

Property Management tools

Rentometer – Compare rent ranges easily by typing in an address and bedroom count. Helps to determine a fair market rent for every property. Free trial then pay account.

Buildium – Property management software. Help property managers and landlords organize their rental portfolio. Collect rents online. Communicate with tenants. Various other features. Starts at \$47/month.

Paymenow – Customizable payment processing solution that collects virtual payments by credit card, checks or ACH.

Receivepay – Virtual payment software that collects virtual payments by credit card, checks or ACH.

Coconstruct – Project management software that coordinates projects, communicates with clients and crew members and tracks all the financials related to the project.

Flippers & Investors

Flipcomp – Helps find RE deals on the MLS. Access to discounted property listings and sends them to your phone. \$149/month.

Investway – Helps find, analyze and make offers on RE deals. \$80-100/month.

Zaarly – Search vetted contractors to find the one that's right for you. Free to download.

Auction.com – Find foreclosure deals and off market properties. Bid through an online forum or find out information about local live foreclosure auctions.

Redfin – Search homes and information with listings from the MLS. Updated every 5 minutes. Free.

Truepeoplesearch.com – Search public records to find addresses, phone numbers, relatives, associates, email addresses and more by just inputting a name, phone number or address. It says free.

Homesnap – Take a photo of any home to reveal the home value, estimates, interior photos, beds, baths, taxes, lot boundaries, school ratings and more. Free.

REhold.com – Find information on any home in the US by state.

Landvoice.com – Helps real estate agents generate more leads.

Map My Drive – GPS tracking app that plots where you drive on a map. Great for driving for dollars. Free to download.

Schooldigger – Helps to evaluate school performance and quality. Uses test scores, ranking, district boundaries, student/teacher ratios, ethnic makeup and scores to rank schools.

Trulia.com – Search for all homes for sale and rent. Can post available rentals as well.

Equator.com – Property search website with up to date listings and a comprehensive database. Also, includes workflow management software.

Foreclosure.com – Foreclosed property search for all areas. Search by city, state and zip code.

Homepath.com – Search for Fannie Mae properties. Tabs for homebuyers, investors and real estate professionals.

Creativity. Social Media

Videoleap – Create and edit videos. Free to download. In app purchases.

Wordswag – Turns words and phrases into beautiful text designs. Free to download. In app purchases.

Fiverr – Get connected to freelancers and entrepreneurs to help you grow your business. A wide range of services offered. Free to download

Podio – Run projects and collaborate with team members from anywhere. Take content with you wherever you go. Free.

Pixabay – Free images and royalty free stock. All videos and images are copyright free making them safe to use without asking permission.

Altos Research – Data collection website that helps track, trend and forecast the RE market.

Venmo – Application that securely sends and receives money from friends and other contacts. Free to download.

Thinkrealty.com – Central investor resource that includes news and articles, education, events, podcasts, videos, tips and industry trends.

Research Tools

Landglide – Explore maps of the US to find property owners and parcel information such as acreage, boundaries, market value, land use code and where the property is located. Free for 7 days. Then \$9.99/month or \$99.99/year.

Vinelink – Provides information for custody status changes and criminal case information. Individuals can sign up and be notified by phone, text or email.

Crimereports – Contains the nation's largest collection of law enforcement agencies data. Can search by state, name, region or zip code.

Kcscout.com – Search road conditions and closures.

Peoplefinders.com – Fast and accurate people search. Records include contact information, criminal histories, property records, relatives and reverse phone numbers.

Propertymetrics.com – Helps analyze commercial real estate. Can build a pro forma step by step.

Hud.gov – Information about the US housing and urban development department.

Treasury.gov – Information about the US Department of the Treasury.

Training

Biggerpockets – Podcasts, RE forums, RE marketplace, blogs, books. Free with an option to become a Pro Member.

Lynda – Learn technology, creative and business skills on the go. Offers a variety of courses online. Free to download. In app purchases.

Helpful Utilities

MileIQ – Mileage tracker, uses GPS to trace your routes. You separate business from personal mileage. The IRS loves the year end report. 5.99/mo, free if you have MS Office 365 Prof.

1password – Application that stores passwords and secure notes. Login with a single password or touch ID. Have access to all your usernames and passwords quickly and conveniently.

Life 360 – Location sharing app. Great way to coordinate with family and friends. Sends automatic notifications when people come and go from home, work and school. Free to download. In app purchases.

Google voice – Gives you a phone number for calling, texting and voicemail. Syncs across all your devices. Free to download.

Bluelane – Real time route tracking. Free to download. In app purchases.