

# Benefits of a REIA Report<sup>®</sup>: Top 50 Best Buys List

If one thinks about simple phrases like “return on investment,” “wealth building,” and “rate of return”, they all have one thing in common, they rely on the two financial factors of *both money and time*. Many times investors focus only on the money aspects of the investment. They fail to assess and value the time they must dedicate before, during, and after the investment. Of the two factors, time is the most precious as you can always make more money but you can never relive the past moment. The **REIA Top 50 Best Buys List** helps its user maximize both their time and money.

Check the box for every one of these that you have done:

- driven around street by street looking for properties to buy (usually a run down property)
- search news paper ads looking for key words that give a hint to motivated sellers
- made dozens of phone calls or conducted meetings with seller's trying to explain their process
- spent hundreds of hours searching websites for the right property or situation
- made trips to the local courthouse and searching tax rolls, sheriff sales, and foreclosure data
- sorted through dozens of multi-list properties that will never meet their investment goals
- made arrangements for and looking at properties that will never meet their investment goals
- go ahead, add a few time wasters of your own.....and the wasted time goes on and on and on....
  
- bought a property that could never get them to their wealth building goal
- looked at only one property before making a buying decision
- bought a property only to find out the one down the street sold for less and has higher returns
- bought a property based on minimal financial analysis
- bought a property based on some criteria you heard about at an investors meeting
- bought a property based on who was selling it- another investor, a friend, etc.
- bought a property based on what someone told you about its financial performance (a real money maker)
- go ahead, add a few more money losers of your own.....and the money is never there, over, and over....

A **REIA Top 50 Best Buys List** is a true innovation to real estate investment industry. It is a unique, one of a kind solution for serious investors that helps maximize their investment of both money and time. A **REIA Top 50 Best Buys List** reports 50 of the highest financially performing properties at one time for a selected area based on the users pre-selected investment criteria.

The properties are compiled by a local real estate professionals in an area of investor interest and exported to us for analysis. Once we analyze the properties we use the preselected criteria provided by the investor to sort and compile the customized list. A **REIA Top 50 Best Buys List** can be compiled for any metropolitan, micropolitan, or other areas in the U.S. The investor can select to receive the report in multiple formats including Adobe pdf and/or Microsoft Excel (will need to provide version of software you have on order form).

What makes this report so valuable? Because it helps investors:

- identify properties that meet or exceed their buying criteria
- save time by reporting only the “best” properties
- save time by focusing on a few properties versus many
- compare the financial performance of available properties against other available properties
- compare the financial performance of available properties against their current holdings
- overview the marketplace competition when selling

The REIA Top 50 Best Buys List also:

- uses investor pre-selected decision making criteria to assure every property meets the investors needs
- allows for the critical "constant comparison" of one property against thousands of other properties
- lists the properties independent of type (residential or commercial)
- shows where smaller units can well out perform larger units
- eliminates the guess work on the front end of the process
- provides all the property information necessary to find, view and eventually purchase the property

Other benefits:

- interpreting financial analysis can help reduce investment risk
- each property listed has already been analyzed using one of the most, if not the most comprehensive analysis tool in the country
- the data can be used to make investment decisions between investment types (real estate, commodities, stock, etc.)
- only the "best" properties get on the list (best defined as meeting or exceeding investor needs)

What a REIA Top 50 Best Buys List is not:

**A REIA Report IS NOT: AN APPRAISAL; IT IS NOT AN OPINION; IT IS NOT A VALUATION OF THE PROPERTY OR PROPERTIES; IT IS ONLY A COLLECTION OF FINANCIAL CALCULATIONS BASED ON INFORMATION PROVIDED FROM OUTSIDE SOURCES. NO INTERPRETATION OF THE CALCULATIONS IS PROVIDED. THE INFORMATION AND CALCULATIONS PRESENTED IN THIS ANALYSIS ARE BELIEVED TO BE ACCURATE, BUT ARE NOT GUARANTEED.**

Some limitations of the report. See the document: **Limitations of a REIA Report** for additional insights.

1. **Collection of data:** All analysis has been conducted based on the information provided by the owner of the property, their contractual representative, or through some other investigation by the buyer of this report. Some reported financial factors may have been greatly effected by incomplete data. Confirm all data.
2. **Assumptions:** At times, is has been necessary to make certain assumptions and estimates. Every attempt has been made to use accurate, “common,” and “conservative” values and industry standards.
3. **USE OF REPORTS:** All versions of a **REIA Report®** are **intended to PROVIDE INSIGHTS** that help the consumer of the report make decisions on whether or not continue on the pathway for **FURTHER INVESTIGATION BEFORE PURCHASE.**

If you would like to find out more how I help my clients maximize their returns when buying, selling, and investing in real estate in the Pittsburgh PA metropolitan, give me a call to set up a convenient time to talk.

Thank you in advance for the opportunity to serve. I hope you found this short worksheet of value.

*Max*

Max Wilson

*Real Estate Investment Strategist*

*Qualified Real Estate Investment Practitioner*

**Max Business Group Real Estate Services**

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A licensed Realtor in PA: #RM 450267

A licensed real estate instructor in PA: R10005386

**Phone: 724-368-3650**

Email: [MaxWilson@MaxBusinessGroup.com](mailto:MaxWilson@MaxBusinessGroup.com)

Website: [www.MaxBusinessGroup.com](http://www.MaxBusinessGroup.com)

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*Max Wilson*  
Real Estate Investment Strategist  
**724-368-3650 Ext. 250**  
[MaxWilson@MaxBusinessGroup.com](mailto:MaxWilson@MaxBusinessGroup.com)  
[www.MaxBusinessGroup.com](http://www.MaxBusinessGroup.com)