

# FIVE WAYS TO MAKE RENTAL INCOME

Without Owning Rental  
Properties

# MILITARY FAMILY INVESTING

Joshua King

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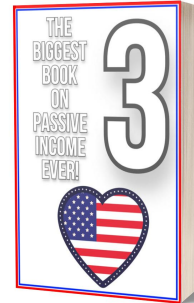
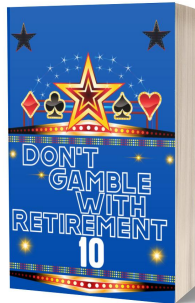
## Five Ways to Make Rental Income

Without Owning Rental Properties

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**All Right Reserved Military Family Investing**



## 01 Five Ways to Make Rental Income without Owning Rental Income

The real estate market is tougher than ever. It is difficult for the [average person](#) to buy a primary residence, let alone [own rental properties](#).

I own [two rental properties](#), and it's safe to say that they are a pain in the rear end. [Being a landlord](#) is not for most people.

However, everyone's goal should be to generate passive income to fund their lifestyle and retirement. The major sources of passive income are [dividends, royalties, business, and rents](#).

- 1) Start a dog park in your yard.
- 2) Renting rooms.
- 3) Renting storage space.
- 4) Start a community farm.
- 5) Convert your car into a rental.

So how does one earn passive rental income without owning rental properties? Well, I am glad you asked. Let's get started.

### [Five Takeaways from "The 10% Entrepreneur"](#)

1) **Start a dog park in your yard.** I wrote [an article two years](#) ago about creating a dog park in your own yard. This option seems to have improved over the years.

You can operate your dog park through [Sniffspot.com](https://www.sniffspot.com). It's not about the size of your yard but how nice the amenities you provide.

I have three acres of land in Florida but have been away for three years. I am eager to get started once I retire from the military in two weeks.

If you have a dog, then adding the extra amenities will be beneficial to them as well. You can add an obstacle course, shaded areas, and water spots (for humans and dogs).

### **[The Hunt for Baby Bonds](#)**

The more you think outside the box, the more the audience will notice your place. Remember, dogs are big business, so think like a dog lover. The book "[Walk Yourself Wealthy](#)" may give you more insight into running a dog-based business.

2) **Renting rooms.** [Renting rooms](#) is my favorite way to generate rental income. The key is to have an exit strategy.

My wife and I rented rooms for 4.5 years and walked away with a \$240,000 dividend portfolio. Yes, renting rooms can be very lucrative.

However, if you just rent rooms [to pay bills](#), you'll be stuck with roommates forever. If you can find the magical great roommate, you'll be printing the easiest money you'll ever find. Just don't expect to find this roommate.

### **[Email Money: Dividends, Rents, & Royalties](#)**

The best idea is to convert your room rental income into [dividend income](#). This allows your dividends to purchase your freedom from roommates eventually.

3) **Renting storage space.** You can rent your garage, yard, or parking space via the [Neighbor.com](https://www.neighbor.com) website.

Once I get home, I plan to buy three shipping containers to place on my three-acre lot. They look to cost \$2,000 each before delivery costs.

Looking at the website, I can earn \$150-\$200 per month from each of these. At \$150 per month, that's a 90% return on my investment ( $\$1800/\$2000$ )—in one year.

### **[Become a Bonafide Investor: Debt vs. Equity](#)**

This venture definitely looks to be lucrative. I plan on detailing my shipping container journey over the next few months.

4) **Start a community farm.** It's safe to say that most Americans don't know how to grow their own [fruits, veggies, and herbs](#).

As inflation keeps rising, there is going to be a need for people to grow their own crops—it's simple math. To lower your costs, reduce your inputs.

If you have a small garden, [even a herb garden](#), look to rent some of your space. Ideally, you would provide some classes for people to learn as well.

### [Grace & Passive Income](#)

The book "[Dirt Rich](#)" will give you an insight into [running a community garden](#) and a U-Pick-Farm.

I recently went to a strawberry farm in Irvine, California, and there were so many people there. They were literally printing money. Farming will become more lucrative moving forward.

5) **Convert your car into a rental.** You can make a decent amount of money by renting your [car on Turo](#), especially if it doesn't have a car note.

I own three cars and had planned to rent one via Turo when I returned home. However, my eldest son will be driving in two months, so my plan fell through.

### [The Magic of Living Below Your Means](#)

However, I may purchase a vehicle specifically for Turo. The key is to find cars that stand out in your area.

In Southern California, [Teslas do not stand out](#), but they do in the panhandle of Florida. In California, you'll probably need a Rivian or Cyber Truck to make huge money.

My friend started Turo two months ago and is already making over \$1,000/month. Her minivan was paid off, and it was just sitting there.

From her experience, I'd say it's best to get good at washing your vehicle and earning five-star reviews. She takes it seriously and continues to make serious money.

### [Fitness in the Metaverse](#)

**The importance of rental income.** It is crucial that you start earning rental income. Every stream of passive income comes with its own quirks, and only you can discover them.

It's important to make even a tiny income from various income streams. The time to start a new income stream is not during a recession—but before.

**Conclusion.** The people with five-star ratings will be successful during the recession. Start thinking outside the box today to generate outstanding returns tomorrow.

### Budget vs. Fixed Income

My wife and I rented rooms until we earned [\\$1,500/month in dividends](#). Now it is time to move into our next ventures.

My next move is to purchase my shipping containers and rent them via Neighbor.com. Once I discover the different quirks of this income stream, I can decide to expand, reduce, or diversify.

Don't forget that you can also create a corporation around some of these business models. Starting a corporate entity can increase your take-home revenue once you learn the tax laws.

Always look for ways to bring more money into your household. Those that are stagnant will pay [the price of inflation](#). Good Luck!



## **02 Home Buying for the Average Person 2**

“You will own nothing and be happy.” This thought process comes from the higher beings inside our governments, businesses, and military.

Why is this quote so important to the [middle-class family](#)? Because we must be wary of how things slowly play out to fulfill this new reality.





## [Free 48-Page PDF Download \(\\$2.99 Value\)](#)

We used to buy physical products such as VHS tapes, Blu-rays, and CDs. Now, we stream everything. This means we constantly pay to access someone else's media library.

### [Why Real Estate is I.D.E.A.L.: Income](#)

**The Netflix of housing.** I was roughly 27 or 28 when Netflix started its streaming service. Wow, the movies that they streamed were awful. But it was cool to have a library of content at your fingertips.

Fast forward to today, and everything is about streaming. I recently purchased a monthly Xbox Game Pass subscription for \$15/per month.

Even if I use the platform for five years (a total of \$900), I will own nothing if I stop paying them. If I had purchased old Blu-rays at \$10/each, I would own 90.

People, the “powers that be,” are doing the same thing to the real estate market. Investors and businesses are buying all the houses [around your neighborhood](#).

### [Create Content Daily](#)

What happens if an entity (real estate trust, private equity, banks, foreign investors) owns all the properties in one neighborhood? They control rent prices—no deals, no discounts, no hookups, and no remorse.

