

Top 20 Real Estate Books For Newbies

By Brandon Turner

There are literally thousands of real estate books on the market today, and trying to separate the best real estate books from those that can easily be passed on can be tough.

To help, BiggerPockets has compiled a list of the top books in the real estate genre, based on popularity from our members throughout the BiggerPockets [Forums](#), [Blog](#), the [BiggerPockets Facebook page](#), and other interactions on the site. Many of these books have changed lives (and many have changed *mine*) – and we hope they will do the same for you.

If you are new to BiggerPockets – this site is the web’s largest real estate investing community – with over 300,000 members, 1,100,000 forum posts, thousands of blogs, and a social network to help investors learn and grow together. Be sure to sign up for a free account at BiggerPockets.com/SignUp

How this Guide is Arranged:

I’ve divided all the books on this list into five general sections:

- Best General Real Estate Investing Books
- Best Real Estate Flipping Books
- Best Real Estate Flipping Books
- Best Books on Landlording

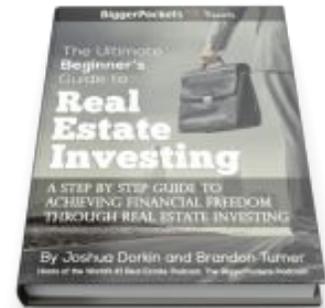
As you work your way through the list, there are links to the books in Amazon or elsewhere across the web where you can pick up a copy for yourself. Of course, some of these links may be affiliate links, meaning for every book you buy after clicking one of our links, BiggerPockets may receive a small referral fee, which helps keep the lights on around here. For that - we say thank you!

Now, let's get to the list!

Best General Real Estate Investing Books

FREE: The Ultimate Beginner's Guide to Real Estate Investing by BiggerPockets.

Of course, we had to begin with this book! The real estate investing niche is so huge, The Ultimate Beginner's Guide was created to help new investors learn the best ways to get started and find their place. This FREE eBook includes eight chapters, each focusing on a different area of your investing strategy.

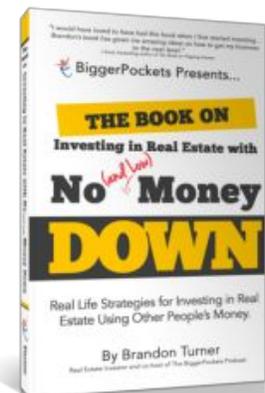


From real estate investing education to creating your plan, choosing your niche, financing, and exit strategies – this guide will help break down the barriers and help you figure out exactly how to get into the game. [Click HERE to get it for FREE now!](#)

Recommended For: Beginners and Intermediate Investors

The Book on Investing in Real Estate with No (and Low) Money Down by Brandon Turner

Looking to get started without a lot of money? Or looking to take your business to a whole new level? Then don't miss “[The Book on Investing in Real Estate with No \(and Low\) Money Down!](#)” Unlike nearly every “No money” book ever written, this book does not teach just one strategy for creative finance, but instead



you'll learn **numerous** strategies for using your creativity to invest – rather than cash.

You'll learn:

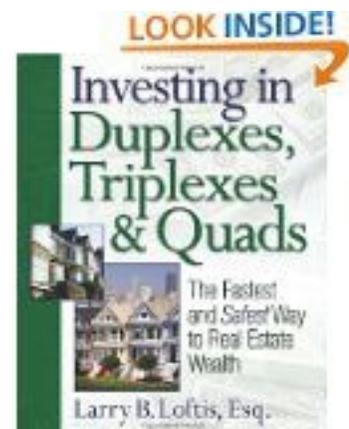
- How an owner-occupied investment property can get you investing for as little as \$0
- How to find and utilize partners to grow a thriving investment business
- How and when to use hard money, private money, or bank money to fund your deals
- How to get started finding great deals and wholesaling for quick (but not always easy) cash
- And TONS more.

