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Hey there 🙌

Lucas here - Welcome to the *Evernest newsletter*. We bring you rental investing tips, trends, market updates, and more, delivered straight to your inbox 2x a month.

You can expect 3 new pieces of content. 1 new blog, 1 new Landlord Tip, and our recent podcast episodes to listen to.

If these emails are too much, please feel free to [unsubscribe](#).

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📖 **New Blog:** [Common Real Estate Investing Mistakes You Should Avoid](#)

The cost of making mistakes early on as an investor can be pretty high. This is why it's crucial to educate yourself before jumping in guns blazing.

**The best thing you can do is to learn from the mistakes of successful investors.**

This article addresses some of the common mistakes real estate investors can make such as,

- Quitting your day job too early
- Not having a plan before you buy
- Failing to learn the basics of real estate investing

Keep reading for the other [common mistakes we see new investors make](#).

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🏠 **Landlord Tip:** [23 Questions You Should Ask Before Hiring A Property Manager](#)

Hiring a property manager can be stressful.

**Finding one is simple; hiring a solid one is the real challenge.**

That's why we put together a list of 23 questions you should ask before hiring a

property manager.

Why 23? Because most homeowners only ask a handful of questions. The typical ones we hear are things like:

- What are your owner fees?
- How do you handle maintenance?
- How long will it take you to rent my house?

Don't get me wrong, these are good questions to be asking.

However, in this post, we want to give you a comprehensive look at property management services and [the 23 questions you should be asking to determine if they're a good fit for you](#).

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## **New Podcast: This Week**

### **The Evernest Real Estate Investor Podcast**

Ep #002: [Class of Neighborhoods: Here's What You Need to Know](#) 

Matthew, Spencer, and Gray highlight the differences between A, B, C, or D neighborhoods. As a real estate investor, it's necessary to understand your market and what makes an area a Class A or D neighborhood.

### **The Birmingham Real Estate Investor Podcast**

Ep #046: [5 Keys to NOT Being a Wannabe Investor](#) 

What separates a wannabe investor from a true real estate investor?

There are many ways out there to learn how to invest in real estate. The difference isn't due to a lack of information.

Why are some successful and others not? *Tune in to hear Spencer's 5 principles that separate the successful from the rest of the pack.*

### **The Atlanta Real Estate Investor Podcast**

Ep #037: [How to Make a Great Deal](#) 

Spencer and Gray discuss the fundamentals you need to make a great deal.

From setting your investment goals and knowing how to estimate the rehab costs to making an offer. Cash is king. It is crucial to know where to look for property details, determine estimates and do your due diligence when it comes to repairs.

Listen in to hear how Gray and Evernest brokerage has made over *600 acquisitions* for in-state and out-of-state investors in just 10 months.

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Would You Like To Speak  
To A Member Of Our Team?

[Click Here](#)

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### **Want To Learn More Investor And Landlord Tips?**

*Whether you are an investment property owner, someone trying to sell your house, or looking to grow your portfolio, we have the information you need.*

*Be sure to subscribe to our podcasts & also check out the [Evernest YouTube channel](#). There you can learn the ins and outs of buying and managing your rental property.*

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**Thanks for reading!**



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