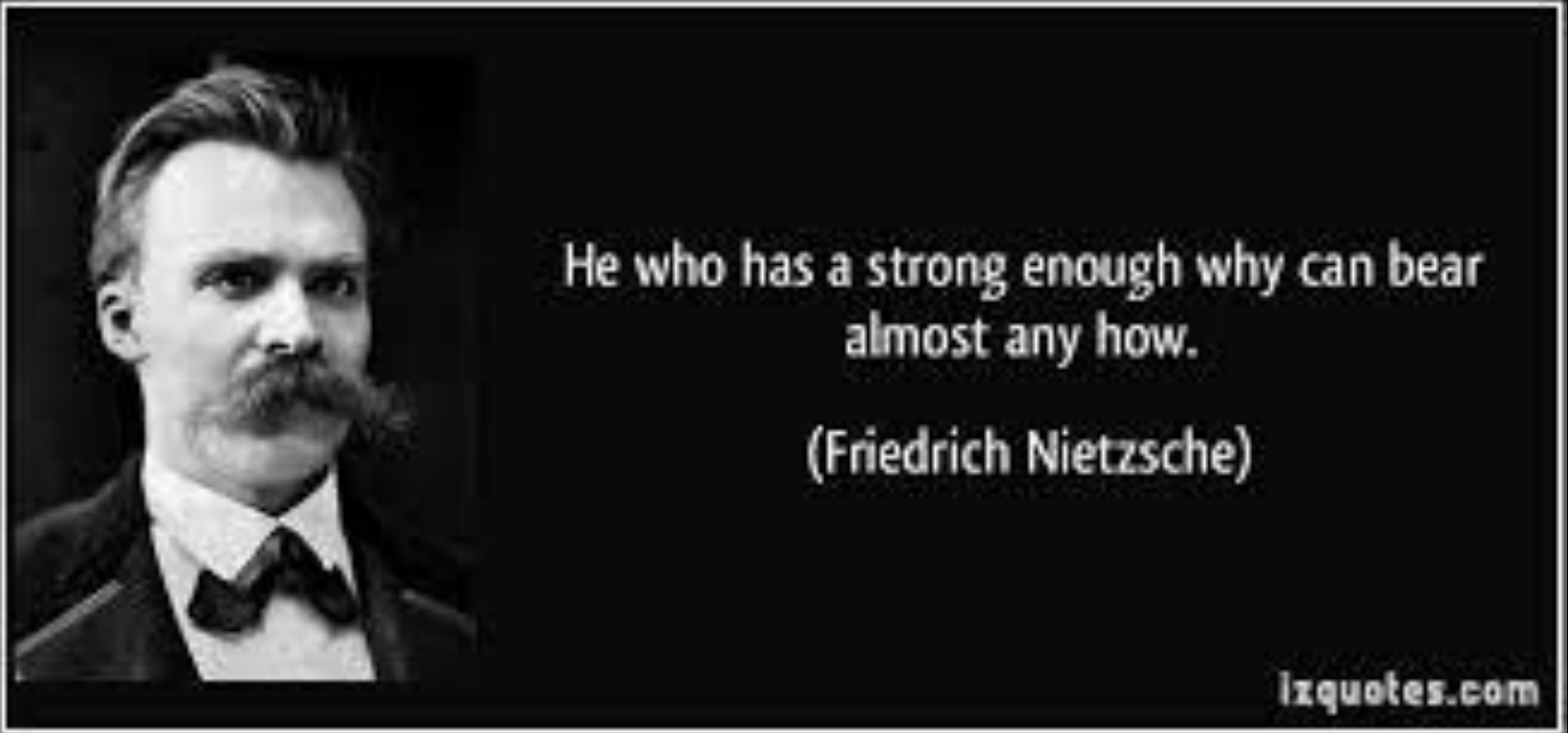
Where does success start?



HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

WHY?

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR



HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

What's that going to cost?

How much do you need per month?

To cover your basic living expenses?