**Renting and never owning.** Even more troubling is that they control [property management companies](#) as well. It is even more difficult to get into a rental property.

You may have to prove that everyone in the home earns 3X the rental amount, plus first/last, additional months, security deposit, and pet deposits for each pet.

It's tough to buy a home or rent a place—so what's an average person to do? Stop being average. The world is shifting so that the average person no longer gets anything.

### [The In-Debt-ured Servant](#)

Renting will be much more expensive than owning very soon. And because of interest rates, saving and paying for a home will be challenging. Each day, housing is becoming less affordable. So, let's work on achieving something special.

**Become special to own your home.** We all have talent. We [are all creative](#). And we all have the ability to [use discipline](#) to get ahead. So why do so many of us flounder in adulthood?

Because people throw around words like [mental health](#), [quiet quitting](#), [happiness](#), and [work balance](#)—these words throw you off your game.

To make it in this world, you must persist through some form of hardship. There is no easy way to achieve without sacrifice.

### **Employment in the Metaverse**

I have a successful marriage of 17 years, two great boys, three homes, a massive dividend portfolio, and a book business—do you believe it was easy to accomplish these feats?

I spent 50% of [my marriage](#) away in foreign lands, woke up in [the middle of the night](#) to write books, and [lived far below my means](#). These are all things the media tells you to avoid.

To [save for a down payment](#) and afford the monthly payments on a home, you must do [something extraordinary](#).

**What is something special?** Luckily, everyone can do something great. It only takes willpower, a great work ethic, and iron-clad determination.

### **4 Years of College vs. 4 Years of Content Creation**

But let's talk specifics. What's the best way to own a home today? Get a [high-paying remote job](#) and move to Alabama.

**Zillow** Save Share Hide \*\*\* More

**\$284,900** 3 bd | 2 ba | 1,657 sqft  
8870 Milners Ct, Foley, AL 36535

● For sale  
Est. payment: \$1,559/mo [Get pre-qualified](#)

[Request a tour](#)  
as early as today at 11:00 am

[Contact agent](#)

Overview Facts and features Price and tax history Monthly >

🏠 Likely to sell faster than 99% nearby.  
[Schedule a tour](#)

- 🏠 Single family residence
- 📅 Built in 2018
- ⚡ Electric
- 🚫 No data
- 🅓 2 Attached garage spaces
- 🏠 \$29 monthly HOA fee
- 👤 10,125 sqft
- 📊 \$172 price/sqft
- 🏠 2.4% buyers agency fee

Yes, I am serious. Let's say you find a remote job making \$100,000/year. The picture above is an expensive home in Foley, Alabama. You can find a better price if you move away from the city.

This home requires a down payment of \$60,000, with a monthly mortgage of \$1,600. You would be earning over \$8,000/month.

Even better, you could [get a roommate](#) to pay you \$1,000/month in rent. You can invest in the capital markets ([stocks and bonds](#)) with your additional cash flow.

### [3 Steps to Live Entirely on Passive Income](#)

Before you know it, you have \$400,000 in savings and an additional cash flow of \$3,000/month from dividends. What can you do now? Buy another house.

**No one wants to move to Alabama.** The sad reality is that no one wants to move to Alabama. It's hard to leave a [place like San Diego](#) and move to Foley, Alabama.

I moved from San Diego to a small city named Pensacola, FL (about one hour from Foley). I live an extraordinary life near white-sand beaches and military bases.

[I have everything I want in life](#) because of a location change. Surprisingly, remote work gives you an even better opportunity to achieve homeownership.

### [Dividends vs. Military Retirement](#)

You don't have to do something world-changing to own a home; you just need to shift your mindset to ownership.

**You versus the world.** The world wants you to rent forever. If you read a property management book like "[The Book on Managing Rental Properties](#)," you will understand the end goal.

The property manager's goal is to raise the rent every single year. Even if their costs don't increase, they will raise the rent to "train" you for rent increases.

### [Passive Income from Creativity 106: Writing](#)

It's the same for [self-storage owners](#). They will keep raising the rent for you each year. The longer you stay in your rental or use self-storage, the poorer you become.

The best way to break the cycle is to make an earth-shattering change, like moving to Alabama. I was 38 years old when I made the change.

**Change is challenging but necessary.** I had a decent job earning over \$100,000/year, but I couldn't randomly take my family to Applebee's ([without using credit cards](#)).

Finally, enough was enough. We got roommates, started investing in dividends, paid off all our debts, and lived below our means.

### [My 4 Favorite Index Funds](#)

A short four years later, we are sitting pretty. Last month, we earned \$1,800 in dividends alone. The good part is that our hard work transfers to our children.

Both my kids have a house to call their own if they choose. They don't have to endure the rat race as much as we did. We paid it forward so that they could push the family along in different ways.

**Conclusion.** Remember that "they" are slowly taking ownership away from us. It's not that they have evil intentions—it's just easy to influence the masses.

### [The Magic of Dollar-Cost Averaging](#)

Now, homeownership looks out of reach for the average person. That's because most people want a four-bedroom, three-bathroom home in San Diego that costs \$1.8 million.

However, the same home costs \$300,000 in Foley, Alabama. We all must decide what [core values](#) we instill in ourselves.

What's more important, living in San Diego or owning a home? Buying a home in Foley can fast-track you to eventually purchasing a home in San Diego in 20 years.

Renting in San Diego for 20 years will fast-track you to being poor and owning nothing. It's an easy choice for me, but you must decide your path. Good Luck!



### 03 Run a Profitable Dog Park on Your Property

I am always looking for business ideas that require as little work as possible but with maximum profits. In "[Rich Dad Poor Dad](#)," Robert Kiyosaki said that the less work you do, the more money you make.

This quote is not a nod to being lazy; it is a call to being smart. The logic is that the more research and systems you put into place, the less work you will have to do. Also, it calls for you to trust your people and install competent leaders into positions within your company. It is a powerful quote for sure.

I recently stumbled upon a website called [SniffSpot](#), which is sort of the Airbnb for dog parks. You sign up, and you can rent out your land for an hour at a time. People can come down to your land with their dog and let the dog run off-leash.

Let's break this down further. All you have to do is ensure you have a nice fenced-off area and a controlled environment. You can then start adding some luxury items like obstacles, gazebos, and water fountains for the dogs.

In time, you could also add in a bit of a play area for kids as well. I think many people who have dogs also have kids. You may as well appeal to both sets of people.

With a little TLC (tender loving care) and some time, you can build out a nice dog park for yourself. Best yet, the income would come in passively.

The benefit of going through this website is that the liability falls on them. If you were to open a dog park on your own, liability would be the number one concern on your property. You can start your dog park by going through Sniffspot. Once you are confident in your abilities, you can create your website and keep more of the profits.

I believe in starting a business slowly. If you need money right away, get a job. By taking your time, you are more likely to make good, long-lasting decisions. So I would start by charging \$10 per dog per hour. I would then collect profits and put money back into the park.'

