TINY HOME Investor Guide

Your Step-by-Step Guide to Investing In Tiny Homes

WELCOME

Thank you for downloading Tiny House Profits: The Starter Blueprint.

This guide is designed for new and seasoned investors who want to explore a powerful, low-cost way to build wealth through real estate.

At TGA Properties, our mission is to help everyday individuals grow their income potential through alternative property investments—especially those that are affordable, profitable, and scalable.

This Starter Blueprint gives you the foundation you need to understand the tiny house investment model—and how to begin confidently.

WHY THIS GUIDE EXISTS

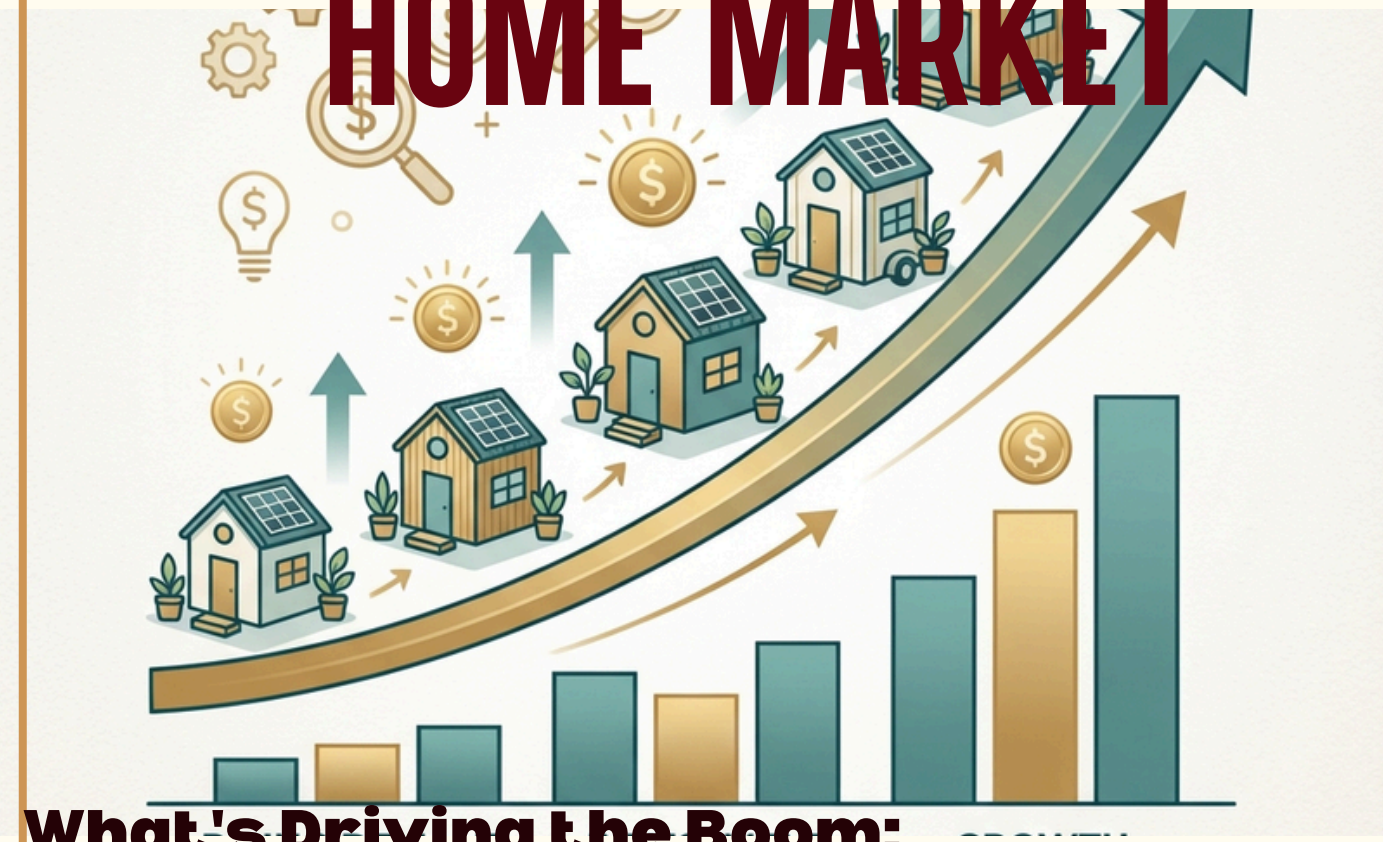
Tiny homes have moved from a design trend to a profitable investment class.

