

## WHAT'S AROUND THE CORNER?



### 12 Tips for Purchasing Investment Properties:

1. **Location** - Invest in the best location you can afford. It will determine the kind of tenants you will attract, and how much rent you can charge.
2. **Don't go overboard when you're fixing it up** - Most tenants are happy with units that are light, bright and clean...there's no need for granite and stainless.
3. **Forget about flipping** - plan on keeping a rental for at least five to ten years. There's more risk involved with owning it for a shorter time frame.
4. **Think long term** - you'll have plenty of time to ride out any swings in the market, and your rental income will be a nice supplement to your day job.
5. **Be prepared to have cash on hand** - These days, buying non-owner occupied property require at lease 25-30% down.
6. **Calculate the cost of ownership** - This includes mortgage payments, management, property taxes, insurance, utilities, maintenance, repairs, and vacancies.
7. **Look for a property for what it can be, not what it is** - Have some imagination when looking at properties and try to look past the cracked paint and overgrown yard.
8. **Hire & pay skilled workers to do your renovations** - Start collecting recommendations for electricians, plumbers, painters, and contractors.
9. **Always screen your tenants** - Run credit checks and call old landlords. Ask if they paid on time and condition the property was in when they left.
10. **Read up on your rights as a landlord** - Learn about the eviction process and other potential issues so you can do things right, saving time and money.
11. **Carefully consider all options** - in general, buildings with 3-4 units or duplexes pencil out best, followed by single family homes with 3 bedrooms.
12. **Enjoy the advantages of your investment property** - It can be a great source of passive income!

### Attention: First Time Homebuyers

The California Homebuyers Down Payment Assistance Program (CHDAP) offers a deferred payment loan of up to 3% of the purchase price that can be used toward FHA's down payment requirement of 3.5% resulting in a down payment of only one half percent of the purchase price!

Find out if YOU qualify for this down payment assistance program. CALL...

Reed Gulovsen, Loan Officer  
Connect Home Loans  
805-237-8811 Work / 805-440-3635 Cell  
[reed@connecthomeloans.net](mailto:reed@connecthomeloans.net)

**Real Experience, Service you deserve!**

### New Paso Robles Location:

Platinum Properties has a new, larger office location in the Paso Robles Gateway Center at First Street. Please stop by and see the new space at 104 Gateway Center Drive, Suite C.

**Leslie Bordan**  
Broker Associate/REALTOR®  
Platinum Properties  
Lic. #01474457  
Direct: 805.801.2631





## 15 Great Decluttering Tips:

1. **Declutter for 15 minutes every day.** It's amazing how much you can get through if you just do it in small increments like this.
2. **Don't allow things into the house in the first place.** Whether you've begun decluttering the living space, or you've just completed it, stop bringing in new stuff NOW. Even if that's ALL you do and don't start decluttering immediately, if you can only establish one habit at a time, establish the no-more-stuff habit first. This way, when you do get to decluttering the existing stuff, you've already stopped making it worse. Think of bailing out a boat with a hole in it. You can bail and bail, but it won't do anything for the leak.
3. **Donate stuff you're decluttering,** so you don't feel bad about wasting it.
4. **Create a Joe's Goals chart with decluttering on it** — either daily, or 3 times a week. Check off the days when you declutter, and you'll feel a great sense of accomplishment.
5. **Start at the corner by the door and move your way around the room,** doing the superficial stuff first – surfaces, empty the bin etc. Repeat, but do more the 2nd time around – ie. open the cupboards.
6. **Whenever you're boiling the kettle for tea, tidy up the kitchen.** If the kitchen is tidy, tidy up the next room – it's only 3 minutes but it keeps you on top of everything (helps if you have an Englishman's obsession with Tea as well!)
7. **Use the "one in, two out" rule.** The rule: whenever you bring in an item, you have to throw away two other items. First you cheat, by throwing out two pieces of paper, but soon you will have to move to big stuff.
8. **Make your storage space smaller** and more minimal. If you have lots of storage, you'll fill it with stuff.
9. **Clothing rule:** If you haven't worn an item in 6 months, sell or donate it.
10. **The One-Year Box.** Take all your items that you unsure about getting rid of (e.g. "I might need this someday..."), put them in a box, seal it and date it for 1 year in the future. When the date comes, and you still didn't need to open it to get anything, donate the box WITHOUT OPENING IT. You probably won't even remember what there was in the box.
11. **Declutter one room** (including any closets, desks, cabinets, etc.) before starting on the next one. Spending time in that room will feel \*so\* good, and it will be so easy to keep clean, that it will motivate you to do more!
12. **Keep a list in your planner labeled "Don't Need It – Don't Want It."** When you're out shopping and run across some kind of gadget or other item you crave, note it down on the list. This will slow you down long enough to reconsider. Also, seeing the other things on the list that you nearly bought on impulse really helps.
13. **Internalize that your value is not in your "stuff".** It is just "stuff". And realize that your value grows when you share your "stuff". Hoarding is a selfish act.
14. **Have someone else (who you trust!) help you go through things.** They don't have the (sometime's irrational) emotional attachment that you might have, but can still recognize if something should be kept.
15. **Gift everything.** Books you've read immediately get recycled among friends, family or local libraries. If you buy a new gaming system, donate your old one – and all the games.

