



Thinking About Buying a Rental Property? Read This First

Description

If you're looking to invest in real estate, but don't want the hassle of becoming a landlord, then this might be the most important message you will ever read.

Here's why: I've found a way to collect regular rent cheques without buying a single property. Now ordinary investors are using this method to earn thousands of dollars in monthly income.

But if you want to get in, then you have to act fast. The next round of distributions are scheduled to be mailed out in a few weeks. That's why you need to take action before Tuesday, January 27. Let me explain...

Collect up to \$1,200 in monthly income starting February 15

As a local real estate investor, you can become a millionaire (even a multimillionaire) in 20 years or less. At the same time, you will be creating a family dynasty of wealth that can last generations.

And to do this, you don't need an MBA. You don't even need a college education. The formula is simple: buy a few properties, love your tenants, and pay off the mortgages.

But while we could all use the extra cash, buying real estate is no walk in the park. That's why you might be interested to learn a way to collect monthly rental income *without* becoming a landlord. I'm talking about becoming a partner with an already established, highly successful property owner:

Boardwalk REIT ([TSX: BEI.UN](https://www.bse.com/quote/BSE:BEI.UN)).

Boardwalk is an old-fashioned story of hard work and determination. In 1984, two brothers by the names of Sam and Van Koliass renovated an old Calgary apartment building. Their hard work paid off. Within six months, the brothers sold the fully occupied property to fund more acquisitions.

Today, their business empire now includes hundreds of residential apartments across Canada. Altogether, this totals some 30 million square feet of real estate, of which 98% is currently occupied. For partners, this gives you all the perks of owning rental properties without the headaches.

Sure, it's nothing fancy. Buying this trust won't impress anybody at the next cocktail party. But because people always need a place to live, these assets will continue to prosper even if the economy struggles.

You could almost think of Boardwalk as the **Wal-Mart** of real estate. People don't stop shopping there when the economy tanks. In fact, the company may see even *more* customers. That makes firms like Wal-Mart a smart place to invest during a recession.

Like Wal-Mart, Boardwalk is your ultimate recession-proof business. In fact, this trust has increased year-over-year revenues going all the way back to 2000. Remember, that time period includes two major downturns.

For investors, this has all translated into steady income. Since Boardwalk started making payments in 2004, this firm has never missed or lowered its total annual payout. Today, the trust pays investors an annual distribution of \$2.04 per unit, which comes out to a 3.3% yield.

Safe stock goes ex-dividend January 27

The best part, Boardwalk pays unitholders monthly. That means you don't have to wait to start cashing in.

Starting with a \$45,000 stake, you can earn an extra \$120 per month in distributions. If you invest \$450,000 (about the cost of buying your own rental property), then you can collect \$1,200 in monthly rental income. However, you have to become a partner by January 27 to receive your first rent cheque on February 15.

CATEGORY

1. Dividend Stocks
2. Investing

TICKERS GLOBAL

1. TSX:BEI.UN (Boardwalk Real Estate Investment Trust)

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