

A woman with her hair in a bun, wearing a white sweater and blue jeans, sits on a suitcase in a field of tall grass. She is holding an open book in front of her face. In the foreground, there are several stacks of books. The background is a soft-focus landscape with trees and a warm, golden light, suggesting a sunset or sunrise.

The Top 20 Real Estate Books Every Investor Should Read

A free guide from  BiggerPockets

By Brandon Turner, author of "The Book on Rental Property Investing"



INTRODUCTION: THE BEST REAL ESTATE BOOKS EVER

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 400,000 members, 1,300,000 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](https://www.biggerpockets.com/sign-up)

As a disclaimer, each link below will take you Amazon and if you purchase one of the books, BiggerPockets will receive a small commission (seriously... it's pennies... but we'll take it!) If you choose to purchase through one of our links (at no extra charge to you) we want to thank you for supporting BiggerPockets!

THE ULTIMATE BEGINNER'S GUIDE TO REAL ESTATE INVESTING

By Josh Dorkin and Brandon Turner

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.

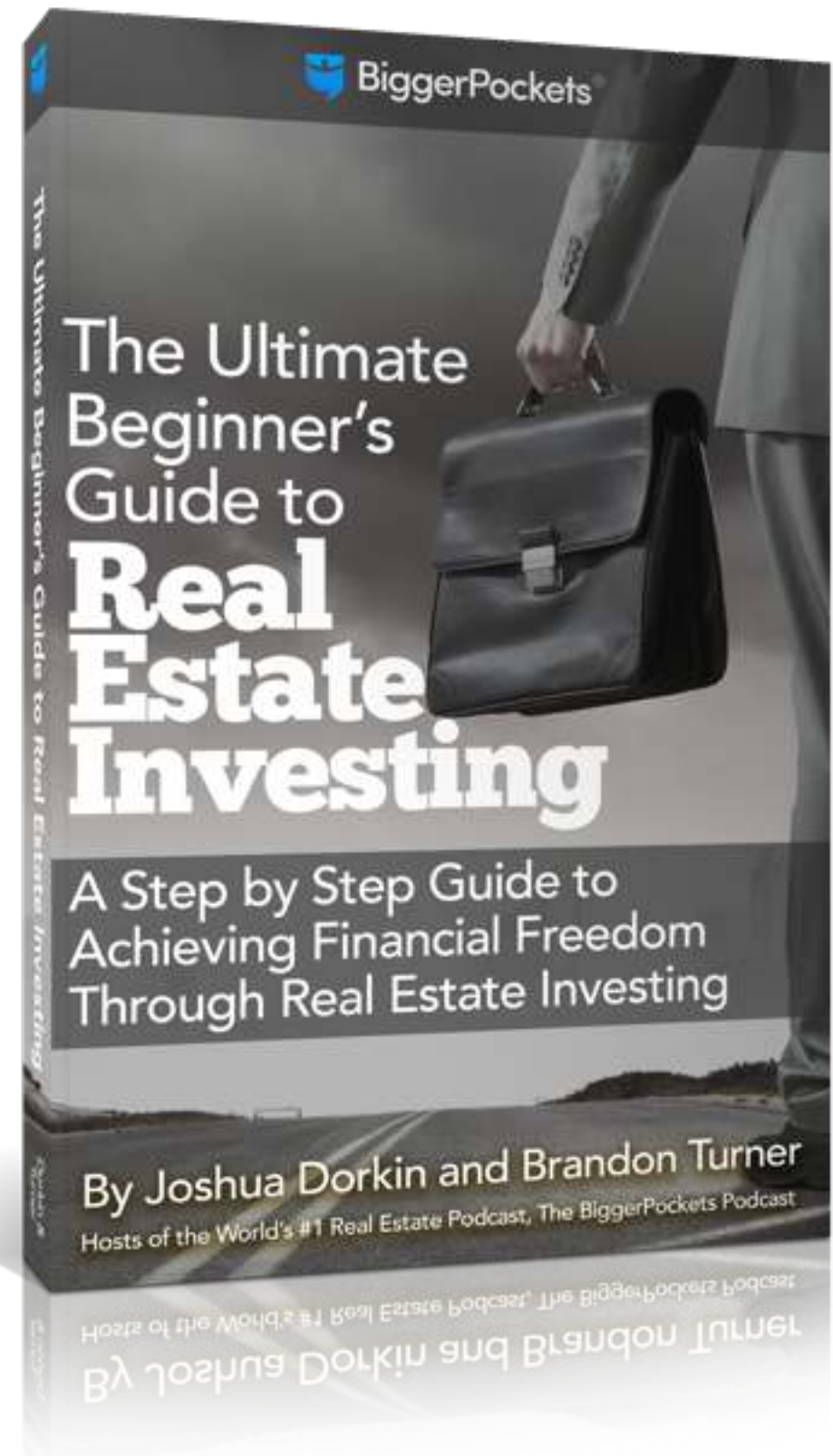
This FREE eBook includes eight chapters, each focusing on a different area of your investing strategy. From real estate investing education to creating your plan, choosing your niche, financing, and exit strategies – this guide will help break down the barriers and help you figure out exactly how to get into the game.

