



TX REAL ESTATE
PARTNERS

THE INTERNATIONAL INVESTOR'S

Texas Game Plan

Own cash-flowing Texas real estate from anywhere in the world — without guessing on the numbers, chasing eight different professionals, or getting burned on your first deal.

4

phases from first call to second property

1

coordinated Texas team working for you

5

costly mistakes this plan helps you avoid

WANT IT DONE WITH YOU?

Book a free 15-minute Texas Strategy Call

See page 9 →

Portfolios with a Purpose.

EDUCATIONAL GUIDE · ILLUSTRATIVE EXAMPLES ONLY

START HERE

Why most overseas buyers get burned

It's rarely the market. It's five predictable mistakes. Here they are — and the fix for each.

1

Buying the photos

A beautiful house can be a poor investment.

The fix: Decide what your money must do, then find the property that does it.

2

Shopping before financing

Great deals go to buyers who can move.

The fix: Know your loan path, cash required and reserves before you look.

3

Negotiating price only

Price is one lever out of many.

The fix: Negotiate the whole package — credits, incentives, repairs, terms.

4

Trusting an emailed wire

Wire fraud targets remote buyers first.

The fix: Verify every wire by phone with title, using a number you already trust.

5

Closing without a team

Day one of ownership is not the finish line.

The fix: Line up leasing, management and reporting before you close.

Every mistake has the same root: no plan and no team.

This guide gives you the plan. Our team handles the ground game in Texas.

THE PLAN AT A GLANCE

The 4-Phase Texas Game Plan

From your first conversation to your second property. Each phase gets one page.

PHASE 1

Plan

Define the money

Capital, financing path, target cash flow, hold period. Get financing-ready before you shop.

p. 4

PHASE 2

Pick

Choose the play, the market, the asset

Cash flow, growth or balanced — then narrow Texas down to one neighborhood and one property.

p. 5

PHASE 3

Buy

Negotiate, verify, close from anywhere

Run the numbers, negotiate the full package, complete diligence and close — much of it remotely.

p. 6

PHASE 4

Grow

Lease, manage, measure, repeat

Operate the asset, track performance and plan the next acquisition as a portfolio.

p. 7

YOUR JOB

Decide what you want your money to do.

OUR JOB

Coordinate everything on the ground in Texas.

PHASE 1 • PLAN

Stop shopping for property. Start shopping for returns.

Fill this in before you look at a single listing. Bring it to your strategy call.

YOUR INVESTMENT THESIS	
Capital available	\$ _____
Target monthly cash flow	\$ _____
Hold period	_____ years
Financing	☐ Cash ☐ Foreign-national loan ☐ DSCR ☐ Other
Primary goal	☐ Cash flow ☐ Growth ☐ Balanced ☐ Value-add
Portfolio goal	☐ 1 property ☐ 3 properties ☐ 5+ properties

CASH VS. LEVERAGE

\$300K doesn't have to mean one \$300K house.

The same capital might fund one cash purchase, several financed purchases, or a phased plan. We model the options side by side — more leverage isn't automatically better.

GET FINANCING-READY

- ✓ Passport / ID
 - ✓ Bank statements & proof of funds
 - ✓ Down payment + reserves
 - ✓ Foreign or alternative credit
 - ✓ Ownership / entity plan
- Requirements vary by lender and borrower.

What do you want your money to do?

PHASE 2 • PICK

Texas isn't one market. Pick your play first.

Same capital, three very different outcomes. Choose the play — then the market and property that fit it.

INCOME TODAY

Cash-Flow Play

Rent strong relative to price, expenses and tenant demand.

Often fits: workforce-housing and higher-yield submarkets; existing homes, small multi-unit.

Trade-off: slower appreciation, more hands-on upkeep.

EQUITY TOMORROW

Growth Play

Location, jobs and development drive long-term value.

Often fits: new-construction corridors and higher-growth suburbs.

Trade-off: thinner monthly cash flow early on.

INCOME + GROWTH

Balanced Play

A practical middle: steady rent plus appreciation potential.

Often fits: established suburbs such as Arlington and the Mid-Cities.

Trade-off: rarely the best at either — by design.

THEN NARROW IT DOWN

Texas → DFW → Submarket → Neighborhood → Property

Rents, taxes, insurance, school districts and new supply can differ block to block.

CHOOSE THE ASSET

New construction	Newer systems, possible builder warranties and incentives; easiest to own remotely.
Existing home	Often lower entry price and proven rent comps; may need repairs or updates.
Small multi-unit	Several rent checks under one roof; needs property-specific underwriting and management.

PHASE 3 • BUY

Negotiate the whole deal. Close from anywhere.

1 • RUN THE NUMBERS

Rent • taxes • insurance • HOA • management • maintenance • vacancy • debt service → **monthly cash flow**

Stress test: does it still work if rent is 10% lower or expenses 10% higher?