Honestly, we believe this book has the power not only to change your life, but to change the real estate industry as a whole. Investing with no money is NOT easy, it's not stress-free, and it's not quick. However, as this book will teach you, it's not a myth either. [Click here to order it right now!](#)

Recommended For: Beginner, Intermediate, and Advanced Investors

**Investing in Duplexes, Triplexes, and Quads:
The Fastest and Safest Way to Real Estate
Wealth by Larry B. Loftis**

This book was one of the first I ever read on the subject of real estate investing, and is largely responsible for my love

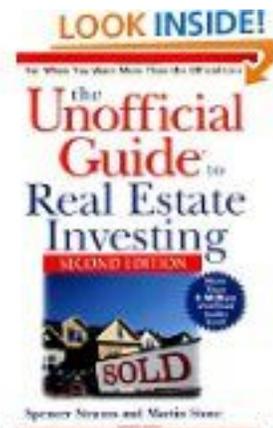


of small multifamily properties. Loftis explains the process of buying small multifamilies on a part-time basis in order to build wealth quickly. While some of the details may have changed slightly over the years (as lending requirements have changed dramatically) the principles still apply today. This book definitely deserves a spot on your shelf – and is especially great for up-and-coming real estate investors, who may not have a lot of time or money to spend on their first investments.

Recommended For: Beginner and Intermediate Investors

The Unofficial Guide to Real Estate Investing by Spencer Strauss

A common theme across BiggerPockets is the belief in having a strong written plan for how you are going to use real estate investing to get you from where you are today to where you want to be. Nothing made this clearer to me than when I read [The Unofficial Guide to Real Estate Investing](#) when I first got started. By far one of my favorite books ever written on real estate, this book is full of great

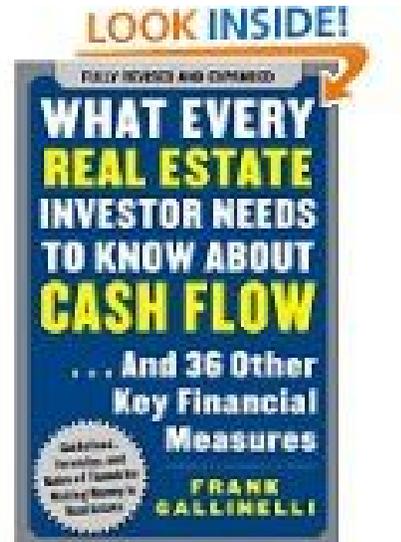


advice for beginners and helps explain the “big picture” of investing and how millionaires are made in this industry. For an in-depth book review I did several months ago on this book, please [click here](#).

Recommended For: Beginner, Intermediate, and Advanced Investors

What Every Real Estate Investor Needs to Know About Cash Flow... And 36 Other Key Financial Measures by Frank Gallinelli

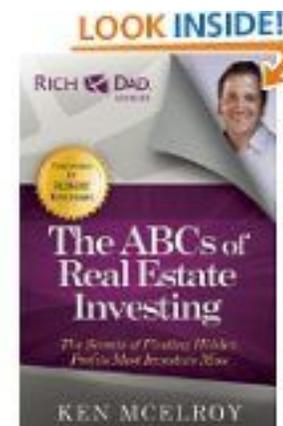
Before Frank Gallinelli was a guest on the fourth episode of the BiggerPockets Podcast, he wrote a little book called “What Every Real Estate Investor Needs to Know About Cash Flow... And 36 Other Key Financial Measures” which instantly became one of the most beloved real estate investing books of our generation. This book covers, as the title suggests, some of the most important financial considerations that an investor must understand if they are to succeed in real estate.