[Click here](#) to get it for free now or visit www.biggerpockets.com/register.

BONUS:

If you want to dive deeper into this content, perhaps you'd want to take our 100% free video course based on this book?! We call this course A Beginner's Introduction to Real Estate Investing and it contains over four hours of HD video content, hosted by Brandon Turner, co-host of the BiggerPockets Podcast and author of several books in this "Best Real Estate Books" guide!

[Click here to take the course](#) or visit www.biggerpockets.com/courses.



THE BOOK ON RENTAL PROPERTY INVESTING

By Brandon Turner

When writing The Book on Rental Property Investing, I had one goal in mind: to give you every strategy, tool, tip, and technique needed to become a millionaire rental property investor—while helping you avoid the junk that pulls down so many wannabes!

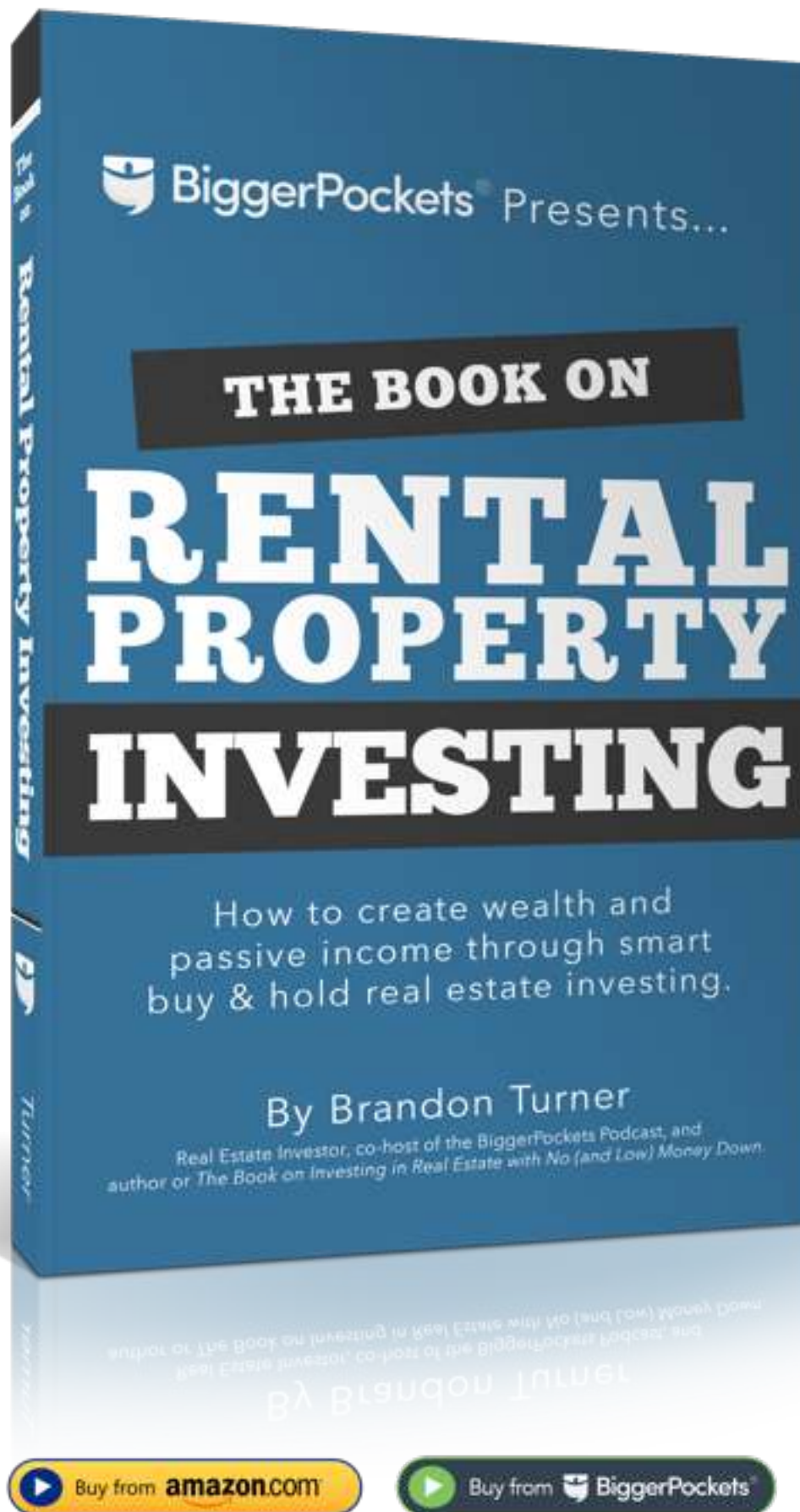
Written for both new and experienced investors, this book will impart years of experience through the informative and entertaining lessons contained within. You'll find practical, up-to-date, exciting strategies that investors across the world are using to build wealth and significant cash flow through rental properties.