Throughout one to two years, I can add the obstacles, gazebo, fountains, kids areas, etc. Doing this over time gives you the benefit of receiving feedback from customers and making the most efficient purchases possible.

Above is a picture of some of our land in Florida. Our house sits on three acres, and finally, we will be able to leverage some of this space for profit. If you can buy a home on land, I would jump on it quickly.

**Even more money.** The ideas above are just for getting started. If you take it a step deeper, you can maximize your earning potential. My son has expressed interest in becoming a dog trainer in the future, so many of these ideas come from him.

Yes, you can open a do-it-yourself dog training facility. People can come and run their dogs through obstacles and commands. If my son wanted to add his services for a fee, he could.

Eventually, you could drop a small mobile home on the land. The mobile home would add a bathroom for the guest, a vending machine, maybe some coffee or foodstuffs, and perhaps a laundromat. You may laugh, but you have to assume that many of the guests would be coming from apartment buildings. Why not leverage your time by doing laundry and letting your dog play off-leash.

What if you created social hours where singles could come and bring their dogs and mingle. You could control the number of people and the gender numbers. Maybe you could have two males and two females or have a special night for different orientations. If you get the proper lighting, it could be very romantic. Of course, you would be charging extra for these nights.

**Think Long Term.** The dog park is just the start of something bigger, but you have to be an entrepreneur before starting a business. You have to see the bigger picture. We may open the park, and it will be a complete dud. Or it could open and have an overwhelming response. Your creation is at the whims of society.

Don't forget you can also open a blog and a YouTube channel to add even more revenue to your park. Just like with starting a [herb garden](#) or [a farm](#), the land is just the beginning. There is no such thing as quick or easy money.

I like the idea of the small, simple park because it is almost entirely passive. I would probably keep it that way forever. However, my son can now have his own business venture and leverage his youth to make money and build his career.

That is indeed the power of passive income and entrepreneurship. Think about the benefits my sons can earn by learning business. My son can ultimately pay for the house and the property by having two roommates.

Then he can open his park, add a training service, host singles nights, senior nights, etc. He would have a great venue centered around something everyone loves, their dogs. It is a license to print money, and better yet, my son may never have to enter the rat race.

That's right; by owning land, creating businesses, and educating ourselves, we are paying it forward to our children. How powerful are these concepts? I would love for my son to make a high income by living on the land and surrounded by animals. This is what our higher beings want from us—a return to the earth.

Better yet, these ideas don't have to exist in a vacuum. What if my son also opened a do-it-yourself sustainable garden area. People could come and plant their own gardens on separate, individualized plots of land. They can be doing the planting while their dog is running around off-leash.

Well, I am going to stop because the earning potential is too much to fit into one article. I love doing brainstorming like this because it helps build your entrepreneurial mindset. The best thing for us (employees or not) is to learn about entrepreneurship. Creating is what we are born to do; it is just buried under jobs, resumes, and workweeks.

There is no better time than now to follow your dreams and start a small business. [Keep your job. but quit the mindset.](#) If we are to retire young and retire rich, leveraging ideas like this will have to be at the forefront of our thought processes. Two books I recommend to begin your entrepreneurial journey are "[The 4-Hour Work Week](#)" and "[Company of One.](#)" Good Luck!



## 04 Renting Rooms to Family Members

Do you own a big single-family home with only a single family living inside? Well, congratulations, that's a fantastic feat.

The follow-up question is, how is your [financial situation looking](#)? Chances are, it is not looking too good.



### [Renting Rooms to Family Members](#)

**The bait and switch.** Who told Americans we all deserve to live in 2,000-square-foot, 4-bedroom, 3-bathroom homes?

### [We Make \\$650/month in Passive Income](#)

Whoever pushed [this dream upon us](#) is very smart and very rich. The single-family home is a myth they sold into in the 1950s.



Before the industrial revolution, we owned farms that served a purpose. We then moved to the suburbs to expand our space but reduce productivity.

**The current situation.** Today, we are drowning in mortgage and rental expenses because of the single-family single-house dream.

Your housing expenses must be under 20% of your take-home income to have a chance in this world financially.

Ideally, you would pay [zero housing costs](#) out-of-pocket. So, how do we achieve these incredible numbers and start building wealth?

### [Living Passively Overseas 105: Rental Income](#)

I am a massive fan of [renting rooms](#). By renting rooms, my wife and I [paid off \\$77,000](#) in debt and built a [\\$200,000 dividend portfolio](#)—in less than four years.

**Why rent rooms?** Renting rooms for strangers or Airbnb guests is only for some. In fact, 90-95% of people will never rent rooms.

America told us we could become a (standard, average) regular 9-5 employee yet have a great spouse, wonderful house, amazing cars, and travel around the country.

This employee-has-everything lie has kept the American population poor for the last 50 years. Now, [with inflation](#), it is accelerating our plunge into wealth destruction.

### [Pumpkin Spice & Royalties](#)

We simply cannot afford to live alone in today's day and age. We must save and invest 50% of our take-home income every month. Yes, [a savings rate of 50%](#) is mandatory if you want any chance of leaving the workforce.

**Renting rooms to family.** Where do we start our financial journey? Well, it's to rebuild the American family.

Family relationships used to be the [strongest bonds](#) one could find. We would never think of kicking kids out at 18 or leaving our siblings in an apartment alone.

### [My 60-Day Pre-Retirement](#)

Our parents are living and dying alone, without their children's support. Daycare is now raising our kids because [both parents work](#).

We can **ALL** become wealthy by working together. Let's look at some scenarios where everyone's a winner.

- 1) Your brother or sister rents an apartment. You can move them in, cut their rental cost by 50%, and still pocket a lot of money. Everyone wins.
- 2) Two families move in together. Even if both families own a home, they can move in together. This reduces both families' costs, and the other property earns rental income. Everyone wins.
- 3) Parents move in with you. Your parents should have some kind of pension or social security. They can also rent their home and move in with you. Everyone wins.
- 4) A college kid moves in. You may have a niece or nephew that wants to go college away from their parents. What a great time to build strong bonds. Everyone wins.

**The goal of renting rooms.** Most people miss the purpose of renting rooms, that's why they are not open to the idea.

### [10,000 Hours to Build an Income Stream](#)

The purpose of renting rooms is to fund your money system, otherwise called your [income-investing portfolio](#).

Once you have an extensive income portfolio, you have more options than your mind can imagine. Let's look at my income portfolio.

My wife and I have over \$200,000 in our portfolio. More importantly, it pays us over \$1,500/month in dividends.

Once you have this much money in your portfolio, it runs itself. It will simply keep growing as you keep reinvesting a portion.

**Renting rooms the correct way.** Your entire life will change as soon as you tap into [the sharing economy](#).

### [Cash Flow 106: Why You Need a Job](#)

Renting rooms to family members will give you a new perspective on what you can achieve with teamwork. However, you must understand how to be a good landlord and roommate.

Treat this like a business, and people will not get their feelings hurt. Generate a month-to-month contract that spells out the rules and expectations.

