



VALUE ADVISORS, LLC  
Business Advisory Services / Certified Public Accountants

## Top 10 Mistakes Made by Real Estate Investors

1. Not tracking expenses properly – poor record keeping.
2. Not deducting mileage for rental activities.
3. Not allocating cost/basis properly (land, building, furniture/fixtures).
4. Renting property to “friends & family” for less than full value.
5. Not tracking mortgage interest properly.
6. Not documenting active/material participation.
7. Not keeping properties separate for reporting purposes.
8. Not considering the classification as a Real Estate Professional.
9. Not reporting the proper amount of tax on the sale of a property.
10. Not following the vacation home rules for properties.

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