The Book on Rental Property Investing comes with almost ten hours of video bonus content, as well as numerous

<https://www.biggerpockets.com/rentalbook> (with bonus videos)

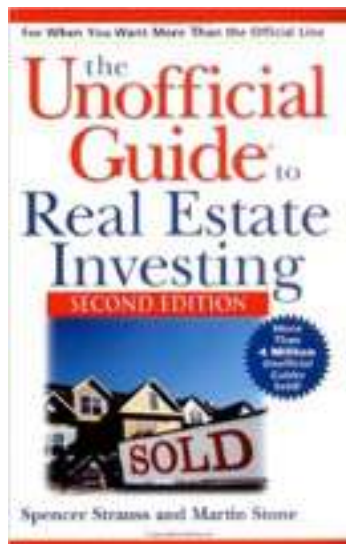
[Click here to get it on Amazon](#) (without bonus videos)

Recommended For: Everyone who wants to buy rental properties



THE UNOFFICIAL GUIDE TO REAL ESTATE INVESTING

By Spencer Strauss and Martin Stone



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.

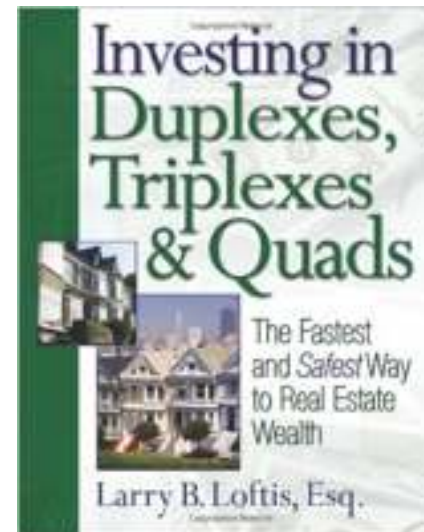
By far one of my favorite books ever written on real estate, this book is full of great advice for beginners and helps explain the “big picture” of investing and how millionaires are made in this industry.

Recommended For: Beginner, Intermediate, and Advanced Investors



INVESTING IN DUPLEXES, TRIPLEXES, AND QUADS

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.

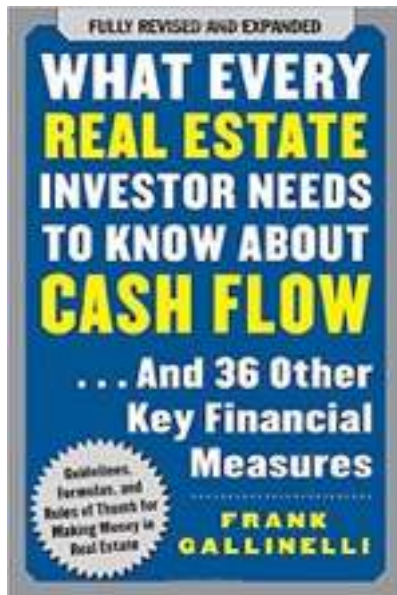
This book definitely deserves a spot on your shelf – and is especially great for up-and-coming real estate investors, who may not have a lot of time or money to spend on their first investments.

Recommended For: Beginner and Intermediate Investors



WHAT EVERY REAL ESTATE INVESTOR NEEDS TO KNOW ABOUT CASH FLOW...

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.