Read "[The Book on Managing Rental Properties](#)" to understand how to manage a rental. However, renting rooms isn't Burger King; you can't have it all your way.

You have to give and take as a landlord and roommate. You should provide them with cabinet space in the laundry room and kitchen.

### How to FALL into Investing

They may play music louder than you like or leave the TV remote in the wrong location—deal with it. Don't blow a good thing over fake OCD syndrome.

**Getting along with family.** The best way to survive having roommates is to look at your bank account.

Never kick out a family member that gets with you. If they are quiet, respectful, and pay rent on time, keep them forever.

Let them know how they invest the rent money because they may want to follow the same path. You'll succeed more if both parties benefit and grow financially.

### 5 Takeaways from “How to Invest in a Mobile Home Park”

**America tricked us.** America tricked us into believing we could all own a single-family property with only one living inside.

The winners of this lie are banks, [mortgage companies](#), [credit cards](#), and [student loan agencies](#). We all live in debt because we cannot afford the houses we purchase.

The longer we live this lie, the more unhappy we become. Renting rooms is not the sexiest thing on Earth.

### Debt-Free? So, What's Next?

**Conclusion.** However, it is the best money you can find once you discover an excellent match. You know what family members would be a good fit for your household.

Seek these family members out, and pitch them the idea of [financial independence](#). Let them do a test week in your house so that you can feel the environment together.

Life is about compromise. You only need roommates for a season (3-5 years). After that, your investment portfolio will do everything for you.

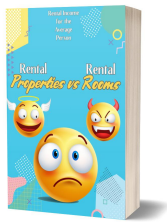
The sooner you build your assets, the faster they can set you free. Stop believing the lie about single-family houses, and start building wealth. Good Luck!



## 05 Rental Rooms vs. Rental Properties

If you follow my content, you will know that I am a massive fan of renting rooms. Sharing your living space is the single [greatest wealth generator](#) for [the average person](#).

However, the average person doesn't want to live with someone else ([even family](#)) or want to take the risk of owning rental properties.



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To achieve financial freedom before [age 70](#), you'll need to make money in your sleep. [Rental income, dividends, and royalties](#) are three accessible ways to build wealth via passive income.

### [What Type of Home Business 2: Outside](#)

Today, I want to explore two passive rental options available to the average person. They may seem daunting at first, but you'll realize they aren't as risky as they seem.

**Getting started with rental income.** Renting rooms and buying rental properties begin differently. Renting a space starts with the realization that you want to achieve financial greatness in your life.

For this article, I will assume you bought a house as a primary residence. You are then buying another primary residence while keeping your original home. This method is the best way to start your [rental property empire](#).

### [The Passive Income Grind 2: Relax](#)

Most people fear owning two homes, so you'll have to begin this journey by [overcoming this limiting belief](#). Having two houses is the same as owning one home; however, you'll need a bigger pot of emergency money.

To summarize, renting rooms is about [building cash flow](#), [getting out of debt](#), and [investing in alternative assets](#). Owning rental properties is about using real estate as an asset to [pay for college](#), [TAP home equity](#), and [building generational wealth](#).

**My story.** I currently have two rental properties and two rental rooms. Therefore, I can give a good explanation of the differences.

**The learning curve.** Both types of rentals require a learning curve. Rental properties need you to detach yourself emotionally from your home.

### [How to Retire in California](#)

If you worry about the condition of your home, you'll want to avoid renting properties. Your tenants will destroy your house because that's what tenants do best. You'll need to have this mindset, plus a nice cash reserve (\$10,000 per house), to prevent stress.

The learning curve for renting rooms comes from finding great tenants. You will see this person every day. Many tenants have issues or mood disorders. Don't expect someone to take good care of your things, and you'll be fine.

There are two books to read, "[The Book on Managing Rental Properties](#)" and "[The House Hacking Strategy](#)." These books will provide you with a good starting point for your journey.

However, there isn't a good book on the ins and outs of renting rooms. There are ways to increase your rates and improve the quality profile of your tenants. I will write this book because my wife and I have been renting rooms for four years, to great success.

### [Stocks vs. Bonds: Is 60/40 Still Effective?](#)

**Money mindset.** Which type of rental income produces the most cash flow? Renting rooms is the most lucrative source of rental income compared to owning one rental property.

Of course, you can expand to own multiple renting properties, which could eventually net you huge gains. But, rental properties require a lot of maintenance and vacancy costs.

The true [magic of renting rooms](#) is in the hidden savings. You won't have to pay for two air conditioners, two roof repairs, or two termite problems.

You simply have to maintain your house as you would normally. Also, renting rooms will help you keep a higher standard of cleanliness around the home.

### [Inflation vs. Crypto](#)

My general rule of thumb is that you can rent the master suite for 50% of the rent for the entire home. For example, if the house could rent for \$2,000/month, you can rent the master for \$1,000/month.

Therefore, if you have two master suites, you can completely cover your mortgage. That's what my wife and I do for our primary residence.

**Cash flow versus equity.** You will "cash flow" immediately when renting rooms. When renting a home, it may take you a few years to start getting decent cash flow (\$300-\$500/month).

You will need to take the cash flow from renting rooms and convert it into other forms of investments. You can invest for [dividends and interest](#), [save for a home down payment](#), or start [an automated business](#) like vending machines.

### [Why Is Talking About Money Bad?](#)

When you rent a home, someone else is paying down your mortgage, you are building equity and price appreciation, and you are leveraging tax incentives.

Owning rental properties is one of the best ways to build generational wealth because it helps you build leverage in the world. You won't benefit from leverage if you do not convert your rental room cash flow into assets.

**Which way is best to start?** I recommend starting with renting rooms because you may not be a good landlord. If you cannot be strict, or people run over you, consider investing in [Real Estate Investment Trusts](#) vice becoming a landlord.

### [Read These 10 Books BEFORE Buying a House](#)

You may think you'll get a property manager for your rental property. However, property managers can mistreat you just as badly as tenants.

If you don't understand real estate, leverage, numbers, rates, and business, you'll have difficulty using both methods.

However, when renting rooms, you'll have far less at stake. It requires little money upfront (say \$1,000), but you can reap massive rewards. You'll need a business mindset to be successful in renting rooms. You'll pay with a crappy tenant if you try to half-ass it.

### [My Experience Running Facebook Ads](#)

**Conclusion.** My wife and I paid off our debt by renting rooms and added over \$200,000 to a dividends portfolio. It has been annoying occasionally, but overall it is a major win.

Owning rental properties is not bad once you have the mindset and the money to be successful. Once I learned how to grow my wealth, dealing with maintenance, insurance, and tax issues at the two properties became second nature.

### [Sell Your Creativity for Passive Income](#)

However, when I was struggling financially, owning multiple properties was nerve-wracking. That's why I suggest renting rooms first, [building up an emergency fund](#) AND maintenance reserves (they are different), then moving into properties.

Either way, you will need to read books to get the best results. I tried them both without reading, and they are tough. Dealing with tenants, maintenance folks, contractors, real estate agents, and property managers can be challenging without education.