Recommended For: Beginner, Intermediate, and Advanced Investors

The ABCs of Real Estate Investing: The Secrets of Finding Hidden Profits Most Investors Miss (Rich Dad Advisors) by Ken McElroy

Simply put – this book changed my career. Until I read this book, I had focused only on single family and small multifamily properties, but immediately after reading I set out to buy an apartment complex and within a year I



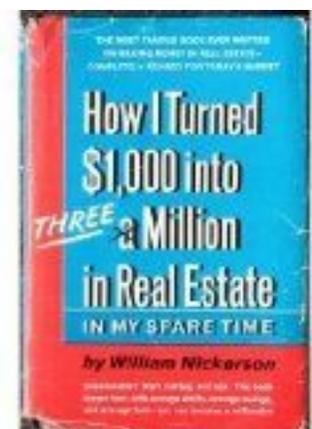
bought my first and it was the best decision I'd ever made (besides marrying my college love, of course!) In this book, Ken talks about the basics of real estate while offering numerous real-world examples of how investing can – and does – work to build serious wealth. This book focuses more heavily on big projects, like apartment complexes, though the information could be helpful for an investor at any stage in their investing. [The ABCs of Real Estate Investing](#) is another of my all-time favorite books on real estate investing and I definitely recommend everyone check it out.

Also, don't miss the sequel: [Rich Dad's Advisors: The Advanced Guide to Real Estate Investing: How to Identify the Hottest Markets and Secure the Best Deals](#) by Ken McElroy

Recommended For: Beginner, Intermediate, and Advanced Investors

[How I Turned \\$1,000 into Five Million in Real Estate in My Spare Time](#) by William Nickerson

One of the most talked-about (and hard to find) books in the real estate investing niche, William Nickerson's book on building wealth is a great example of how any investor can go from zero to millions following a basic "hybrid" investing model of buying low, renting, and "trading up" to larger properties. Although I didn't read this book until later in my career, much of my investing theory (such as my article on

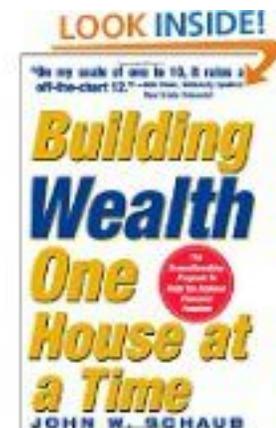


“How to Make a Million Dollars in Real Estate” or “What is Hybrid Real Estate Investing?”) are lined up almost perfectly with Nickerson’s ideas. Being an older book, some of the specific methods he uses have changed (he does a lot of “trading” of property, which is not common anymore) but the math never changes. If you can get a copy of this book – definitely read through.

Recommended For: Beginner, Intermediate, and Advanced Investors

Building Wealth One House at a Time: Making it Big on Little Deals by John Schaub

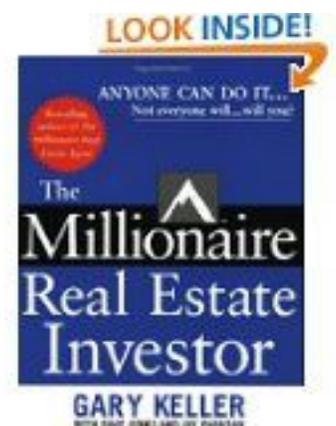
One of the newest books on my shelf, this book by John Schaub is a great book for beginners who are looking for a good broad overview of the buy-and-hold strategy of investing and the power it can have in creating wealth. Schaub gives great advice on finding the best deals when buying real estate, tips for managing properly, and strategies for paying the homes off quickly and getting out of debt soon.



Recommended For: Beginner Investors

The Millionaire Real Estate Investor by Gary Keller, Jay Papasan, and Dave Jenks

One of the most highly recommended books in the investing genre, this book from famed real estate agent Gary Keller has



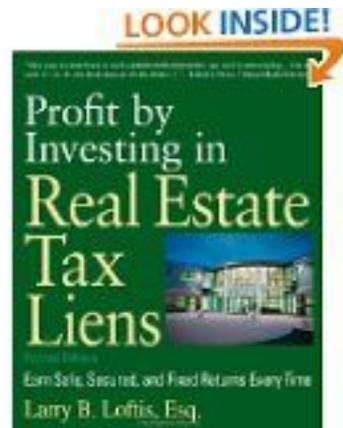
guided millions of investors into the real estate investing game. This book, however, offers maybe a little less “actionable advice” and focuses more heavily on the theory and motivation behind great real estate investments, but in a very easy-to-read manner.