This guide exists to:

- Remove confusion around tiny house investing
- Show simple ways investors create cash flow- Provide realistic ROI frameworks
- Introduce investor-friendly financing solutions
- Give you the next steps to grow your portfolio

This is not the full book. This is the first step toward understanding how tiny home investing can transform your income.

THE RISE OF THE TINY HOME MARKET

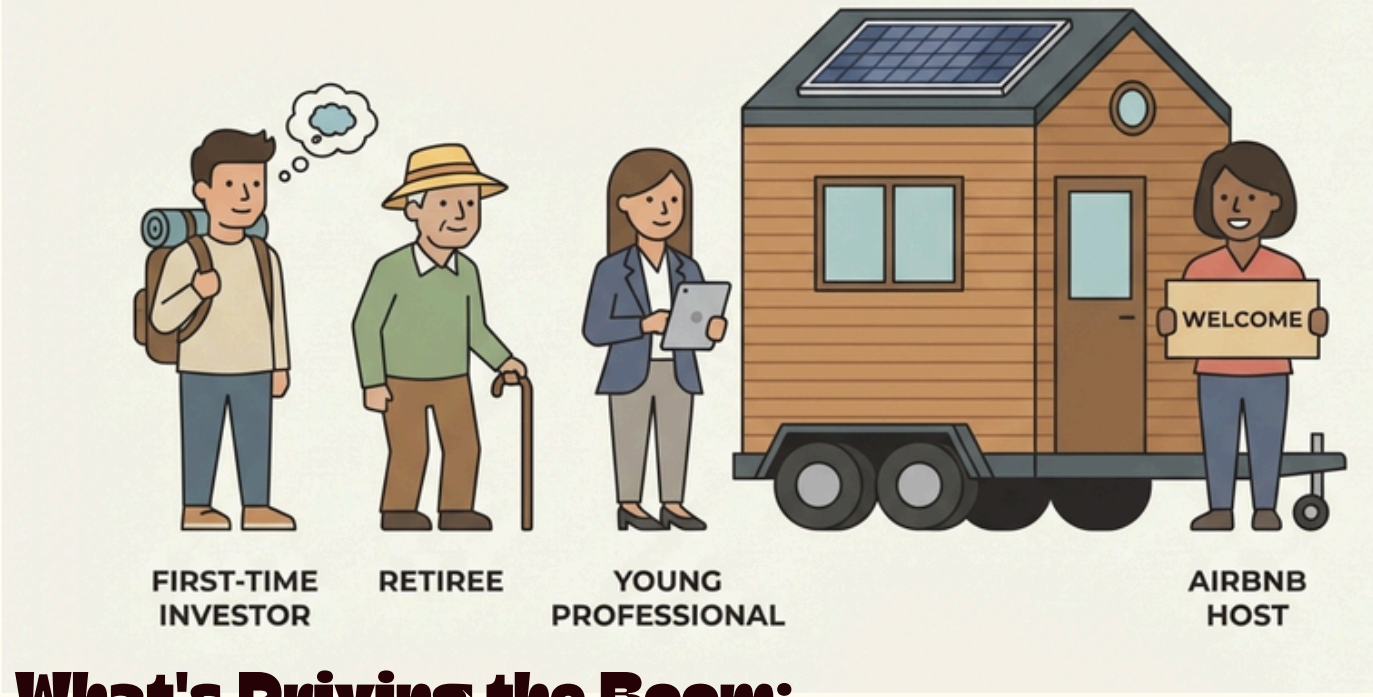


What's Driving the Boom:

- Housing affordability crisis
- High demand for short-term rentals
- Remote work freedom
- Eco-conscious living
- Low build and maintenance costs

Cities, developers, and investors are turning toward tiny homes as cost-effective solutions—making this a prime time to explore the market.

WHO IS INVESTING?



What's Driving the Boom:

- Housing affordability crisis
- High demand for short-term rentals
- Remote work freedom
- Eco-conscious living
- Low build and maintenance costs

Cities, developers, and investors are turning toward tiny homes as cost-effective solutions—making this a prime time to explore the market.