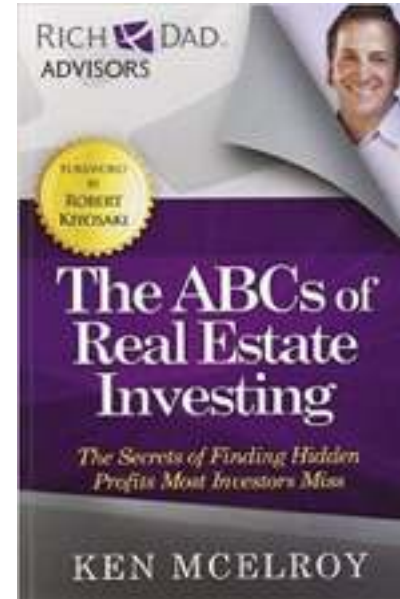
This book covers, as the title suggests, some of the most important financial considerations that an investor must understand if they are to succeed in real estate.

Recommended For: Beginner, Intermediate, and Advanced Investors



THE ABCS OF REAL ESTATE INVESTING

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



THE BOOK ON INVESTING IN REAL ESTATE WITH NO (AND LOW) MONEY DOWN

By Brandon Turner

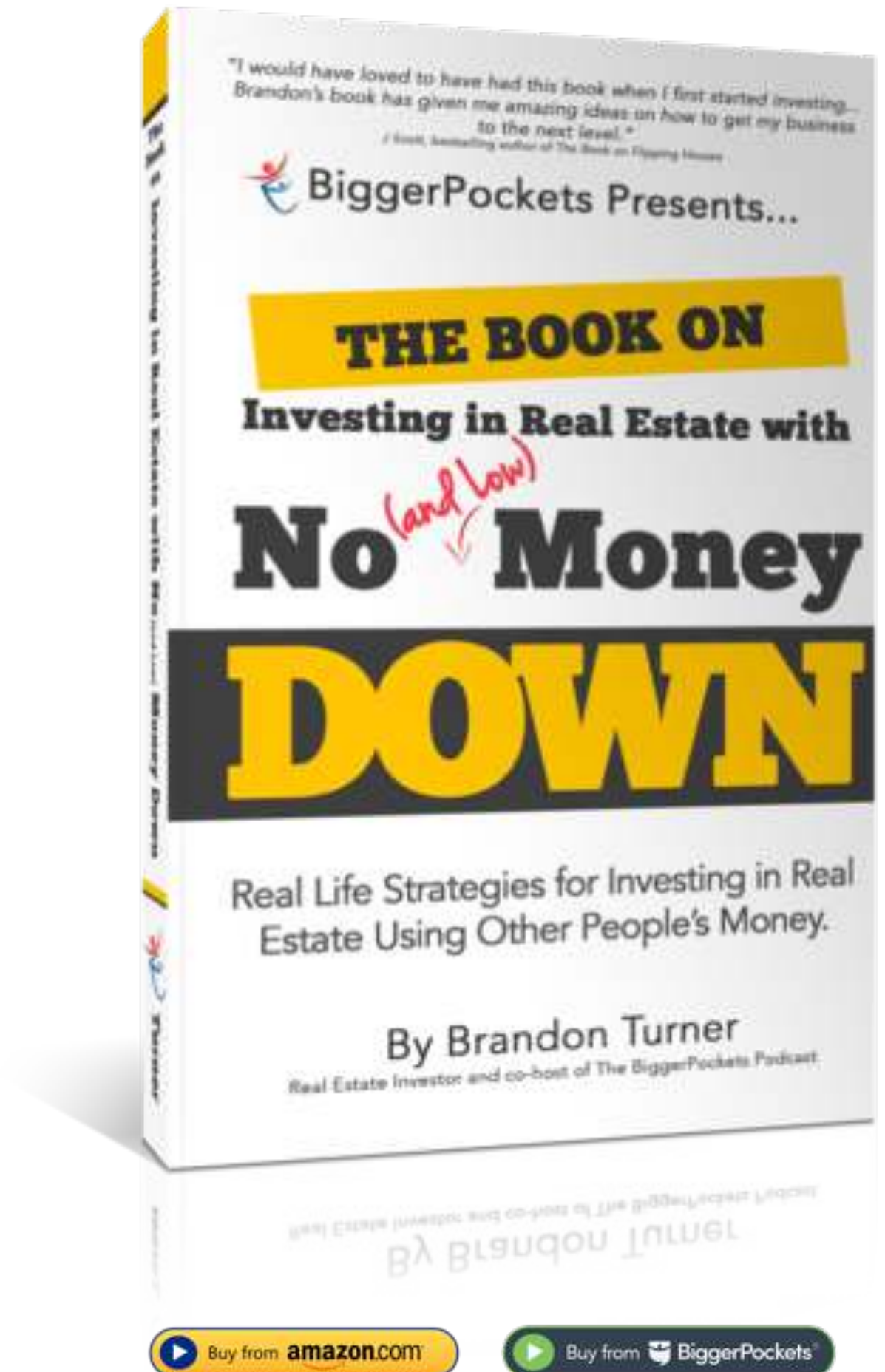
Looking to get started without a lot of money? Or looking to take your business to a whole new level? Then don't miss "The Book on Investing in Real Estate with No (and Low) Money Down" written by... me! Unlike nearly every "No money" book ever written, this book does not teach just one strategy for 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 down
- 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.