Recommended For: Beginner and Intermediate Investors

Best “Specialty” Books on Real Estate Investing

Profit by Investing in Real Estate Tax Liens: Earn Safe, Secured, and Fixed Returns Every Time by Larry B. Loftis

If you are interested in investing in tax liens, this book by Larry Loftis (the same author as “Investing Duplexes, Triplexes, and Quads: The Fastest and Safest Way to Real Estate Wealth” above) gives a nice overview of the topic. Although not as comprehensive as other books on the subject, this book will at least give you a proper understand of how money is made from tax liens and how you can get started investing this way.

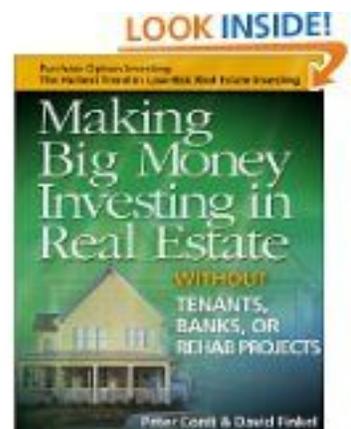


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Recommended For: Beginner, Intermediate, and Advanced Investors

Making Big Money Investing in Real Estate: Without Tenants, Banks, or Rehab Projects by David Finkel

The obvious catchy title of this book doesn't fail to deliver, making this book another one of my top choices – especially for those looking to get started without any money. The primary strategy discussed is the “lease option sandwich,” which allows investors to gain “control” of great properties in good locations and sublet them to great



tenant buyers – essentially becoming a paid “middle man.” Finkle does a great job of explaining the process in detail, offering the exact scripts you need to find deals. If you are looking into lease option investing, this is my go-to book on the subject. Additionally- there are some awesome tips on negotiation that I still use today which makes this book great even if you aren’t planning on being a lease option investor.

Recommended For: Beginner, Intermediate, and Advanced Investors

Best Real Estate Flipping Books

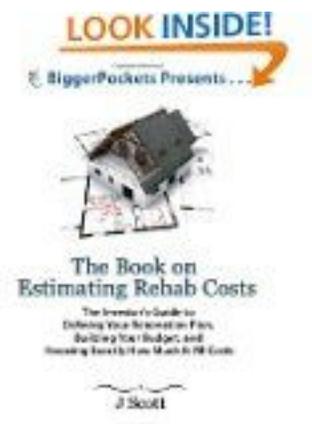
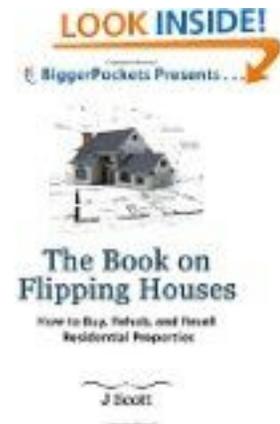
The Book on Flipping Houses and The Book on Estimating Rehab Costs by J Scott

Sometimes don't you just want a step-by-step "textbook" on how to do something? The newest books on this list are exactly that. These books were written by Fix and Flipper J Scott and were published by BiggerPockets Publishing just several weeks ago and have been a HUGE success already. The best way I can describe these books? **They are the books I wish I had read**

when I got started. I know I would have avoided SO many mistakes as a beginner house flipper and made a lot more money had I read these books.