I am glad you are interested in real estate. You don't need to be a tycoon or mogul to make good things happen. [Real estate is a mindset](#); ensure you build it [before](#) jumping into the arena. Good Luck!



## 06 Turn Your Garden into a Business

We are in the most inflationary period in over fifty years. Due to multiple constraints with money-printing, the pandemic, and broken supply chains, food costs are increasing rapidly.

How will the [average person](#) survive this pricing war? We need to go back to our roots (pun intended) and live off of the Earth.



[Free 41-Page PDF Download \(\\$2.99 Value\)](#)

A few centuries ago, farming was a way of life for most people. You didn't eat unless you grew the food yourself. Today, we depend on grocery stores to provide us with our food resources.

### [The Magic of Cash Flow](#)

**Anyone can start a garden.** I know what you are thinking? Josh, I can't start a garden because I don't have the space. That is why I read the book "[Apartment Gardening.](#)"



After reading this book, I know that almost every household can have some form of garden. You can [start an herb garden](#) or grow small plants like cherry tomatoes.

The idea is to start anything that can offset your food costs. We don't know how long inflation will stay with us, but we can control specific prices.

We will be in good shape if we can reduce our food bills by 25% by growing cabbage, tomatoes, potatoes, herbs, cucumbers, etc.

### [Overcoming Limiting Beliefs #2: Investing in the Stock Market](#)

**Feed your family first.** The most important part of starting a garden is reducing your family's dependence on Walmart and other grocery stores.

We are at the point where even the grocery stores can't control the costs of their supplies. The supply chain and logistics factors are out of their hands.

Thus, we must start to eat more salads and greens. The secondary effect is we will also become [more healthy](#) along the way. I know that I have focused on eating salads over the last few months, saving money, and losing weight along the way.

We can even start our [own worm farms](#) that allow us to produce the best organic soil additive, worm tea. Worms help us make the [best compost](#) and grow healthy, resistant plants and crops.

### [How to Build \\$500/Month in Dividends](#)

**Sell the leftovers.** The first way to make money from your garden is to sell the excess to neighbors. You don't have to turn this into a [mega income stream](#); just a "nice to have."

I wrote the "From Dirt to Dividends" series to explain turning your organic foods into permanent income streams.

- 1) [From Dirt to Dividends 1: Gardening & Preferred Shares](#)
- 2) [From Dirt to Dividends 2: Livestock & Closed-End Funds](#)
- 3) [From Dirt to Dividends 3: Insects & Business Development Companies](#)
- 4) [From Dirt to Dividends 4: Community Farming & Mortgage REITs](#)
- 5) [From Dirt to Dividends 5: Composting & Dividend ETFs](#)
- 6) [From Dirt to Dividends 6: Vermiculture & High-Yield Blue-Chip Companies](#)

The idea is to make some cash from your garden and immediately invest it into [high-yielding products](#) on the stock market. Over time, you will build a [nice nest egg](#) and receive fantastic cash flow.

**People want to learn.** I am surprised how many people don't know anything about gardening. My grandparents had tons of apple and orange trees. They were always gardening even though they lived in the desert.

### [The American Dream Costs \\$5 Million](#)

My wife always keeps a garden as well. She specializes in herbs, tomatoes, and cucumbers. We are also growing some fruit trees, albeit slowly.

You can bring your gardening skills to the forefront. There will be an eager market of people who want to grow their own food sources.

As much as I love talking about the Metaverse and decentralized finance, there is something about [sustainable living](#), [living below your means](#), and [tidying up your](#) lifestyle.

Living a "clean" life will make a massive comeback as inflation, mass layoffs, and a recession come to the entire world. This recession will be global, and no one will be immune to its effects.

**Share your journey.** Even if you know nothing about gardening, start [creating content today](#). In fact, it's almost better when you start with little knowledge.

### [Series "I" Bonds vs. Roth IRAs](#)

Your target audience will know nothing about gardening, so following your journey will be essential to begin their quests. By documenting your entire path, you give them actionable steps to follow.

When I started writing about personal finance, I had \$20,000 in investments and \$70,000 in debt. I have \$200,000 in paper assets and zero debt three years later.

My [Financial Independence Magazine](#) (now on [issue #75](#)) is my step-by-step journey into the world of passive income. Everything I learn, I document through words. You can similarly document your experiences.

**A growing business.** There are many ways to create income streams from your garden. You can start a blog, which will take a while to grow.

Blogs are tough to get started but stick with it. If you can ride the wave for a few years, it will reward you with [truly passive income](#). This magical income comes from free search traffic using [search engine optimization](#) techniques.

### [Financial Independence through Real Estate 3](#)

Inside your blog, you can use [affiliate marketing](#) to recommend products like gardening tools, seeds, and other food-related products.

**Garden consulting.** You can offer local fans the ability to contract your services. You can go to their homes and assist them with starting their gardens. Of course, they will pay you handsomely for your [consulting services](#).

Again, I am surprised just how many people do not know about gardening. It has become a lost art, and those that can master [building an audience](#) will come out on top.

### [Retirement Plus: Use Rents to Supplement Your Retirement](#)

**Conclusion.** The world will never be the same after this recession. We are moving into a more isolated, technical world.

Therefore, we will [work in the metaverse](#) and tend our gardens after work. With gas prices moving higher permanently, driving will become a luxury.

We will soon need to learn how to generate our power, grow our food, and purify our water. Even if we do this to supplement what we receive from our local utilities, it will be vital to our existence.

We cannot depend 100% on anyone for our power, food, and water. Times are changing—as we become more advanced, we are also moving backward. Starting a garden and sharing your experience is a huge leap in the right direction. Good Luck!



## 07 Run a Profitable Herb Garden

Time to make money by growing stuff. Not everyone has a green thumb, but that is okay. With time and patience - plus the possibility of making money- we all can be successful inside our gardens.

**Why herbs?** I like the idea of starting a herb garden because they are tiny and can be portable. You can even start one inside. There are tons of blog posts and videos on creating a herb garden, so I won't bore you with the details. But, how do you start an herb garden business?

Running a profitable herb business will take some social engineering. By "social engineering," I mean you will need to become a content creator to make nice-sized profits. If you would like to stay small and sell a few herbs, that is an option.

By becoming a [content creator](#), you will unlock the magic of compounding. Many people want to experience the feeling of growing their food. They need someone entertaining to follow to motivate them to stick with it- even when all their plants die. You could be their mentor. By the way, I got this idea from reading the book "[Dirt Rich.](#)"

**What kind of content would I create?** I think a weekly blog post or video would be enough. Maybe add in some extra content every once in a while. The thing is to be consistent- this is essential for your channel to grow.

Even better would be documenting how you could sell your herbs or dry them out. You could begin to offer beginners and advanced classes as well. Once you have presented a few classes,

learning what the audience wants, you can build an online course. I saw various contraptions for growing herbs, so reviewing these and creating affiliate marketing links could be advantageous.