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR



WHAT IS YOUR FINANCIAL
FREEDOM NUMBER?

lisajahred.com

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

What's your freedom number?

Rent/Mortgage

Utilities

Food

Automobile

Insurance

School/Child Care

Medical

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

What's your freedom number?

\$3,000/month

\$4,000/month

\$5,000/month

\$10,000 per month

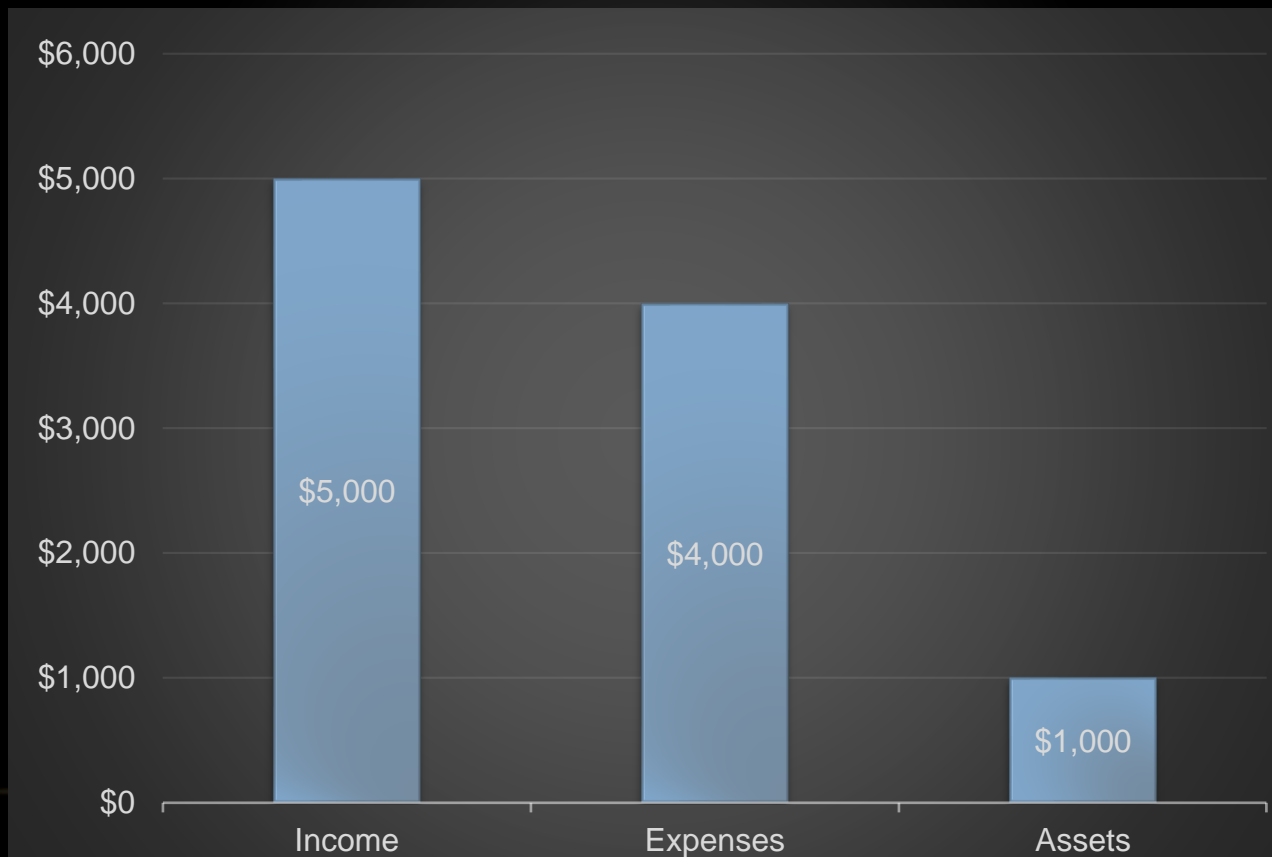
HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR

What's your freedom number?