In addition to the great books, J also includes some pretty awesome features with it as well, including

- Scope of Work and Estimation Worksheet
- Rehab Analysis Worksheet
- Sample Flipping Chart of Accounts for Quickbooks
- Form W-9
- Independent Contractors Agreement
- Appraisal Package



- Inspection Checklist
- Lien Waiver

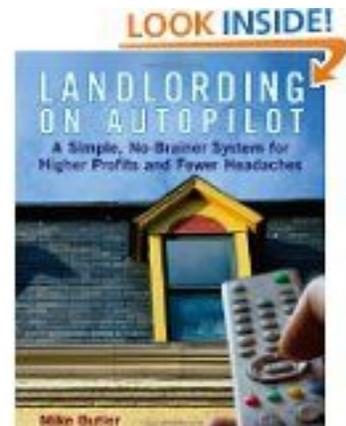
I don't need to go on and on about them here – because there is [a whole page dedicated to it](#) here on BiggerPockets. However, just trust me: these books will teach you everything you ever need to know to successfully flip a property. (P.S. You can also get it on Amazon, though it's the same price to get it from BiggerPockets and you can get the eBooks as well!: [The Book on Flipping Houses](#) and [The Book on Estimating Rehab Costs](#))

Recommended For: Beginner, Intermediate, and Advanced Investors

Best Books on Landlording

Landlording on Auto-Pilot: A Simple, No-Brainer System for Higher Profits and Fewer Headaches by Mike Butler

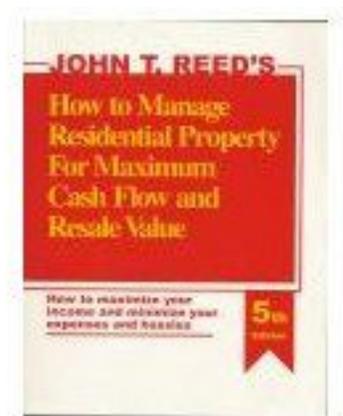
No author has had a greater impact on my landlording skills than Mike Butler and his book, [Landlording on AutoPilot](#). At the risk of sounding over-dramatic, the lessons I learned after reading it are the reason I spend as much time at home as I do – because Butler is all about creating systems to make the landlording process more automated ... and they work. There are so many tips in this book that I re-read it every year, just to be sure I'm not missing anything! Whether you are brand new to landlording or you have been renting homes out for decades – buy this book and read it... twice.



Recommended For: Beginner, Intermediate, and Advanced Investors

How to Manage Residential Property for Maximum Cash Flow and Resale Value by John T. Reed

Perhaps the most “entertaining” read on this list, [How to Manage Residential Property for Maximum Cash Flow and Resale Value](#) is like a text-book for investors or property

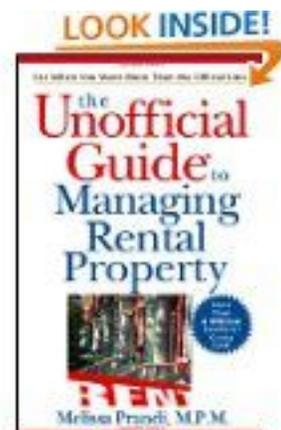


managers who own multifamily property. While some people might be put-off by Reed's blunt and opinionated way of writing (I think the word "idiot" is used more than any other word in this book!) I found it an invaluable resource when I bought my apartment complex. There is no fluff in this book at all, no motivation, and no wasted space. From the first page to the last, Reed delivers actionable tip after actionable tip for managing apartment communities. The only bad thing about this book is the fact that, unless you can [find it used on Amazon](#), you have to buy directly from [John's website](#). However, it's definitely worth the price.

Recommended For: Intermediate, and Advanced Investors

The Unofficial Guide to Managing Rental Property **by Melissa Prandi MPM**

When we first got started renting our property, one of the first books my wife and I read was "The Unofficial Guide to Managing Rental Property" and it quickly became my wife's favorite. A lot of our business is set up based on the recommendations of Prandi, and we keep a copy of this at arm's reach near our desk for quick reference. This book is filled with a beginning to end plan for efficiently and legal managing your property and will make your landlording experience much easier.



