

# **BUILDING COMMUNITY VALUE**

**BUILDING A FAMILY LEGACY THROUGH  
STEWARDSHIP AND INVESTMENT**



# WHAT IS A FINANCIAL LEGACY?

A **FINANCIAL LEGACY** IS SOMETHING OF WORTH OR VALUE THAT IS PASSED ALONG TO BENEFICIARIES SUCH AS RELATIVES OR CHARITIES. IT COULD BE THE MONEY IN YOUR RETIREMENT ACCOUNT, YOUR PRIMARY HOME, A BEACH HOUSE, A BUSINESS, OR ASSETS LIKE PRECIOUS METALS.

# **PURPOSE OF TODAY'S CONVERSATION**

- **UNDERSTAND THE IMPORTANCE OF REAL ESTATE INVESTMENT**
- **LEARN HOW TO BUILD AND PRESERVE COMMUNITY VALUE**
- **EMBRACE OUR ROLE AS BELIEVERS IN LEAVING AN INHERITANCE FOR FUTURE GENERATIONS**

# **COMMUNITY VALUE BUILDING & PRESERVATION**

- **PROVERBS 13:22 “A GOOD MAN LEAVES AN INHERITANCE FOR THEIR CHILDREN’S CHILDREN.”**
- **OUR SPIRITUAL MANDATE TO CREATE LASTING VALUE AND LEGACY**
- **CHARACTER LEADS TO OPPORTUNITY**
  - **FAITH | DILIGENCE | WISDOM | STEWARDSHIP**

# HOMEOWNERSHIP: THE FIRST STEP

## WHY HOMEOWNERSHIP MATTERS

- Stability and security for families
- Equity and wealth building over time
- Benefit for the local community

1

### Save Your Down Payment

Many people believe you need a 20% down payment to buy a home. There are loans available that allow buyers to put down as little 3% or 0% with a VA or USDA Loan.

2

### Know Your Credit Score

Your credit score is a numeric representation of your history & ability to pay back debts in the past. Different home loans have different credit requirements.

3

### Find A Real Estate Agent

Once you have a handle on your credit score & down payment savings, contact a local agent who can guide you through the process of buying your first home.

4

### Get Pre-Approved

Your agent will have a list of lenders that you can work with to get pre-approved for your mortgage. This will help keep you on budget during the next step!

5

### Go Home Shopping!

Make a list of what you want vs. what you need in your new home. Your agent will use this list to find homes for you to tour.

# 10 Steps To Buying A Home

6

### Make an Offer

Your agent will help you determine the best price to offer for the home. In a competitive market you may not be the only one bidding & will want to stand out!

7

### Get a Home Inspection

Once your offer is accepted, you will want to do a home inspection to ensure there are not any hidden issues with the home.

8

### Get a Home Appraisal

Your lender will arrange for a home appraisal to ensure that the property is worth the price that you have agreed to pay for it. The bank will only issue a loan for the appraised value.

9

### Close the Sale

Once your loan is approved, your lender will schedule a closing date. This is the day you sign all your paperwork to complete the purchase & get the keys to your new home!

10

### Move In!

Congratulations!



You're a homeowner!

# **ACTIVE REAL ESTATE INVESTMENT 101**

- **DIRECT INVOLVEMENT IN BUYING, MANAGING, AND SELLING PROPERTIES**
- **TRADITIONAL PROPERTY TYPES: RESIDENTIAL, COMMERCIAL, MULTIFAMILY**

# **ACTIVE REAL ESTATE INVESTMENT 101**

## **WHERE DO I BEGIN?**

- RESEARCH & EDUCATION**
- BUILDING A TEAM (REAL ESTATE PROFESSIONALS, LENDERS, CONTRACTORS, PROPERTY MANAGERS)**
- FINDING AND FINANCING INVESTMENT PROPERTIES**



# PASSIVE REAL ESTATE INVESTMENT 101

**- INVESTMENTS WHERE OTHERS MANAGE THE PROPERTIES** *(I.E. REAL ESTATE INVESTMENT TRUSTS (REITS), CROWDFUNDING, GROUP SPONSORED INVESTMENT)*

# PASSIVE REAL ESTATE INVESTMENT 101

## **BENEFITS OF PASSIVE INVESTMENT**

- LESS TIME INTENSIVE
- DIVERSIFICATION OF INVESTMENT PORTFOLIO

## **BENEFITS OF PASSIVE INVESTMENT**

- RESEARCH AND EDUCATION
- CHOOSING THE RIGHT PLATFORM, FUND OR GROUP
- REGULAR MONITORING AND RE-INVESTMENT OF DIVIDENDS.

# **CALL TO ACTION: RADICAL, BIBLICAL ECONOMIC STEWARDSHIP**



**Financially  
Intentional**



**Investing with  
Kingdom purpose**



**Creating a  
financial plan**



**Invest small, build  
gradually**



**Reinvest profits,  
Mentor others**

# **BUILDING STRONG FAMILIES, CHURCHES, & COMMUNITIES**

- **STRENGTHENING FAMILY WEALTH AND STABILITY**
- **PROVISION OF RESOURCES FOR CHURCH GROWTH AND OUTREACH**
- **ENHANCING COMMUNITY DEVELOPMENT & COHESION**

# **QUESTIONS & ANSWERS**

# **CONCLUSION AND FINAL THOUGHTS**

- **REAL ESTATE IS A VEHICLE FOR LEGACY BUILDING**
- **BELIEVERS MUST BELIEVE THAT WE HAVE A KINGDOM MANDATE TO LEAVE AN INHERITANCE**
- **YOU CAN DO THIS... AND START TODAY**
- **PRAYER FOR WISDOM, GUIDANCE, AND SUCCESS IN OUR INVESTMENTS AND LEGACY BUILDING**