

# ASSET PROTECTION



**For REAL  
ESTATE  
OWNERS,  
FLIPPERS and  
DEVELOPERS**

# Asset Protection For Real Estate Investors

**Rodger Knowles**



## **Asset Protection For Real Estate Investors:**

**Real Estate Law and Asset Protection For Texas Real Estate Investors 2022 Edition** David J. Willis, 2022-11-07

This book is a pragmatic and creative approach to legal and asset protection issues faced by investors in Texas real estate particularly investors in residential and smaller commercial properties. It is not intended to be a textbook or comprehensive academic treatise. Rather it contains practical perspectives and techniques developed over the years in the course of advising and representing investors. Since there are usually as many opinions as there are lawyers in a room it should be no surprise if other lawyers disagree with at least some of my conclusions. In response I would point out that there is nothing theoretical in this book. Every strategy I describe has been tried and has succeeded in the real world. Having said that every reader should consult his or her attorney prior to implementing any of my suggestions in order to insure compatibility with individual circumstances. Business plans vary and so do investments and asset protection strategies. This book does not offer legal guidance to any particular person with regard to any particular case. Note also that the law changes and evolves often rapidly. While cases and statutes are cited in this book the reader should do independent research to ascertain the current status of the law before relying on any of these citations. If you are a real estate investor who owns or aspires to own 10, 20 or 50 or more properties then you should consider reading this book. If you use creative methods such as wraparounds and subject to transactions then you may find this volume very useful indeed. However if your goal is to assemble an international consortium to purchase Rockefeller Center or Trump Tower then this is probably not the volume for you. All real estate investors should form the habit of doing thorough due diligence prior to investing in real estate. This includes consulting attorneys, accountants, insurance advisors and other qualified professionals on overall methods and goals as well as specific transactions. Every investor should have a team of seasoned professionals available to answer questions, offer input and provide customized services. A professional investor will also acquire a basic level of competence in searching and obtaining information and copies from real property and appraisal district records. On the subject of transactional documentation I urge readers to avoid most standard forms especially those obtained from the Internet except for contracts and addenda promulgated by the Texas Real Estate Commission and the Texas Association of Realtors. Consider all others suspect. Lastly it has been my experience that good ethics make for good business. Avoid any transaction that even hints of fraud or deception. If it appears too good to be true it probably is. I welcome comments and criticism. I can most easily be reached by email at [LoneStarLandLaw@aol.com](mailto:LoneStarLandLaw@aol.com). David J. Willis. David J. Willis, 30 years experience in Texas transactions and litigation. Board Certified Residential Real Estate Law, TBSL Board Certified Commercial Real Estate Law, TBSL AV rated for ethical standards and professional ability. Two law degrees, J.D. and LL.M. Former adjunct law professor. Licensed Texas real estate broker. Listed as one of Texas Top Rated Lawyers by Law.com. Keywords: Real Estate Law, Texas Asset Protection, Texas Real Estate Investors, LLC Formation, Texas Nevada Lawyer, Willis Legal. *Asset Protection for Real Estate Investors* Clint

Coons,2014-09-08      **Successful Real Estate Investing** Robert Shemin,2004-04-26 Successful Real Estate Investing is written specifically for novice investors who want to get started with confidence It highlights 75 of the most common mistakes investors make and offers specific real life strategies for avoiding them Each mini chapter covers one mistake and offers pearls of wisdom based both on Robert Shemin s long experience as an investor and on case studies of investors he has met or assisted along the way For investors worried about making a particular mistake in any step of the investment process this is the only real estate guide that offers quick expert guidance on avoiding everything that could but won t go wrong Successful Real Estate Investing covers these mistakes as well as many more Forgetting to screen all tenants Not taking in adequate cash flow Missing out on special loan programs Not having the proper insurance Holding onto a rehab or rental house that won t sell or rent Thinking short term when you should be thinking long term Punishing bad tenants without rewarding good ones Failing to establish minimum requirements for tenants Failing to inspect properties regularly But Successful Real Estate Investing is more than just a list of troubles to avoid it also teaches the most important keys to real estate success keep it simple believe you can do it because you can inform yourself so you know what you re doing and stick with it With common sense and the uncommon guidance you ll find here there s nothing standing in your way      **The Frugal Real Estate Investor** Aki Suzuki,2020-11-20 A modern practical guide to buy your first rental property without losing your shirt If you are looking for a comprehensive and trustworthy resource for investing in rental properties start with this book The Frugal Real Estate Investor shares the most important lessons learned from a real estate investor s true experience of buying a rental income property for the first time and being successfully profitable from day one The Frugal Real Estate Investor is full of practical advice from an active real estate investor with his own skin in the game minus the unnecessary real estate hype or sales talk This book has three parts covering a broad range of topics for real estate investors new and old Part one focuses on effective strategies to strengthen personal finances at home before diving into real estate investing Part two takes a holistic look at foundational concepts and tools to build a solid grounding to invest in real estate with confidence Part three takes the foundational concepts from the earlier parts into action by providing a hands on repeatable approach for buying and managing rental properties For the starting investor this book will provide inspiration and a solid playbook to help invest more wisely For the seasoned investor the hands on tips from a fellow real estate investor should provide alternative tips and insights For everyone else the lessons in this book will help you to build more stability resilience and peace of mind into your personal and professional finances regardless of whether you ultimately decide to buy a rental property or not      **Commercial Real Estate Investing For Dummies** Peter Conti,Peter Harris,2022-03-29 Make your money work for you with sound commercial real estate investment strategies If you re looking for more detailed advice on the commercial real estate market than Buy low sell high you ve come to the right place Commercial Real Estate Investing For Dummies is where you can find the smart straightforward and accurate info you need to get your start or grow your