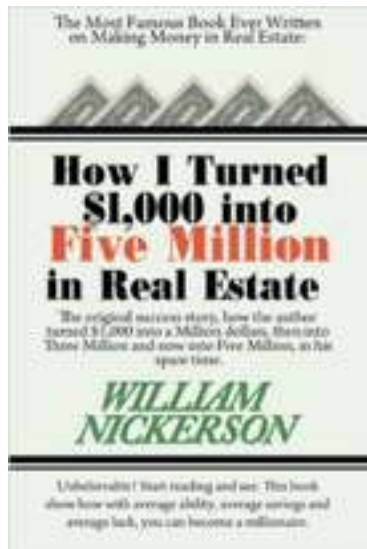
[Click here to order it right now.](#)

Recommended For: Beginner, Intermediate, and Advanced Investors



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

By John Schwab



One of the newest books on my shelf, this book by John Schaub is a great book for beginner's 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.

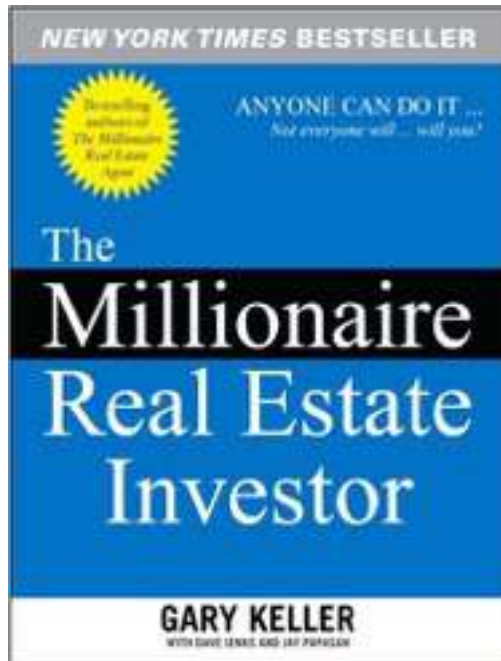
Schaub gives great advice on finding the best deals when buying real estate, tips for managing properly, and strategies for paying the homes off quickly and getting out of debt soon.

Recommended For: Beginner Investors



THE MILLIONAIRE REAL ESTATE INVESTOR

By Gary Keller and Jay Papasan



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.

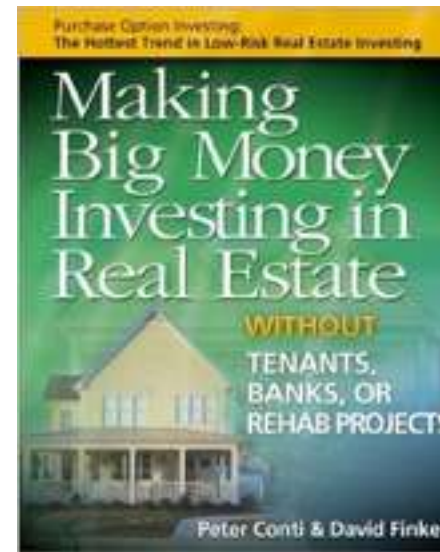
This book is ideal for anyone looking to develop a framework and build a foundation for their investing business. You’ll learn how others built wealth through real estate, as well as learn how to best hold onto your wealth long term.

Recommended For: Beginner and Intermediate 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 sub-let 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





THE BOOK ON FLIPPING HOUSES & 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 (123Flip.com) 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.