From there, you can sell branded gloves, pots, aprons, and hats. All sell mugs and t-shirts. Remember, once you have an audience, your die-hard fans will want to support you. You can even dabble in other small fruits and vegetables as well.

**What defines an herb garden?** Herbs are great additions to your food, but they also serve another purpose. If you are growing other plants or flowers, they can attract beneficial insects that help keep the bad guys away. Let's review the essential herbs that you should develop. For beginners- rosemary, oregano, thyme, and mint are considered starter-friendly. Read more [here](#).

From [Homestratosphere](#), here are their 27 types of herbs. Please read their detailed analysis for each herb: mint, lavender, sage, peppermint, cilantro, stevia, coriander, fennel, rosemary, basil, thyme, parsley, lemongrass, chamomile, oregano, chives, tarragon, marjoram, lemon balm, dill, myrtle, chervil, culantro, bay leaves, lemon verbena, winter savory, and cicely.

As you can see, many of these are rare. I have not heard of about 50% of these. There will be an audience if you decide to explore more of the lesser-known herbs. I think you can make a career of just attempting to grow each of these 27 herbs.

**Show me the money!** Now that we have a little background, we can dig into the article's meat-how to monetize. First, I would like to say follow your passion. If you have no love for growing plants, I would not try this. People can feel your enthusiasm, and trying to fake it would not work. I am passionate about building wealth, so here I am.

**Selling herbs.** This is simple- you sell what you grow. You can also sell seeds, dried herbs, pots, etc.

**Blogging.** You will need to take lots of pictures, but this can be a viable way to earn money.

**YouTube.** Who doesn't want to watch someone else garden?

**Affiliate marketing.** You can review herb or garden products and offer your audience affiliate links. You will get a small commission if they buy.

**Merchandise.** Mugs, T-Shirts, gloves, hats, etc. The world is your oyster.

**Books.** Simply repurpose your blog posts into book format.

**In-Person classes.** Courses for beginners and advanced. It would be an excellent place for locals to meet up with one another.

**Online Courses.** You can record your in-person classes and add some more content. Sell for top dollar.

**U-Pick it Garden.** If you have some extra, you have people come around and pick an assortment of your herbs.

**Garden tours.** Your fans would love to meet you and take a tour of your garden.

**Create your own product line.** The ultimate way to make money, create your products. You can sell online or in person.

As I have mentioned before in various articles, including "[Why You need to become a Content Creator in 2021.](#)" almost everything we do from now on will have some sort of content creation portion. No longer can we make money from the shadows. People want to know and see who they are buying from, not just blindly purchasing items.

Since creating content is a must, we may as well jump right in and get started. I believe that a herb garden is a low-cost, high-return business that can pay dividends early on. Remember in the article, "[Pick your Niche: Wealth, Health, and Relationships.](#)" I said tie anything you do these niches. You can do this with your garden as well.

**Wealth.** You will show people how you are making an income from your garden. The business-types and stay-at-home spouses would love to make money from home.

**Health.** Maintaining a garden can be an extremely healthy way to make money. It reduces stress and keeps you outdoors. You can also set up a meditation/yoga/relaxation feel in your garden—Zen for the win.

**Relationship.** Adding your husband, wife, or kids to your channel will increase viewership immediately. People love families.

As someone who is slowly building an audience, I know that starting a herb garden is a viable solution to work from home business. You can take your herb garden in so many directions- the sky's the limit. As long as you are passionate about herb gardening, it would be a mega success. However, nothing in business is fast. You have to get your audience to know, like, and trust you before they become customers. Trust will take time, so don't give up!



## 08 Start a Community Garden and U-Pick-It Farm

For the last six months, I have been saying it; the world is ripe for a return to Earth. We have gotten too far away from our roots (no pun intended), and returning to the ground is the only way to reset our core (and life) values.

Josh, what the heck does that mean? It does sound like gibberish, but it means that we need to learn how to manipulate the ground to live again. We need to know how to farm, raise animals (not pets), and make our own resources.

Americans started moving into city centers over 100 years ago, and now the transition is primarily complete. However, with this migration, we have become spoiled by technology and ease of use applications. We don't even have to drive to get our "drive-thru" fast food.

### [5 Creative Ideas to Make Money While You Sleep](#)

I just finished an article on [harvesting beneficial insects for profit](#), and now I am back for another Earth-related topic. Many of the ideas that we learned in the former article ring true here. Using earthworms to make our compost is one such idea.

The best book to read about returning to Earth is "[Dirt Rich](#)" (farm). The couple explains how they moved out to a five-acre plot of land—ditching the hustle and bustle of city life. Then, they go on to explain how they monetized the crap out of their land. It is a treasure trove of income ideas, some passive, some active. I highly recommend you take a look at this book.

Another reason why I am so interested in these concepts is that Kris and I own two homes with three-acre lots—one in greasy Florida and one in desert Arizona. I will leverage these concepts once I get stationed back in the States (I am currently in Japan).

**Now, let's start with a U-Pick-It Farm.** A U-Pick-It Farm is an area where you grow the crops, and other people pay a small fee to come and pick your wares. We went to a U-Pick-It Farm in Southern California, where we picked strawberries. I have seen farms for dates, blueberries, and, I believe, cherries. We went to another one in Japan, but I forgot what we picked.

U-Pick-It Farms are an excellent way for parents to entertain children, so this experience will always be top of mind. Once you have a reputation as a child-friendly attraction, expect to be bombarded with families.

### [8 Reason to Start A Micro Business](#)

Don't expect to make a ton of money solely running a U-Pick-It Farm. However, the extra income from other sources can genuinely add up to a fantastic amount. I will get into those in a bit. First, let's cover a community garden.

**What's so good about a community garden?** Most people don't know how to grow anything but would love to give it a shot. I guess I have been spoiled because my Grandparents always grew fruits in the desert. Also, my wife runs a small garden annually. So I have always been close to Earth.

Even in the desert, we tried our best to grow fruits and trees; however, we were not very successful. We were able to get Kentucky bluegrass to grow, though.

### [New Business? Identify, Target, and Mesmerize Your Audience](#)

Today, most people grew up in the city, with parents who lived and worked in the city. They also had parents who both worked as well. This means that they never got a chance to experience the Earth. That's where you, and your community garden, step in.

You can fence off an acre of land to make into your community garden; then, you can section the land into smaller plots. You won't make much money renting out the fields—probably \$25/month—but that is not the point.

By running a community garden, you will now become the hub of a more significant movement. Once you have an audience, that is where the true wealth comes into play. Let's see what streams of revenue we can make in addition to our standard community garden and U-Pick-It fees.

**Multiple Streams of Income.** Once we have our land set up for community use, we will have a small but consistent stream of people coming to visit—this is where the fun comes in.



People will need **classes** on how to plant their gardens, produce, and help their crops and plants survive. You can also set up a **community greenhouse**.

You can **demonstrate** other ways to use the crops that people have picked, such as making strawberry jam. You can also help them **can** their crops as well.

As I wrote about before, making a separate part of your land into [a dog park](#) would be very lucrative. If you can make your land both child and pet-friendly, there would be no reason for anyone to leave.