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**Dominican Republic Investment and Business Guide Volume 1 Strategic and Practical Information** IBP USA, 2013-08 Dominican Republic Investment and Business Guide Strategic and Practical Information

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Canada and former Dragon The thought of buying property in the United States has been on your mind Perhaps family members or friends already own real estate in the Sunbelt and you've enjoyed the occasional visit You sense the market isn't as frenzied as it once was but there is still very good value to be found Whether you are looking for a vacation home or an investment property you are certainly not alone Canadians continue to buy U S real estate at a record pace But as the economy and laws change around ownership of U S property Canadians need to have the most current information possible at their fingertips Buying U S Real Estate The Proven and Reliable Guide for Canadians is written by experts who own U S property and addresses the many cross border issues and requirements such as How to begin your search and find relevant data Finding the experts you need on your side Knowing that a property meets your lifestyle needs and wants Knowing all of your finance options How to proceed with renovations or upgrades What you need to know about U S tax laws What type of ownership is best aligned with your strategy How to create an estate plan For Canadians generally and boomers especially the right property in the right destination point is integral to their life rich philosophy Buying U S Real Estate The Proven and Reliable Guide for Canadians puts all of the pieces of the puzzle together and is an essential guide to reaching one's ultimate destination

**Why You Should Start Investing in Real Estate Now** Margaret Light, 2025-02-15 Why You Should Start Investing in Real Estate Now is a compelling guide that explores the power of real estate as a wealth building tool This book breaks down the benefits of property investment from generating passive income and leveraging appreciation to enjoying tax advantages and financial security It addresses common fears and misconceptions offering practical strategies for getting started even with little capital Readers will learn how to identify profitable properties secure financing and scale their portfolio for long term success Whether you're a beginner or looking to expand your investments this book will inspire you to take action now

*Land, Bricks, and Freedom: The Mindset of the Modern Property Investor* Andy Caller, Property isn't just about wealth it's about freedom In Land Bricks and Freedom property strategist Andy Caller explores how the modern investor can use real estate not only to build financial success but to create a life on their own terms With sharp insights practical tools and a mindset first approach this book is about much more than buying houses it's about reshaping your future Andy combines real world experience with thoughtful advice on how to think differently act strategically and stay resilient through the highs and lows of property investment You'll learn how to set meaningful goals master risk and build a portfolio that supports the life you actually want to live Inspiring grounded and full of hard earned wisdom Land Bricks and Freedom is your guide to property investment as a path to independence not just income

**Mastering Single-Family Real Estate** James Santiago, 2025-04-22 Think real estate is only for the rich Think again In this no fluff guide James Santiago breaks down exactly how to buy rent and profit from single family homes even if you're starting with limited funds and zero experience You'll learn how to find great deals finance them smartly and avoid rookie mistakes Discover the math that makes or breaks a real estate deal creative strategies that work even in unpredictable markets and how to manage



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Baum, 2021-01-05 The fully revised and updated version of the leading textbook on real estate investment emphasising real estate cycles and the availability and flow of global capital *Real Estate Investment* remains the most influential textbook on the subject used in top tier colleges and universities worldwide Its unique practical perspective on international real estate investment focusses on real world techniques which measure benchmark forecast and manage property investments as an asset class The text examines global property markets and real estate cycles outlines market fundamentals and explains asset pricing and portfolio theory in the context of real estate In the years since the text's first publication conditions in global real estate markets have changed considerably following the financial crisis of 2008 2009 Real estate asset prices have increased past pre crisis levels signalling a general market recovery Previously scarce debt and equity capital is now abundant while many institutions once averse to acquiring property are re entering the markets The latest edition extensively revised and updated to address current market trends and practices as well as reflect feedback from instructors and students features new content on real estate development improved practical examples expanded case studies and more This seminal textbook Emphasises practical solutions to real investing problems rather than complex theory Offers substantial new and revised content throughout the text Covers topics such as valuation leasing mortgages real estate funds underwriting and private and public equity real estate Features up to date sections on performance measurement real estate debt markets and building and managing real estate portfolios Includes access to a re designed companion website containing numerous problems and solutions presentation slides and additional instructor and student resources Written by internationally recognised experts in capital management and institutional property investing strategies *Real Estate Investment Second Edition Strategies Structures Decisions* is an indispensable textbook for instructors and students of real estate fund

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