\$4,000 per month

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR.

Income per month



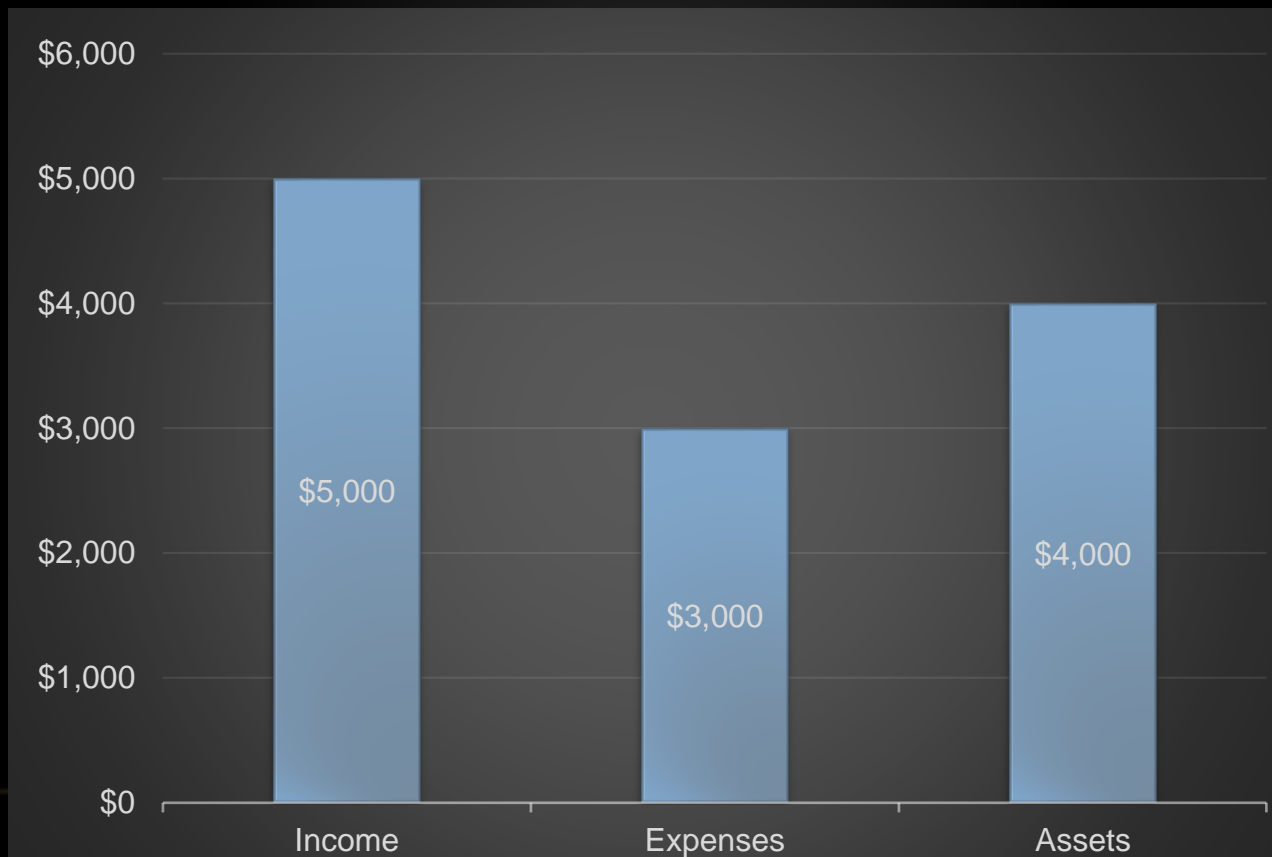
HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR.

Assets

1. Real Estate
 2. Businesses
 3. Precious metals
 4. Intellectual properties
-

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR.

Income per month



HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR.