### [Create Content for Your Home-Based Business](#)

You can **sell merchandise**, souvenirs, season passes, courses, t-shirts, etc. You can run a gift shop on the premises because who doesn't want to remember your farm?

You can also [sell herbs](#) from your herb garden, flowers from a flower bed, beneficial insects that you use to protect your flowers, etc.



You can run a **small petting zoo**, maybe with some pygmy goats or miniature ponies. How about reptiles or other small animals? Praying mantises are beneficial insects and would be cool to watch; perhaps you can [witness the female eating the male](#). Side note, how cute is this goat picture?

Then, you get into all the **online stuff** that you can accompany with your community garden. This includes YouTube, blogs, and online courses. I have been saying that becoming a content creator is almost mandatory in today's world. Yes, I actually meant it.

### [6 Types of Income Streams](#)

**There is too much to list.** Whatever you can think of, you can monetize. The main thing is that both the community garden and U-Pick-It Farm will be enormous draws for families. Once you have them coming in, you can figure out how you want to add value to their lives. Creating value will eventually turn into profits.

**Some of the negatives** are that people will trample your land, especially kids and dogs. Also, you will have to be present at the farm physically. However, as discussed in our [business automation](#) article, you can hire a manager—it sounds like a job for my oldest son.

There is a lot to unpack here, but each venture will be vastly different because of zoning, size, and locations. Don't forget you may be eligible for some tax breaks, depending on what you are growing and the animals you are raising.

What do you think about starting a community garden or U-Pick-It farm? Do you think it can be viable where you live? Could you downsize it to a community herb garden or rose garden? Tell me what you think, and don't forget to explore more MFI goodness with [our free-pdf books](#)—great to read at work, during your “lunch breaks.” Enjoy and Happy Investing!



## 09 Start a Rental Car Business

I never knew how badass Teslas were. My friend at work is a Tesla fanatic, and we got on the topic of buying one. He explained so many of the perks— how they drive, how fast they are, how the doors come up, etc. I was genuinely impressed.

Then we started talking about the prices, which weren't unreasonable. However, once you start adding in features and the self-drive package, they can get pricey. Considering that the last car I purchased for myself cost a total of \$7,000, anything more than that seems expensive.

My friend also said he had used Turo rental car service to test drive a Tesla in California. I have already written many articles about how this would be the best way to buy a nice car. My last article on the topic was "[Start a Luxury Vehicle Business.](#)"

I figured I would write a more detailed version based on a super Tesla. The reason was that we looked up Tesla rentals in my part of Florida, and they were going for \$330/day. Wow. And this was for one of the less expensive models.

There is a market for Teslas in the rental car business, and entrepreneurs aim to leverage what the customers want. So let's get into the play-by-play of how I would start this business. There are many YouTube videos from people who created these types of companies. I encourage you to do a deep dive on the subject. Also, you can try the service out with your current vehicle and see the pros and cons. Here we go.

1) **Start an LLC.** I would incorporate my rental car business. Starting an LLC would allow me to leverage business deductions and also isolate the stream of income. Yes, there is more of a headache, but overall, you would be able to write off more of the service's day-to-day operations. I plan on finding a lawyer and accountant that specializes in these types of businesses as soon as I get home.

2) **Obtain financing.** I have not got a chance to start my S Corporation, which would own my various LLCs. (read "[Establish Business Credit Now](#)"). Once I form all my corporations, the banks would still use my personal credit history because I haven't built everything out, which wouldn't be wrong. If you have bad credit, start rebuilding as soon as you read this. Good credit will allow you to expand this sort of business faster.

3) **Do math.** Yes, I know that you do not like to do math, but in this case, it is vital. You always want to make very conservative assumptions. We wish to input three numbers into our formulas: the cost of debt service, the cost of maintenance and operations, and the number of rental days.



## Tesla Model 3 2019

5.0★ (12 trips)

 Book now, save \$51

~~\$349~~ **\$332/day**

This picture is from my neck of the woods in Florida. So let's make our assumptions.

**Cost of debt service:** I would start with a car in the \$60,000 range. There is nothing wrong with starting conservatively. If I obtained a loan at 5%, it would cost me \$1,132/month.

**Cost of operations and maintenance:** Remember, from the article "[Taxes 102](#)", businesses calculate taxes on profits after deducting income and expenses. So we want to list all our gas, maintenance, car-washing, insurance, etc. Let's figure this \$600/month. In a perfect world, I would use my personal vehicle for a few months to get more accurate numbers before purchasing anything. That's just me, though.

**Total days rented:** I have no idea how intense the Florida Tesla rental car market is, so I would be taking a shot in the dark. Again, perform your market research before making a purchase and locking yourself into anything. I will continue to go conservative— I will use 15 days a month at \$180/day.

**Total profit:** Doing all the math, we can come to this rough conclusion. Gross revenue (\$2700), minus debt service (\$1,132), minus operations and maintenance (\$600), equals \$968.

So being conservative will net us \$968/month. That is a nice load of money, but we still have more work to do.

4) **Automate your business.** The goal of your business should be for it to run without you. There are three kinds of automation: automation via systems, out-sourcing, and management. In this particular case, I would leverage my family connections. I have a son that will be coming into the age to run a business like this.

Will he make a mistake? Yes. However, this is the perfect kind of business for a young man to oversee. He can even save money by washing the cars himself. The primary constraint with Turo is that someone has to drop off the car to the client.

There are ways around it that I have seen on YouTube. You can leave the car at a nearby Walmart or similar shopping area. You would have to get permission, of course. Tesla has auto-locking/unlocking and such, plus tracking.

Also, my son could drive the car to the meetup and then take an Uber home. You can account for this extra cost by increasing the price per day. Or he could hire a friend to follow him to the destinations, probably the safest way, and pay him \$10 a trip.

You see, when you start a business, you make the rules. That is the advantage of becoming a boss; you can put your people in a position to succeed.

5) **Count your passive income.** Since I decided to automate my business via my son, I would be paying him the lion's share of the profits. I don't need the money, just the ability to diversify my income across a physical business. You see, when hard times hit, those who have done the research and took action will have ways for continued success. That is why it is vital to launch small businesses. It is not the money but the opportunity and diversity.

Anyways, If we were netting \$1,000/month profit (I think it would be way more than that), I would pay my son \$700. That leaves \$300/month for my wife and me. Not bad for probably one month of work getting set up and running. My son now has a nice stream of income. If we calculate that it took him 20 hours total to monitor 15 days of rentals, it will come out to \$35/hour. Not bad for a young chap.

6) **Expand your business.** We own 3 acres of land and have a ton of space for more vehicles. Again, the primary constraint is that we would need someone to drop off the cars to the clients. Once we solve this roadblock (and we would), we can open the doors to obtaining more vehicles. I am eye-balling the new Ford Bronco or a nice Jeep. We live in a spring break town, so anything convertible would do amazingly well.