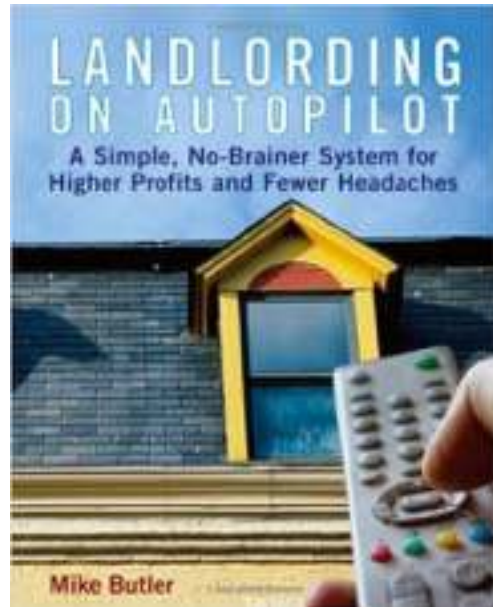
I don't need to go on and on about them here – cause there is a whole page dedicated to it here on BiggerPockets. However, just trust me: these books will teach you everything you ever need to know to successfully flip a property. (P.S. You can also get it on Amazon, though it's the same price to get 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



LANDLORDING ON AUTO-PILOT

By Mike Butler



No author has had a greater impact on my landlording skills than Mike Butler and his book, Landlording on Auto-Pilot.

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.

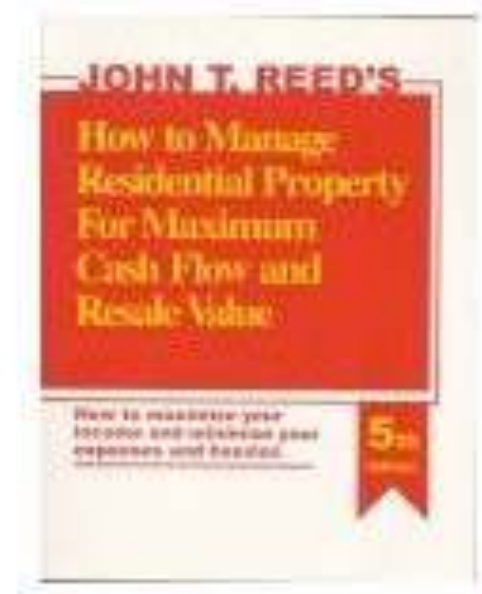
There are so many tips in this book that I re-read it every year, just to be sure I'm not missing anything! Whether you are brand new to landlording or you have been renting homes out for decades – buy this book and read it... twice.

Recommended For: Beginner, Intermediate, and Advanced Investors



HOW TO MANAGE RESIDENTIAL PROPERTY FOR MAXIMUM CASH FLOW AND RESALE VALUE.

By David Finkel



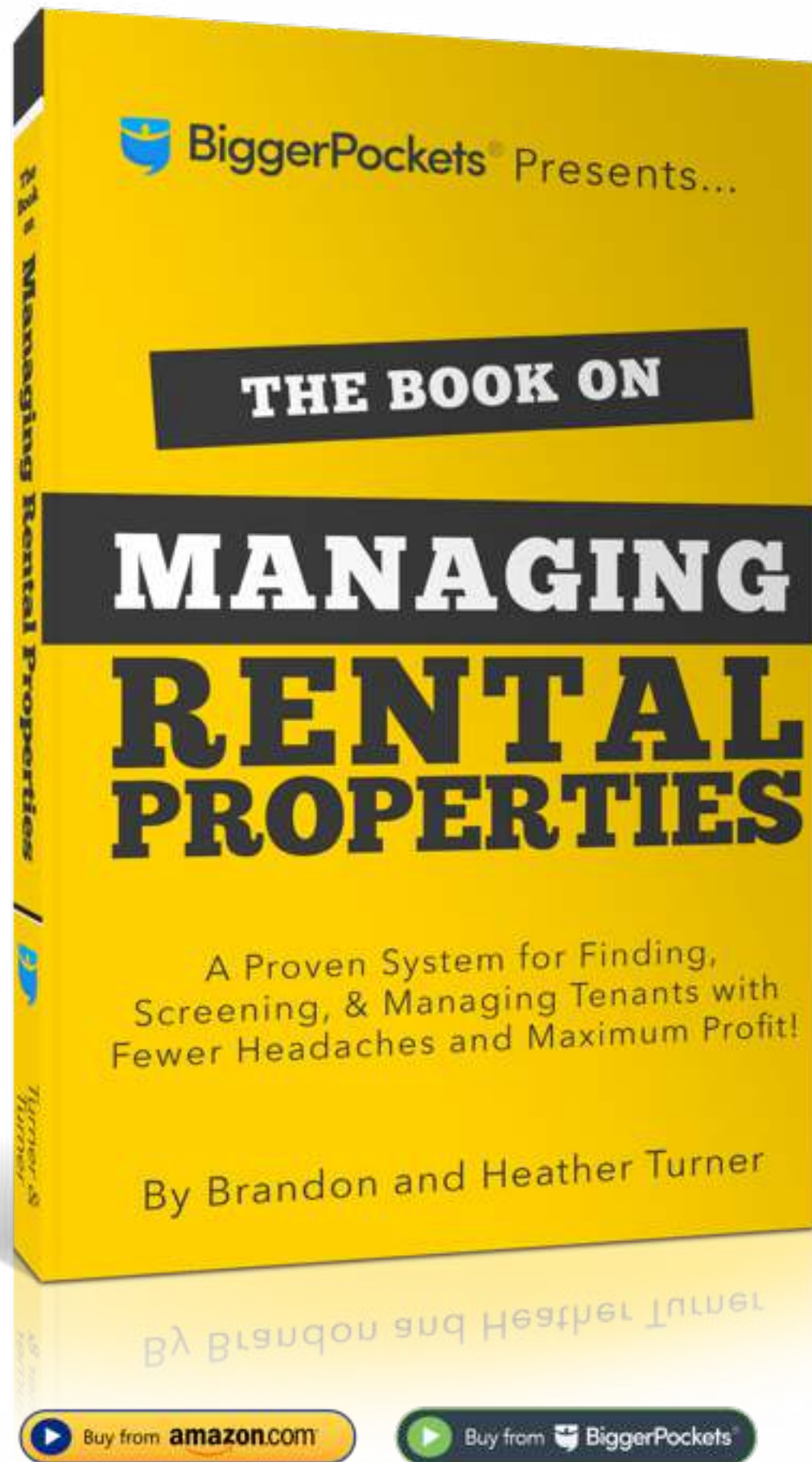
Perhaps the most “entertaining” read on this list, How to Manage Residential Property for Maximum Cash Flow and Resale Value is like a text-book for investors or property managers who own multifamily property.

