february 2008 newsletter

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Get started NOW on your real estate retirement portfolio

Tips from Realtor Investors

- Buy location. It is about the only thing you cannot change.
- Don't be afraid of some work. Get experts to estimate how much fix-up jobs will cost
- Invest early in your career so you can pay off the mortgages during the early part of retirement and watch the properties turn into cash cows
- Buy near you if you plan to manage the property so your drive time is shorter
- Increase rents every year so tenants expect an increase to help cover property tax increases.
- To avoid rent-collection headaches, have strong language in your lease about non-payment, make repairs on time, and treat tenants with respect.
- Find a mentor or investment partner to help you get started.
- Call me and I will send you listings as they come up...you never know when the perfect property will present itself!

TAKE ADVANTAGE OF TAX DEDUCTION WITH YOUR RENTAL PROPERTIES!

call me for a recommendation for a tax consultant who can help you with this

Despite all of the negative press:
In 2007, home values in Illinois rose, sales prices increased, but home sales slowed. Homes and condos in Chicagoland experienced the greatest gains throughout the state. The chief economist for the National Association of Realtors noted that the Midwest has actually been a bright spot in an otherwise challenging national real estate market, and that there is absolutely no bubble in our region and is perhaps underpriced.

good news: Expect a boost in the market! Loan limits have been raised, there may be bold cuts in the Fed funds rate, home prices are a bit lower than we are used to, mortgage interest rates continue to decline, and incomes are higher...**there is a lot of opportunity in this market!**

SO...

Prepare to purchase:
1. Know your credit and pay credit cards and all other bills by the due date.
2. Clean up any errors in your credit report.
3. Get a handle on your expenses. write down everything that you spend in a month.
4. Develop a budget and track spending over the last 6 months.
5. Reduce debt. Lenders look for a total debt load of no more than 36% of income. Start to pay of car or student loans first and then bring credit card balances down to zero.
6. Increase income if you can!
7. Save for a down-payment. Although possible to get a mortgage with only 5% down, you will get a better rate the more you put down.