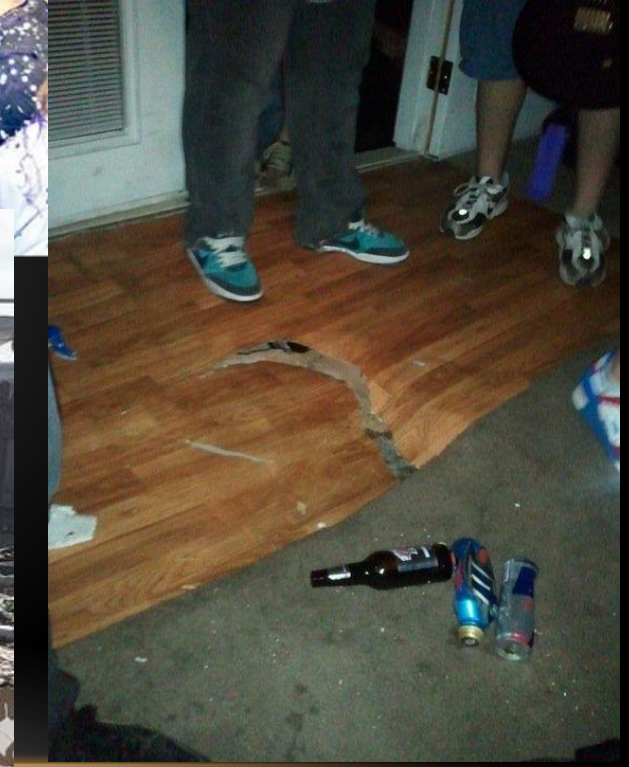
To start on this journey.

1. Create a vivid vision.
 2. Know your why.
 3. Have a freedom number.
-

**HOW TO QUIT YOUR JOB AND BECOME A FULL
TIME REAL ESTATE INVESTOR.**

**Student Rental
Strategy.**

STUDENT RENTAL STRATEGY



STUDENT RENTAL STRATEGY

1. Benefits

- Higher Cash Flow
- Secured with a guarantor
- Away for Summer months
- Less knowledgeable renters
- No pets, No smoking, No Kids



STUDENT RENTAL STRATEGY

2. Disadvantages

- Higher Turnover
- Increased Management Cost
- Higher wear & tear
- City By-laws - Restrictions
- Financing challenges



STUDENT RENTAL STRATEGY

3. Other ideal Markets:

- Ottawa
 - Hamilton
 - Barrie
 - Guelph
 - London
 - Peterborough
 - Windsor
 - Niagara area
-

STUDENT RENTAL STRATEGY

3. Market Conditions in Kingston, O

a. Vacancy rate

- i. Overall number 0.6%
- ii. Downtown 0.3%

b. Approximate student population:

Queen's University – 22,461

St. Lawrence College – 6,439

RMC - 1,157

Kingston population: 124,000

STUDENT RENTAL STRATEGY

3. Market Conditions in Kingston, O

- a. Average rental rate: (2 bedroom unit)
rose from \$1,096/month to \$1,119/month

- b. The average home price:
\$363,231 in March 2019

STUDENT RENTAL STRATEGY

4. What Students want:

- Proximity
- Affordability
- All included
- Internet
- Neighbours
- Laundry onsite
- Clean & Safe
- 8 months

STUDENT RENTAL STRATEGY

6. Sample Deal:

Purchase Price: \$400,000:

- 5 Bedrooms
- 2 bathrooms
- 15 walking distance from Queen's University



STUDENT RENTAL S STRATEGY

6. Sample Deal:

Down Payment: \$80,000 (20%)

Plus closing cost: \$6,000

Renovation: \$20,000

- Roof
- Kitchen
- Windows
- Painting
- Furnished
- Plumbing

Initial Investment: \$106,000



STUDENT RENTAL STRATEGY

6. Sample Deal:

Gross Income	\$3,000
Mortgage	\$1,500
Property taxes	\$ 350
Insurance	\$ 150
Utilities	\$ 0
Total Expenses	\$2,000
Monthly Cash Flow	\$1,000

STUDENT RENTAL STRATEGY

What's your freedom number?

