



Real Estate: Build Your Next Move

A practical starting point for buying, selling, and building wealth through property

Learn the choices behind property—and take your next step with more clarity.

SHAD EDDIE MONGRUE

Free preview edition · pages 1–2

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Why Property Matters Now

Property decisions can shape where you live, what you spend, and what you build over time. Start by learning the choices before you make them.

- ◆ First-time buyers made up 21% of buyers; their median age was 40¹.
- ◆ Waiting until 40 rather than 30 to own can mean roughly \$150,000 less equity on a typical starter home¹.
- ◆ First-time buyers' median down payment was 10%, the highest level recorded since 1989¹.
- ◆ Market figures can frame useful questions, but your needs, budget, and timing shape your decision.

Real estate can feel like a contest where you need perfect timing or expert knowledge to begin. You do not. Start by naming what you want, learning your choices, and checking the costs that matter to you. This book offers general education, not financial or legal advice. Next, turn broad interest into a focused first step.

INSIDE THIS BOOK

You will set a property goal, learn core terms, and follow a starter plan. Then you can explore guides on buying, rentals, and selling.

02

Your First Quick Win

Use a short planning session to make your next property decision more specific. You can do this today without buying anything or making a commitment.

- ◆ Write down the goal you are considering, such as buying a home, selling, or learning about rentals.
- ◆ List what you know about your budget, timing, and preferred location, then flag what needs checking.
- ◆ Write questions you want answered before deciding or speaking with a real estate professional.
- ◆ Choose one question and identify a reliable person or place to investigate it.

Keep your notes simple and honest. A goal is not a promise to act; it gives your learning a direction. You might be exploring whether ownership fits your needs or getting ready to understand a sale. Note what you know, what you need to verify, and what matters most to you. Next, learn the basic terms that make property choices easier to compare.

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You've read the free pages. Here's what the rest of this book covers:

- 3 Real Estate, Made Clear
- 4 Your Seven-Day Starter Plan
- 5 Learn, Earn, Avoid Mistakes
- 6 Your Next Move Starts Here

BY THE END OF THIS SHELF, YOU WILL

- ◆ A clearer way to define your property goals
- ◆ Plain-language understanding of key real estate terms
- ◆ A practical method for organizing questions and next steps
- ◆ Greater awareness of costs, tradeoffs, and risks
- ◆ A foundation for learning about buying, rentals, and selling

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Sources for the free pages

Every statistic in this book is numbered and links to the page it came from. Each one was checked word for word against its source in October 2026. Figures can change as sources update. This book is for education and is not personal financial, legal, medical or professional advice.

- 1 **National Association of REALTORS®**, First-Time Home Buyer Share Falls to Historic Low of 21%, Median Age Rises to 40 (November 4, 2025). <https://www.nar.realtor/press-releases/first-time-home-buyer-share-falls-to-historic-low-of-21-median-age-rises-to-40>