



Real Estate Side Hustle: Four Passive Investing Strategies to Build Wealth Beyond Your Day Job

Devon Kennard

BiggerPockets (Oct 15, 2024)

Hardcover \$26.99 (272pp)

978-1-960178-68-8

A motivational guide to the world of real estate investment that's intent on lowering the barrier to entry, Devon Kennard's *Real Estate Side Hustle* creates a blueprint for buying, selling, and renting property without shirking career and family commitments.

Inspired by the extraordinary time constraints Kennard navigated as an NFL linebacker, the book develops a self-contained system for becoming involved in real estate in as little as five hours a week. Financial advice that's applicable to all prospective investors is integrated into its passive investment track, defined by specific practices, plans, and financial structures. Advanced techniques are broken down alongside clear dos and don'ts that provide guardrails for the inexperienced investor. "Do not even consider buying an investment property," the book chastens, without a grasp of investment-specific vocabulary and terms.

In constructing its broad passive investor toolkit, popular, time-intensive strategies like short-term rentals, low-money-down creative financing, and BRRRR (buy, rehab, rent, refinance, and repeat) are adapted or excluded and replaced with approaches that preserve a passive investor's most precious asset: time. As *Real Estate Side Hustle* reveals, there are many investment methods that do not require becoming a landlord or investing sweat equity. While some are rarefied—like joining syndications, buying commercial properties, and becoming a private money lender (PML)—deliberate tweaks can turn many labor-intensive investments passive ("Hiring a bookkeeper will eliminate almost all the administrative work"). Tied together by an experienced investor's charismatic voice, the book connects the dots between long-term financial goals and short-term strategies that can fit the most demanding schedule.

A user's guide to passive real estate investing, *Real Estate Side Hustle* busts myths about how much time and effort is required to buy and sell property.

WILLEM MARX (September / October 2024)

Disclosure: This article is not an endorsement, but a review. The publisher of this book provided free copies of the book to have their book reviewed by a professional reviewer. No fee was paid by the publisher for this review. Foreword Reviews only recommends books that we love. Foreword Magazine, Inc. is disclosing this in accordance with the Federal Trade Commission's 16 CFR, Part 255.