\$4,000 per month

\$1,000 per month per property

4 properties to gain
financial freedom

BEFORE TAKING THE LEAP.

Before...



Take the Leap!

BEFORE TAKING THE LEAP.

1. Save some money



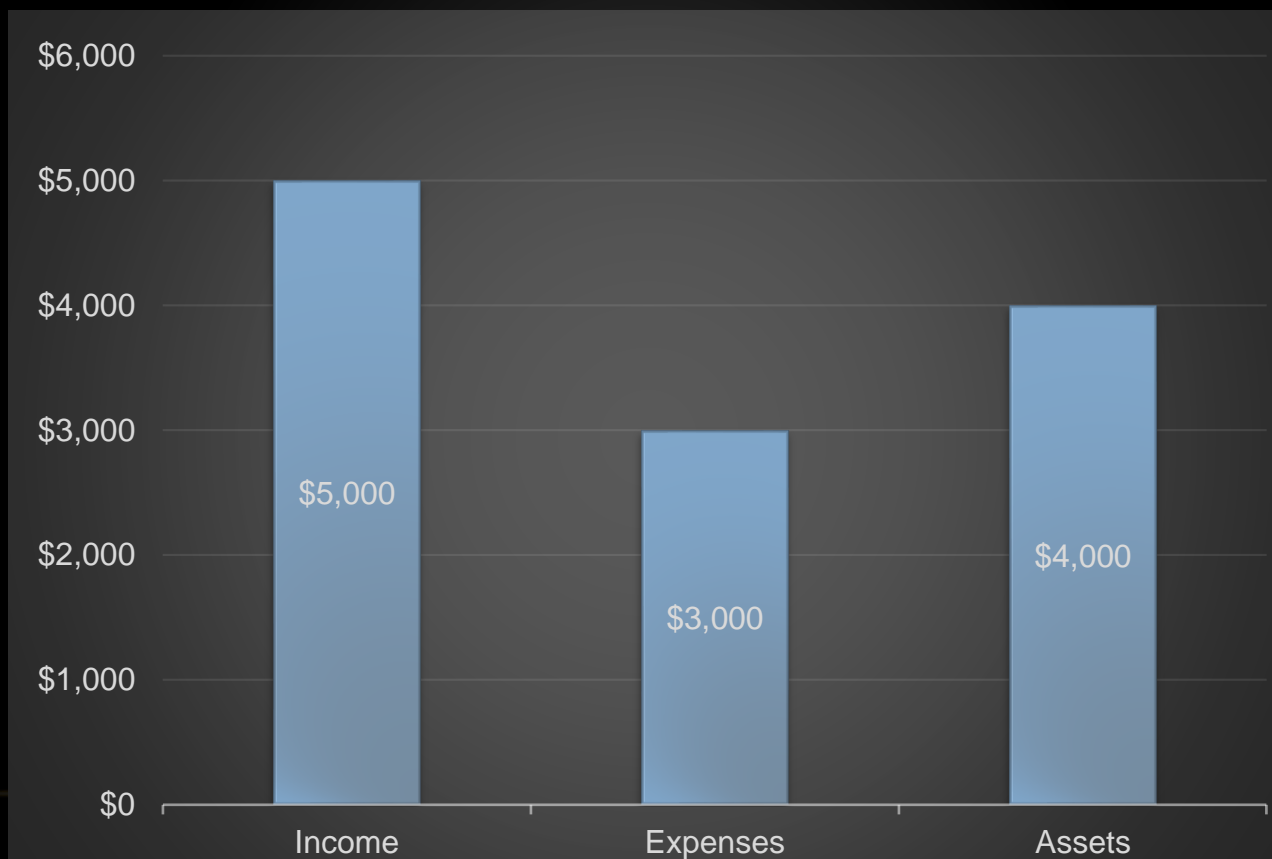
BEFORE TAKING THE LEAP.