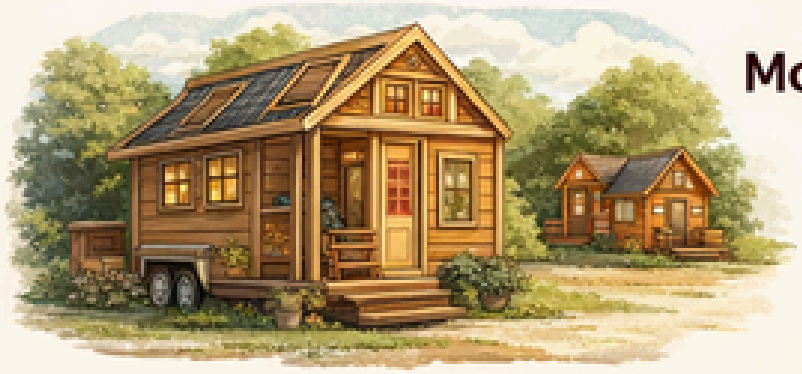
Cities, developers, and investors are turning toward tiny homes as cost-effective solutions—making this a prime time to explore the market.

CAN YOU REALLY MAKE MONEY?

Yes—tiny homes have proven to be remarkably profitable.

Model 1 – Tiny House Rentals (Airbnb/Long-Term)

Model 2 – Tiny House Villages



Model 3 – Build + Sell (Flip Model)

Keep these light because this is the free version.

SAMPLE ROI SNAPSHOT

This is a simplified example for educational purposes.

- **Build Cost: $42,000**
- Monthly Airbnb Revenue: **$1,600**
- Operating Costs: **$350**
- Net Cash Flow: **$1,250/month**
- Payback Time: Approx. 34 months

Your numbers may vary, but this demonstrates the power of smaller, affordable units.

© TGA Properties | Tiny House Investing Guide

MIND INVESTOR ROADMAP

1. CHOOSE YOUR STRATEGY

Decide on Airbnb, long-term rental, village model, or flipping.

2. LAND

Secure and prepare your land (backyard, leased plots, RV/tinyhome-friendly lots)

3. BUILD

Build or buy a ready-made Tiny Home. Handle permits, utilities, insurance

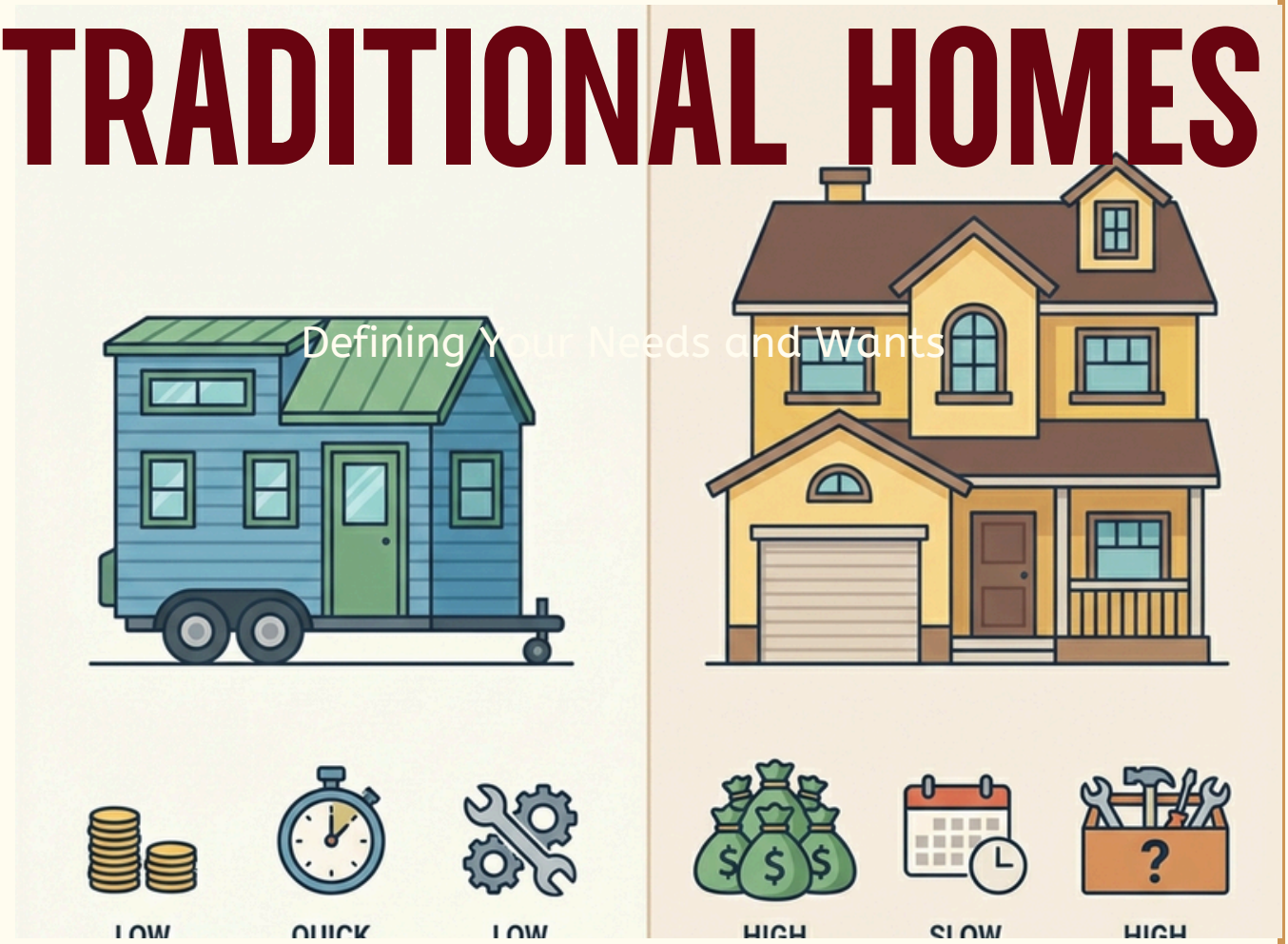
Launch and maximize earnings!

