

# Landlording (Buy and Hold)

## What types of investment property are best?

The two factors that make investment property valuable are:

1. The cash flow they produce and
2. The appreciation they produce

There is often a balance reached between these two factors based on immediate versus long term goals. We typically teach people to “buy and hold”. Whether your property is cash flowing or not, it will typically appreciate much better than most any stocks, bonds or mutual funds could ever do.

Choose your focus and choose your investments accordingly. Have your realtor or representative examine these factors for any investment you purchase. Ask them for their experienced and educated opinion.

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