2. Reduce expenses



BEFORE TAKING THE LEAP.

Income per month



BEFORE TAKING THE LEAP.

3. Pay off debts.



BEFORE TAKING THE LEAP.

4. Accumulate credit.



BEFORE TAKING THE LEAP.

5. Connect with lenders.



BEFORE TAKING THE LEAP.

6. Build credibility.



BEFORE TAKING THE LEAP.

7. Build a network.



- **Join Real Estate Clubs**
- **Create a support team**
- **Be part of community**
- **Connect with people who you can help.**

BEFORE TAKING THE LEAP.

8. Create system & procedures.



BEFORE TAKING THE LEAP.

9. Partner up with others.



BEFORE TAKING THE LEAP.

10. Create other income streams
 - a. Other businesses
 - b. Intellectual property.
 - c. Become a realtor.
 - d. Invest in mortgages.
-

HOW TO QUIT YOUR JOB AND BECOME A FULL TIME REAL ESTATE INVESTOR



YouTube CA

rene masse



HOME

VIDEOS

PLAYLISTS

CHANNELS

DISCUSSION

ABOUT



Uploads PLAY ALL

SORT BY



Limestone City Toastmaster - Matthew McConaughy

17 views • 1 week ago



Single Family Dwellings vs. Multiplex investing

29 views • 3 weeks ago
CC



Limestone City Toastmasters - Do you want a free car? -

28 views • 3 weeks ago



5 common mistakes with the buy, fix, refinance, rent

60 views • 1 month ago
CC



5 Tips when managing your student rentals

49 views • 2 months ago
CC



How to get a vendor take back: The 6 benefits to

43 views • 2 months ago
CC



Why you should invest in 2nd mortgages: The benefits of a

28 views • 2 months ago
CC



How to generate income through real estate

53 views • 2 months ago
CC



How to create an RRSP mortgage so you can invest

39 views • 2 months ago
CC



Why you need a morning routine: Three things every

64 views • 2 months ago



Erwin Szeto interviews Rene Masse - How to create a Real

32 views • 3 months ago



How to maximize your returns through renovations

46 views • 3 months ago
CC



How to beat inflation - an awesome secret



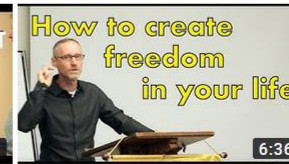
RRSPs explained in less than 2 minutes



RRSP Mortgages: 5 ways to Safely Secure Your RRSP



How to connect with anyone by asking these six questions



How to create freedom in your life - Limestone City



How to Get a Fixed Return on Your RRSP. Best kept secret

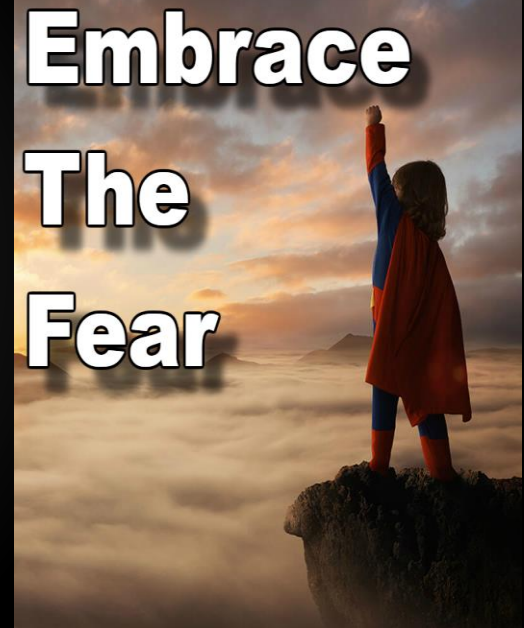
STUDENT RENTAL STRATEGY

Closing thoughts

MY
THOUGHTS
MATTER



CHOOSE
AND
COMMIT



STUDENT RENTAL STRATEGY

René Masse



www.getbetterreturns.ca

Kingston, ON