The best way to expand would be to pay off each vehicle and buy the next one; that way, you don't get into trouble in a downturn. It may be a little slower, but if the numbers are higher than we predicted, I see no reason not to be able to pay off a car every 18 months.

7) **Pat yourself on the back.** You have done something 90% of Americans would not do; including researching, reading, evaluating, performing math, and taking action. I am proud of you, and your future self will be proud as well.

I know that I make it sound easy, but honestly, what is complicated about this? Sometimes you just have to look at the worst case. The worst case is that there is no market in your town. From there, you can look into other options. Do you have friends and family in different areas that could leverage the vehicle? If not, you can use the car as a daily driver. Maybe you can loan it to an Uber driver for use.

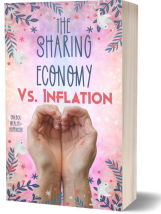
The car is still an asset, and you can leverage it by using your brain. One last point, although the vehicle is an asset, your ability to think critically is the biggest asset in the world. Thinking will produce you the most amount of money in your lifetime, so always work on making yourself more innovative and more well-rounded. You can do this by reading. On that note, I bid you adieu. Also, check out my new article called "[20 \(More\) Books That Will Make You Rich.](#)"



## 10 The Sharing Economy vs. Inflation

How are we supposed to survive during inflationary times? The price of everything is going up, and our paychecks aren't rising with these costs. What do we do?

Fret not; the world has solved this problem already. That is if you are willing to share. If we can overcome our brainwashing and individualism, we can make more than enough money to come out ahead.



### [Free 44-Page PDF Download \(\\$2.99 Value\)](#)

**Individualism to our own peril.** We have become a country of individuals. We have praised individualism since the 1700s and the Revolutionary War.

#### [Overcoming Limiting Beliefs #1: Defeating Self-Doubt](#)

However, as humans, our higher beings created us to live in tribes and share. I just finished the fantastic book "[Find Your People.](#)" which details how we can reconnect to our relationships and friendship roots.

We love to have mega homes on large acres with big fences. This allows us to keep everyone out of our lives. We lock our doors and give our children their own rooms.

From the start, we train our children that true freedom is living and being alone. Then we wonder why they become addicted to drugs and medications or depressed.

**We are meant to be together.** We want our children to leave at age 18, get married, start a family, fund their children's college, **and** save for retirement! All in a 50-year working career.

#### [Real Estate Investing in Your 70s](#)

The [American Dream costs \\$5 million.](#) and we send our kids out without anything to get them started. Worse, we trained them to do everything alone.

Their [spouse better be perfect,](#) or they should divorce them the minute they [are not happy.](#) If their job doesn't make them happy, they [should resign immediately.](#) If their friends tell them the truth, they should quit [them without remorse.](#)

But the answer is already out there; it has always been here. When we work as a tribe, we all succeed. The Earth did not intend for one person to do it all or have it all. Let's start sharing.

**The sharing economy.** The sharing economy has grown over the last few years. There have always been places like churches where the community can help one another.

### [505 Takeaways from 101 Books](#)

Over the years, it has been more transactional and streamlined, allowing strangers to share with one another. If you are willing to share, you can become wealthy beyond your dreams and, more importantly, [fulfilled and content](#).

Today, I want to review ways you can share your home, land, car, time, knowledge, and energy to make money and [add value to the world](#). I won't go into detail about the various websites because you can Google them to find the latest and greatest. Let's begin.

**Share your home.** My favorite way to share is by [renting rooms](#). There is a multitude of other ways to share your home. You can rent a finished room over the basement or an additional dwelling unit.

### [Inflation Ate My Paycheck 103](#)

You can put your home up [for Airbnb](#) whenever you travel or if you have a rental property. You can purchase a [multi-family home](#) like a duplex or triplex and rent to others. Don't forget about running a [Bed and Breakfast](#).

You can have [your adult children](#) live at home with you. Not only can they build a nice nest egg, but sharing allows you to [save for retirement](#).

**Share your land.** If you have a half acre or more, you have plenty of options to convert this land to cash flow. If you have enough space, you can add a [storage shed, mobile home, RV hookups](#), or tiny home. These will all generate significant [rental income](#).

You can also share your parking spaces if you are near an important landmark or tourist area. How about converting your [land into a dog park](#) and allowing others to bring in their animals?

### [TSP vs. Dividends](#)

**Share your food.** You can share your excess food if you love to maintain a garden. You can have [a large garden, a community garden](#), a U-Pick-It farm, or even [a herb garden](#).

If you love to bake, you can share your food with the neighborhood for a small profit. How about starting a meal prep business if you love living the [physical fitness lifestyle](#)?

**Share your car.** Beating [automobile debt](#) is tricky in America. Everyone is obsessed with their cars. However, there are ways to keep your fancy cars and even turn a profit.



You can start by driving for Uber or Lyft. However, let's try to avoid exchanging time for money. How about creating a [rental car business](#) by renting your car on the weekends.

### [Save For Your Home Down-Payment Quickly](#)

If you drive a lot, advertisers will pay you to slap adverts on your car by using vinyl. It's a great way to make \$100-\$250/month in passive income.

**Share your knowledge.** We all know something extraordinary that someone else wants to learn. You can share your expertise by [becoming a consultant](#) or [becoming a content creator](#).

**Share your time.** If you want to give back, you can start a mentorship program in your field of expertise. For example, I could mentor high schoolers on the benefits of [joining the military](#).

### [Retirement Plus: Use Dividends to Supplement Your Retirement](#)

**Share your energy.** If you have the physical health to volunteer, you can also do this. Yes, we volunteer out of the goodness of our hearts, but it is an opportunity to expand our businesses.

For example, I can bring my wares to the volunteer event if I have a small baking business. I can lay out the food and have contact cards next to the setup. People can give back by ordering my food.

The world needs people to help others; it makes us feel good. It also allows us to interact directly with future clients and customers.

**Taking it one step further.** The next step once you begin sharing is to invest the profits. By investing the additional revenue, you'll create two income streams: dividends and the sharing economy.

### [No Freakin' Way I Am Working Another 25 Years](#)

Don't begin depending on your sharing economy income because it will become a job. You'll be indebted to this income, which will become a chore. No, convert this income into pure [passive income via dividends](#).

**Conclusion.** Don't buy the hype around individuals and independence. If you want to see what this looks like at age 80, go to a retirement home.

Via renters and roommates, I see firsthand what it looks like to grow old with nobody in your life. It's sad. Freedom and independence look amazing when you are 30 and 40 years old.

As we age, our bodies become weaker, and our mind wanders. The people you helped earlier in life would come to your aid—if you helped anyone.

We thrive on human interaction and our value to society. Add to your value by giving back and receiving payment along the way. Remember, money is the exchange of value. Good Luck!



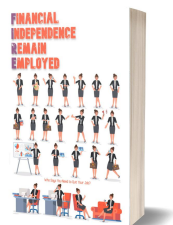
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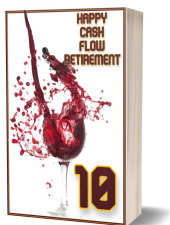
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