2 • NEGOTIATE THE PACKAGE

- ✓ Seller contributions & closing credits
- ✓ Builder & financing incentives
- ✓ Rate buydowns where permitted
- ✓ Repairs, appliances, warranty
- ✓ Lease-up timing

3 • VERIFY

- ✓ Inspection (plus specialty when needed)
- ✓ Title review
- ✓ Insurance quote
- ✓ Appraisal & loan approval

4 • CLOSE REMOTELY

- ✓ Video tours
- ✓ Lender, title & builder coordination
- ✓ Electronic documents
- ✓ Remote closing when available

The question isn't "How much did we get off?"

It's "How much value did we create?"

**WIRE SAFETY — NON-NEGOTIABLE**

Never trust wiring instructions that arrive only by email. Call the title company at a number you've already verified and confirm the bank, account, routing/SWIFT, reference and exact amount before you send a cent.

You may be thousands of miles away. Your Texas team isn't.

PHASE 4 • GROW

Don't buy a house in Texas. Build a Texas portfolio.

After closing: lease it, manage it, measure it — then use what you learned to buy the next one.

PROPERTY

#1

Establish the system

Prove the acquisition, leasing, reporting and management process works — from overseas.

PROPERTY

#2

Repeat or diversify

Repeat what worked, or deliberately add a different submarket or asset type.

PROPERTY

#3+

Think in portfolio economics

Total equity, debt, rent and cash flow · reserves · market concentration · return on equity · refinance or sale options.

WHAT YOU SHOULD SEE EVERY MONTH

Rent collected · expenses paid · maintenance completed · occupancy · cash flow to you — in one report.

A disciplined process today builds generational wealth tomorrow.

PORTFOLIOS WITH A PURPOSE.

YOUR TEXAS TEAM

Eight professionals. One point of contact.

You don't need to become an expert in every part of the deal. You need a coordinated team and a clear plan.

Real estate agent
Market, sourcing, analysis, negotiation, coordination

Foreign-national lender
Eligibility, down payment, reserves, loan structure

Inspector
On-site reports and specialty inspections

Title / escrow
Title search, funds, closing, title insurance

U.S. CPA
Filings, rental income, depreciation, FIRPTA

Attorney
Entity, contracts, estate and cross-border issues

Insurance
Coverage, premiums, property-specific risk

Property manager
Leasing, rent, maintenance, reporting

GOING IT ALONE	WITH TX REAL ESTATE PARTNERS
Find and vet 8 professionals yourself	One coordinated team, one point of contact
Guess at rents and expenses	Evidence-based numbers on real properties
Fly in to see properties	Video tours and inspections coordinated for you
Figure out foreign-national financing alone	Introductions to lenders who work with international buyers
Buy one property and hope	A portfolio plan from day one

We coordinate the real estate transaction. Licensed lenders, CPAs, attorneys and other specialists advise within their own disciplines.

You bring the vision. We help you build the Texas team.

YOUR NEXT MOVE

Book your free Texas Strategy Call

15 minutes. No cost. No obligation. You leave with a clear next step — whether you work with us or not.

ON THE CALL WE'LL MAP OUT

- 1 Your goal & capital** — what you want your money to do
- 2 Your likely financing path** — cash, foreign-national or DSCR
- 3 The play & submarkets** that fit your numbers
- 4 Your next 3 steps**, written down

THIS IS FOR YOU IF

You have capital ready (or will within 90 days) and want done-with-you help buying in Texas.

IT'S NOT FOR YOU IF

You're looking for guaranteed returns or a get-rich-quick deal.

STEP 1

Scan the code or tap the button

STEP 2

Pick a time in your own time zone

STEP 3

Bring your page-4 worksheet

Request Your Free Strategy Call →

Tell us your investment goals and take the first step toward your Texas real estate strategy.

txrealestatepartners.com



Important investor disclosures

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Real estate involves risk. Purchase prices, rents, occupancy, operating expenses, financing terms, interest rates, appreciation, cash flow and resale values are not guaranteed. All examples are illustrative unless expressly identified as verified historical figures.

Foreign-national financing and remote-closing options vary by lender, borrower, property, title company, jurisdiction and transaction. International investors should obtain independent advice from qualified U.S. and home-country legal, tax, accounting and lending professionals before acquiring, financing, holding or selling U.S. real estate.

Foreign sellers of U.S. real property may be subject to FIRPTA withholding and related reporting. Tax treatment depends on each investor's circumstances — consult a qualified CPA or tax counsel before purchase and well before sale.

Wire fraud is a significant risk in real estate transactions. Always independently verify wiring instructions with the title or escrow company by phone, using a trusted number, before sending funds.

Texas law requires all license holders to provide the Information About Brokerage Services (IABS) form and the Consumer Protection Notice, available at [IABS](#) / [CPN](#).