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 BOOK ON MANAGING RENTAL PROPERTIES

By Brandon and Heather Turner

No matter how great you are at finding good rental property deals, you could lose everything if you don't manage your properties correctly! But being a landlord doesn't have to mean middle-of-the-night phone calls, costly evictions, or daily frustrations with ungrateful tenants. Being a landlord can actually be fun IF you do it right. That's why we (my wife and I) put together this comprehensive book that will change the way you think of being a landlord forever.

Written with both new and experienced landlords in mind, The Book on Managing Rental Properties takes you on an insider tour of our management business, so you can discover exactly how we've been able to maximize our profit, minimize our stress, and have a blast doing it!

The Book on Managing Rental Properties, when purchased on BiggerPockets, comes with almost ten hours of video content and over 30 landlord sample forms for your business.

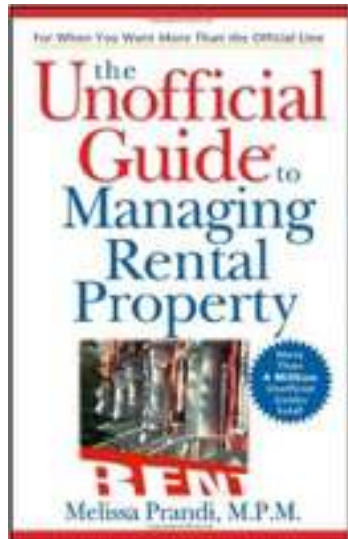
[Click here to order on BiggerPockets](#) (with bonus videos and forms)

[Click here to get it on Amazon](#) (without bonus videos)

Recommended For: Anyone who owns rental properties, period.