- Marketing ideas
- Pricing guides
- Quick occupancy tips

5 Steps to Start Investing:

1. **Choose Your Strategy** – Airbnb, long-term rental, village model, or flipping.
2. **Secure Your Land** – Your backyard, family-owned land, leased land, RV/tinyhome-friendly lots.
3. **Build or Buy a Ready-Made Tiny Home** – Cost ranges, prefab vs custom, whatinvestors overlook.
4. **Prepare Your Setup** – Utilities, permits, insurance, management
5. **Launch & Earn** – Marketing ideas, pricing guides, fastest way occupancy

TINY HOMES VS TRADITIONAL HOMES



Defining Your Needs and Wants

Entry cost: Low vs High
ROI Speed: Fast vs Slow
Maintenance: Low vs Medium–High
Investor Risk: Lower vs Moderate
Time to Launch: Quick vs Long

Tiny homes open the door for smaller investors to start building wealth more quickly.

MISTAKES BEGINNERS MAKE

TINY HOUSE CAUTION ICONS

Avoid these early pitfalls:

- Overpaying for land
- Not checking zoning
- Building without an exit strategy
- Underestimating ongoing costs
- Choosing the wrong builder
- Relying on only one income model

You'll learn how to avoid all of these in the full book.

CASE STUDY SNAPSHOTS

Case Study: "Lisa's Backyard Success"

Lisa placed a 280 sq. ft. Airbnb unit on her parents' unused land.

