FIRST TIME *Investors* GUIDE

Your First Texas Investment Property

Brohn HOMES

Welcome to

A First-Time Real Estate Investor Workbook

A practical guide to help you evaluate opportunities, ask the right questions, and purchase your first investment property with confidence.

Brohn HOMES

Congratulations! If you're reading this workbook, you've already taken the first step toward becoming a real estate investor. Every experienced investor started exactly where you are today; they had questions and needed a plan. This workbook is designed to help you organize your thoughts, compare your options, and feel more confident as you begin your investment journey.

Define Your Investment Goals

Before you start looking at homes, it's important to understand why you're investing.

What does success look like to you?

☐ Generate monthly rental income
☐ Build long-term wealth
☐ Create retirement income
☐ Purchase a home for a future family member
☐ Diversify my investments
☐ Other: ________________________

Can You Afford an Investment Property?

Before you start shopping for homes, take a step back and think about how an investment property fits into your bigger financial picture. Instead of simply asking, "Can I afford it?" ask yourself, "**How does this investment support my long-term financial goals?**"

Investment Budget

Purchase Price ______________________

Down Payment ______________________

Estimated Monthly Mortgage ______________________

Property Taxes ______________________

Insurance ______________________

HOA ______________________

Expected Monthly Rent ______________________

Questions for My Lender

- What loan programs do I qualify for?
- Would a DSCR loan make sense?
- Should I purchase personally or through an LLC?
- What monthly payment should I target?
- How much should I plan to have in reserves?

Investor Cheat Sheet

Cash Flow
The money left over each month after paying your mortgage and operating expenses.

Equity
The portion of the home's value that you own.

LTV (Loan-to-Value)
The percentage of the home's value you're financing.

DSCR Loan
A loan that may qualify you based on the property's rental income instead of your personal income.

CapEx
Large expenses like replacing a roof or HVAC system.

Builder Comparison Checklist

Use the columns provided to tally up what you'd need to spend on your new investment home—and see how Brohn stacks up.

Cost Category	Brohn Homes	Other Builder	Other Builder	Research Notes
Mortgage (Principal and Interest)				
Property Taxes and Homeowner's Insurance				
HOA or MUD Fees				
Utilities (Water, Gas, Electric)				
Maintenance and Repairs				
Window Coverings				
Complete Appliance Package				
Front and Back Landscaping	✓			
Energy Efficient Homes	✓			
HERS Score and Third Party Certification	✓			
Warranty Coverage and Dedicated Team	✓			
Financing Closing Costs				

Questions Every First-Time Investor Should Ask

The right questions today can help you make a smarter investment tomorrow. Ask yourself these questions and reflect on the answers to confirm you are ready to make the purchase!

About the Community

☐ Why are people choosing to live here?
☐ Is the area continuing to grow?
☐ Are major employers nearby?
☐ Are there schools, shopping, restaurants, and parks nearby?
☐ What makes this community desirable?

About the Home

☐ Is the home move-in ready?
☐ What warranty is included?
☐ Is the home energy efficient?
☐ What maintenance costs should I expect?
☐ Would I want to live here?

Questions & Takeaways

About the Investment

☐ Will the property generate positive cash flow?

☐ What are the total monthly costs?

☐ Do I have emergency reserves?

☐ What is my long-term exit strategy?

Notes

My Investment Property Checklist

Getting Started

☐ Schedule a consultation with Brohn Homes
____________ (date/time)
☐ Meet with a preferred lender
____________ (date/time)
☐ Determine your investment budget
$___________

Finding the Right Home

☐ Tour communities
☐ Compare neighborhoods
☐ Review builder quality
☐ Estimate rental income
☐ Select your investment home

Closing & Beyond

☐ Finalize financing
☐ Complete inspections
☐ Close on your home
☐ Market your rental
☐ Welcome your first tenant
☐ Deposit your first check!

Your First Investment Starts Here

Every experienced investor once wondered if they were ready. The difference is that they took the time to learn, ask questions, and make a plan.

Whether you're purchasing your first investment property or adding to your portfolio, our team is here to help you explore communities, understand financing options through our preferred lending partners, and find a home that aligns with your investment goals.

Next Steps

- Browse available investment homes
- Schedule a consultation with a Brohn Homes expert
- Learn more about financing options through our preferred lending partners

Brohn Investor Tip: Buy the kind of home you would be happy living in yourself. If you can picture someone building a life there, you're often looking at a stronger long-term investment.

Brohn Investor Tip: The goal isn't to buy the cheapest home. It's to buy the right home in the right community.

Brohn Investor Tip: Every month spent researching is valuable, but don't let "analysis paralysis" keep you from taking the next step.

Brohn Investor Tip: Think beyond today's renter. Ask yourself whether this community will still be desirable five or ten years from now.

Thoughts & Takeaways

You're More Prepared Than You Think

Buying an investment property is a major financial and emotional decision. With the knowledge of real estate terminology and an understanding of financing, inspections, incentives, and monthly payments, you're now better prepared for an investment property.

Our goal was to help clarify what the investment-buying process involves. We hope you feel more confident and excited about the journey ahead. When you're ready, we would be honored to help you find or build an investment home that suits your needs.

Have more questions?

We're here for you—our team is ready to help with any questions you may have at any stage of your journey!

Contact Our Team!

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Backed By Heart.

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