Recommended For: Beginner, Intermediate, and Advanced Investors

A BiggerPockets Guide: How to Rent Your House by Brandon Turner

This book was actually a blog post that... took on a life of it's own- quickly climbing to over 6000 words on the exact process I use to rent a home out to someone. It's step-by-step and includes a lot of links to great BiggerPockets content to help fill in any blanks you might have. Sure, I wrote it – but I can still recommend it [here](#)



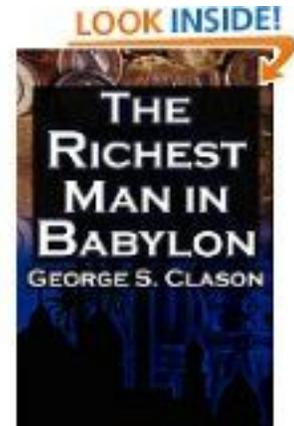
Recommended For: Beginner and Intermediate Investors

Best Business Books for Real Estate

Entrepreneurs

The Richest Man in Babylon by George S. Clason

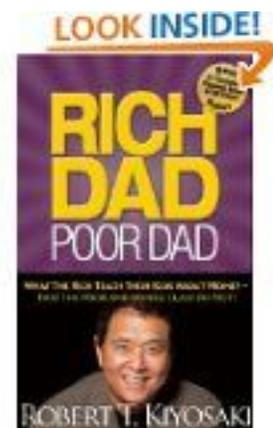
Hands down, this book has the most unique writing style of the books on this list (it's reminiscent of reading a King James Bible) – but the fundamental truths taught about money and wealth are incredible. The book is essentially a collection of stories (parables) about life in Ancient Babylon – the richest city of its day – combined with lessons about saving, investing, and building businesses.



The thing I loved most was the unique way the stories were presented, keeping my attention while learning some great fundamentals about wealth. I'd recommend giving a copy of this book to high school kids – I wish someone had given it to me back then!

Rich Dad Poor Dad: What The Rich Teach Their Kids About Money That the Poor and Middle Class Do Not! by Robert T. Kiyosaki

Rich Dad Poor Dad. It hardly seems I need to talk about this book, as it is probably the most famous of this entire list. Though people may criticize the marketing techniques and business platform of the “Rich Dad” company (rightfully



so!) the fact is – nearly every investor I know has read [Rich Dad Poor Dad](#) and has been changed because of it. When I first read it, it put into words the rambling thoughts that had been banging around in my head for years. It wasn't so much that the information was revolutionary or new – but the way Kiyosaki presented it flipped a switch in my brain and brought it all together for me. Whenever I find a copy of this book at a thrift store or garage sale – I always buy it, knowing I'll give it to someone soon. Honestly, if you haven't read [Rich Dad Poor Dad](#) yet ... why are you still reading this ebook? [Go over to Amazon](#) right now and get a copy!

Photos: [Maarten Takens \(back from Yakutia, Siberia \)](#),

The One Thing by Gary Keller and Jay Papasan

The newest book on this list, *The One Thing*, written by Gary Keller and Jay Papasan, has totally transformed my life, my business, my relationships, and nearly every part of my existence. The surprisingly simple truths presented in this book will help you feel less stressed, more focused, and get a lot more done with less effort. I know this sounds like “hype” but trust me - it's not. Pick up a copy of “*The One Thing*” today and your life will never be the same again!



About the Author



This list was written and compiled by Brandon Turner. Brandon started his real estate investing journey a decade ago by reading every real estate book in the local public library, and has read hundreds since. He is currently the VP of Marketing & Communications at BiggerPockets.com, and can be heard weekly on the world famous [BiggerPockets Podcast](#), as well as on the daily [#AskBP Podcast](#).

Brandon makes his home in Western Washington State, where he invests in real estate alongside his wife Heather. He is also the author of [The Book on Investing in Real Estate with No \(and Low\) Money Down](#).