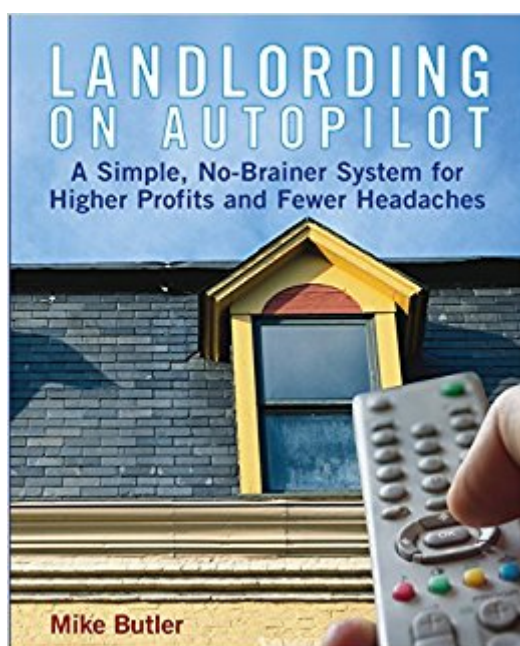


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# Landlording On Autopilot: A Simple, No-Brainer System For Higher Profits And Fewer Headaches



## Synopsis

Discover how Mike Butler managed 75 rental properties while working full-time as a police detective--before he hired any part-time help For many investors, landlording is a pain, but not for those who use Mike Butler's Landlording on Autopilot system. It's a simple, proven method for managing rental properties in your spare time--without the headaches. Mike Butler developed this system while he worked full time as a police officer. Before long, he was buying and managing dozens of properties--and consistently bringing in more than 100% of his rents. Includes free customizable, downloadable forms! Butler shares all the vital techniques of autopilot landlording: \* Screening and finding great tenants you can trust \* Training tenants to do your landlording work for you \* Increasing your cash flow with a simple push-button management system \* Using little-known tax breaks available to full-time or part-time landlords \* Easily complying with landlording regulations and legal stuff you might not think of \* Identifying the most profitable types of properties \* Marketing and advertising your properties at little or no cost \* Utilizing powerful, ready-to-use landlording forms \* Getting rid of bad tenants quickly, safely, and cheaply when buying properties \* Using creative tactics to consistently bring in more than 100% of the rent Once you've learned Mike Butler's system, you'll make more money in less time with less effort. Today, Mike Butler is retired from the police force and enjoys more than \$1 million a year from his rental properties. Using the techniques and strategies of Landlording on Autopilot will help you achieve your dreams.

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## Customer Reviews

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not for those who use Mike Butler's Landlording on Autopilot system. It's a simple, proven method for managing rental properties in your spare time—without the headaches. Mike Butler developed this system while he worked full time as a police officer. Before long, he was buying and managing dozens of properties—and consistently bringing in more than 100% of his rents. Includes free customizable, downloadable forms! Butler shares all the vital techniques of autopilot landlording: Screening and finding great tenants you can trust Training tenants to do your landlording work for you Increasing your cash flow with a simple push-button management system Using little-known tax breaks available to full-time or part-time landlords Easily complying with landlording regulations and legal stuff you might not think of Identifying the most profitable types of properties Marketing and advertising your properties at little or no cost Utilizing powerful, ready-to-use landlording forms Getting rid of bad tenants quickly, safely, and cheaply when buying properties Using creative tactics to consistently bring in more than 100% of the rent Once you've learned Mike Butler's system, you'll make more money in less time with less effort. Today, Mike Butler is retired from the police force and enjoys more than \$1 million a year from his rental properties. Using the techniques and strategies of Landlording on Autopilot will help you achieve your dreams.

MIKE BUTLER retired early when the income from his rental properties grew larger than his full-time police officer's salary. He now works as an investor, speaker, author, and a licensed real estate broker. His real estate investing success has been featured in Money magazine, and he has been a featured speaker and trainer at real estate investing seminars across America.

This is a wonderful book, full of practical common sense advice about being a landlord. Definitely one of the best books on this subject out there. Mike Butler provides great insight from years of being a landlord himself, and the writing style is simple, direct, and straight-forward. In addition, Mike covers things I did not see in other books, including the best floor coverings, cabinets, etc. for new landlords to use in rental properties. Finally, I found the forms to be an extremely valuable resource. I highly recommend this book to anyone who wants to be a landlord, or anyone who is just starting out in real estate investing.

This book does something that most Real Estate books don't give you. Forms that you can directly use. Being a new landlord (less than 3 years), I needed a source of information I could trust. A wise man once said, if you want to be like someone just mimic what they are doing. So if you want to

become a quality landlord, which are few and far between, learn from the best and use the forms that protect you and your tenants. Treat yourself like a business, be professional, start out on the right foot with this book.

Ok, Full disclosure. I was offered another set of forms for an unbiased review of this book. I had previously read this book while in Seattle. Having just bought another property on the east coast, I really really wanted the forms and information that was offered in this book (i did not want to buy it again though)... So, I found Mike Butler's website, provided my email address and downloaded all the forms that I really loved the first time around. Now, This book is truly great for any investor looking to find great tenants and maintain those tenants with minimal turnover. The information is a tad bit dated (I.E. mention of beepers, ect), but can be put to use even EASIER with modern technology. I've read at least 4 management books and this is the one I wanted for screening tenants this time around. My favorite part of the book focuses on how to make and accept rental applications while giving the landlord an ability to choose the best tenants all without fear of violating fair rental laws or losing a lawsuit. This is a great book for anybody looking to invest in rental property! Like I said, I wasn't paid or offered anything physical for my review. Just access to another great set of forms, So I jumped at the opportunity. If you are thinking of investing in real estate rentals, **READ THIS BOOK!**

Great book with real life examples & experience, included forms are useable, though run them by a local real estate attorney to be sure they'll work in your area.

This book is hands down chalk full of material for anybody that owns a residential property and is either thinking of renting or already renting. There are so many great points from how to introduce yourself to potential tenants, to using a door lock system so you aren't constantly buying new locks at the retail stores, to all the forms that you can use, to encouraging long term tenants. The list just goes on and on. A definite read that is straight to the point and super simple to understand.

The rental application was worth the cover price by itself and we will be implementing these systems as soon as we can going forward. Some of the tips are outdated (paggers) but they can easily be translated to current technology (Google Voice). Highly recommend this book if you plan to own more than a couple rental properties!

This book is a bit outdated. The marketing section where the author lists promo swag is completely useless for most people not living in retirement communities. There's a section on using your pager as a virtual office, lmao. The financial advice relies on "conventional wisdom" that unfortunately will make any finance major cringe. Oh and every twenty pages he tries to sell you something using different website names that all point to his personal site. Besides those gripes, Mike writes well and the book is fairly easy to breeze through. I especially like his School of Hard Knocks lessons which is helpful for learning from his mistakes. The structure of the book is a good outline for things you should be aware of as an income property owner. The book might get one more star if priced under \$10 with a warning that the book is outdated.

**MUST READ FOR ANY INVESTOR!!!** Mike has done a fantastic job writing this power packed book property management. He tells you exactly what to do, how to do and the rationale behind it. His stories are a little long winded however they do have a point. There are plenty of websites in the material so you can do further research and really hone in on the skill of property management. He also has a link to download all his forms in pdf and word so you can customize it to fit your needs. Great job Mike!!!

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