

RENTAL FORECAST

Steps To Making a Decision

1

Decide How Long You'll Hold the Property.

Knowing how long you intend to keep a rental property can help determine what approach you take. Do you want to keep it long term versus just a short 3-5 years? For long term, you might want to consider buying at a lower price with anticipated appreciation in order to get monthly cash flow. Where a shorter hold would gear you for fast appreciation in a short amount of time. This might not yield a monthly ROI but pays off when you sell the property down the line.

2

Estimate The Cost.

Our team has the tools to help you determine monthly affordability for any home in our market. We take the time to help you analyze overall yearly costs associated with holding the property. Everything from property taxes, HOA fees to utilities are calculated to ensure you feel confident in your decision to make an investment.

3

Assess Your Financial Situation.

Most investors are considering purchasing properties throughout the U.S. which can help them to not only diversify their funds but also leverage their assets & control for fluctuating markets. Our team can assist you with locating an agent anywhere you have an interest as our goal is to help you achieve your real estate portfolio goals no matter the location.

4

Can you live with it?

As a landlord it is sometimes hard not to let our personal tastes affect the homes that catch our eye in regards to a rental. Just remember, you aren't living there. The question isn't "can you live in it" but "Can you live with it". Namely, will the home be marketable to the largest number of potential tenants & yield the highest potential rental rate for the area?

PORTFOLIO BUILDING

1

Access to more liquidity as properties appreciate

2

Potential tax breaks for property expenses, depreciation, closing costs, etc (ask your CPA)

3

Leverage assets to create a mix of cash flow & high appreciation = long term wealth

4

Perform fewer repairs and maintenance, have the homes in the right condition up front

5

Flexibility to leverage the property to invest again