THE UNOFFICIAL GUIDE TO MANAGING RENTAL PROPERTIES

By Melissa Prandi



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



THE ESSENTIAL HANDBOOK FOR LANDLORDS

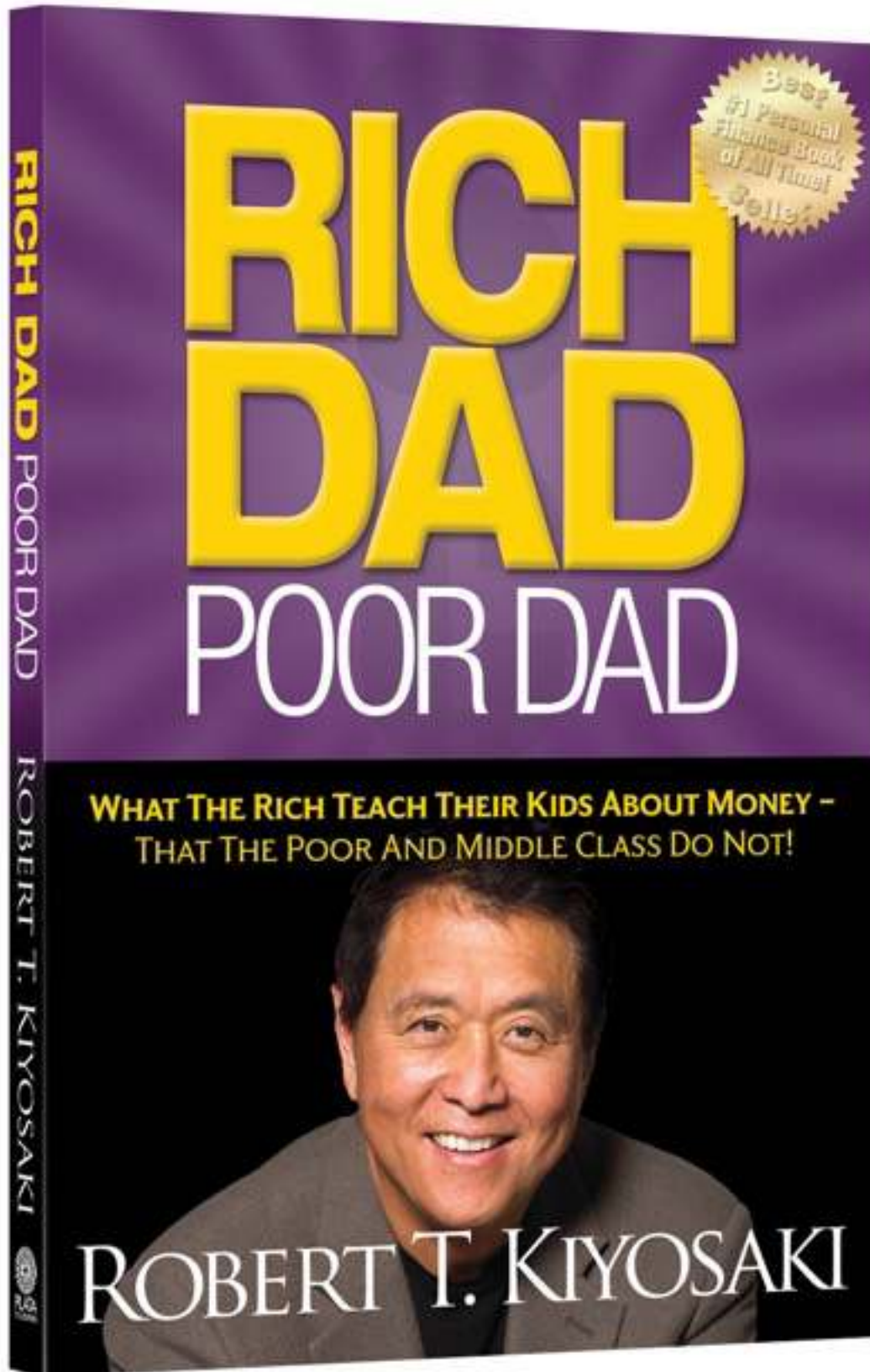
By Karen Rittenhouse



Karen Rittenhouse was our second guest on the BiggerPockets Podcast and, as a property manager, has a ton of tips for being a successful landlord – which she shares in her book, “The Essential Handbook for Landlords.” Karen includes a ton of tips and ideas, as well as forms and other resources you might need to become a landlord.

Recommended For: Beginner and Intermediate Investors





RICH DAD POOR DAD

By Robert Kiyosaki

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.

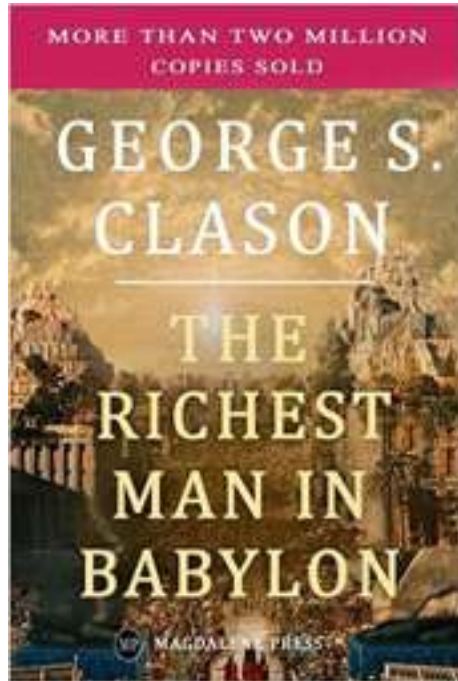
When I first read it, it put into words the rambling thoughts that had been banging around in my head for years. It wasn't so much that the information was revolutionary or new – but the way Kiyosaki presented it flipped a switch in my brain and brought it all together for me.

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 blog post? Go over to Amazon right now and get a copy!



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!