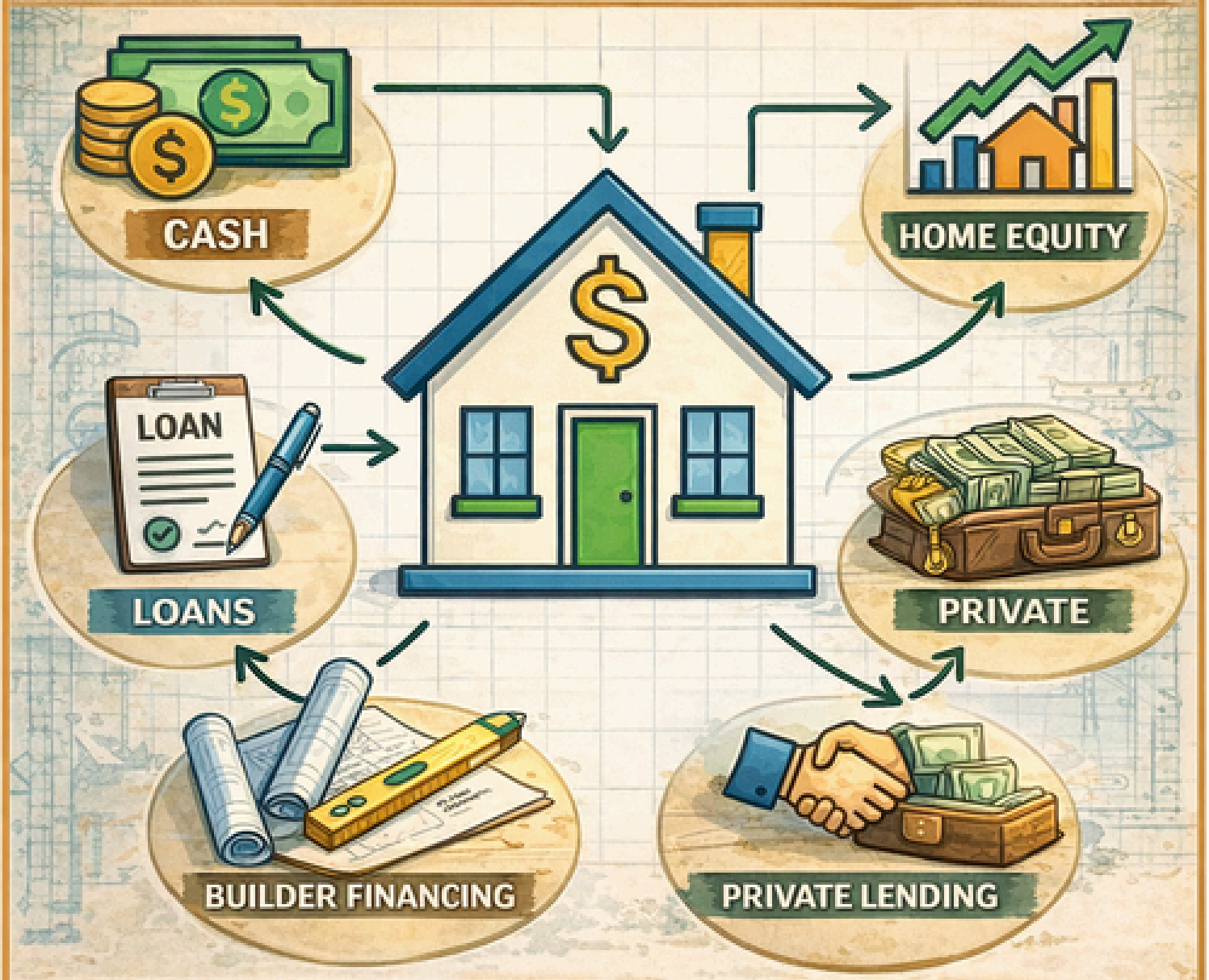
- Build Cost: $38,000
- Monthly Net Profit: $920
- Occupancy: 72%
- Annual Net Income: $11,040

Tiny home investing helped her build wealth without buying traditional property.

ASSESS YOUR TINY HOME READINESS

- Do you have access to land (owned or leased)?
- Can you access $30k–$50k in funding?
- Do you want short-term or long-term cash flow?
- Are you comfortable with a small learning curve?
- Do you want a low-risk investment with fast ROI?

FUNDING OPTIONS FOR TINY HOMES



Investors use several methods:

- Cash
- Personal or business loans
- Home equity
- Builder financing
- Private lending (fastest & easiest)

Introducing TGA Properties + Cogo Capital

We help investors:

- fund tiny home projects
- secure fast approvals
- Leverage private lending for higher ROI

ABOUT TGA PROPERTIES

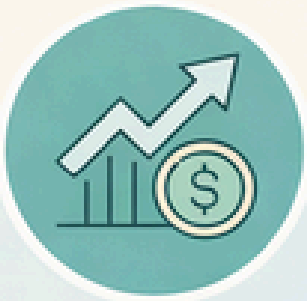
MODERN TINY HOME COMMUNITY

TGA Properties is dedicated to helping individuals build wealth through practical and accessible real estate investments.

We specialize in:

- Alternative housing solutions
- Tiny home investing
- Private lending partnerships
- Investor education
- Real estate development strategies

In partnership with Cogo Capital, we provide investors with fast, flexible lending options tailored for alternative real estate ventures.



INVESTMENT

LENDING

REAL ESTATE EDUCATION

FINAL CALL TO ACTION

Thank you for reading this Starter Edition.

Ready to start your tiny home investment journey?

- Buy the Full Book (Coming Soon!)
- Get Pre-Qualified for Funding
- Join the Investor Waitlist
- Visit TGAProperties.com

Your journey to affordable, profitable investing begins

THANK *You*

Thank you for taking the time to read our Tiny House Starter Guide! We would love to hear your feedback on the guide and any suggestions for improvement.