

THE ROUNDUP

REAL ESTATE NEWS

Keeping You Up To Date On Housing Trends
& The Texas Real Estate Market

Provided By: Sharon Powell, Your Real Estate Specialist

August Edition

Could YOU Really Own A Few Rental Houses?

I speak to dozens of area residents that say they've always thought about investing in a few rental properties, but they had no idea where to start and more importantly, they don't want to make a mistake.

We all know that wealth is created every single day through the ownership of rental houses (or an apartment building) and fortunately, these days you don't need much money for a down payment to get your first investment.

Some people have thought about picking up a couple of houses just to have the extra cash flow each month while the tenants pay off the mortgage for you. Others have goals of getting the home paid off with 100% of the rent money each month so that they'll have a small real estate portfolio to hand down to their children. You may be interested in the tax benefits, the diversification, or even the ability to finally have a REAL passive income.

The one recommendation I always give is to NEVER try to handle it yourself. This is true for the acquisition of the home, as well as the monthly management and rental collection. It's incredibly cheap to have a professional handle all of this so that all you need to do is look in your bank account and see that the money was deposited every month. Management can be a mess unless you are a professional.

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The one thing I hear over and over is ***"I've always had real estate investing in the back of my mind but I've never pulled the trigger"***. They've considered this in their 20's, in their 30's and beyond, just haven't taken action yet. Heck, if they would've bought a couple of properties way back then with a very small down payment, those home could be all be paid for by now and they'd have a net worth over a million dollars!

With the low down payment and average credit scores that allow you to get into investing these days, you may want to do some research on it. Give me a quick call and let's chat about ideas.

Does Curb Appeal Really Matter THAT Much?

You probably have a friend or two that's working on some upgrades or repairs inside their home this month. It's very common for us to want to improve the area in which our family lives, everything from carpet to hardwood to fresh paint and sometimes even room additions or kitchen upgrades.

Many times, these small little changes can make it feel like a new home and really brighten up the mood each time you walk into the room.

From a real estate value perspective, these upgrades if done correctly can also increase your equity. As you push up the value of your home and make it more marketable, you not only get to enjoy it while you live there, but may also sell it for more money when the time comes to move.

It's common to fix up the inside but far too often, I see that people forget about the outside of the home. When you look at this from a resale perspective, you quickly notice that all home buyers shop online and they are generally choosing homes to look at- or completely skip altogether- simply based on its curb appeal. The picture is EVERYTHING so that front photo really matters.

With you and your family living in the home day to day, it can be a pretty good feeling to just paint the front door a different color or add a little bit of landscaping around the entrance. It gives you a fresh feel each time you come home and renews your pride of ownership.

As far as overall home value is concerned, the exterior can mean as much or more than the interior. Since marketability is a key factor in real estate, you want to make sure the curb appeal attracts as many people as possible. If you've casually browsed homes for sale

online, you've undoubtedly skipped the ones with a bad looking front picture while gravitating toward those with a gorgeous snapshot of the front.

When the grass is green, the paint is fresh, the roof looks nice and the landscaping accentuates the home, there's something magnetically attractive about the property. And as you know, more interest in a home can mean more money!

All of my clients deserve to have as much equity as they can possibly create within their home. Even if you have no intentions of EVER making a move, it's nice to know that your net worth has increased and that you have something more valuable if you do decide to sell the place or hand it down to a loved one later.

Coupling that with the enjoyment we get out of the property with something new, it makes home improvements (even basic cosmetics) a fun project to consider.

One key factor to remember is that these repairs, upgrades, or improvements should all look professionally done. Nothing is worse than poor work in home repairs. It can be fun to take on a DIY project but generally, people are better off getting quotes from professionals and hiring them to do the work.

Then you can sit back and relax while the manual labor is dedicated to someone that loves their craft!

Quote of the Month

"There are only two ways to live your life. One is as though nothing is a miracle. The other is as though everything is a miracle."
Albert Einstein

Around our town

This is TAX FREE WEEKEND

Remember that this your weekend to take advantage of back-to-school savings! Many items are tax free until Sunday night, August 13 at midnight, and can be bought in-store, online, by telephone, mail, custom order, or any other means.

More information on tax free items here:
<https://comptroller.texas.gov/taxes/publications/98-490/>

LET'S GO OUT TO THE BALLPARK



And by the way...
 This insane heat takes a toll on us and our houses too.

Are you watering the soil supporting your foundation?
 This is your gentle reminder that you really need to.

A soaker hose is a great option and only takes about 15 minutes a day. Less if you have lots of shade and a little more for the sides that are baking in the sun. Keeping your foundation healthy is one of the more important tasks of homeownership!

BACK TO SCHOOL!

E	A	R	I	T	H	M	E	T	I	C	S	C	A
O	E	S	A	H	L	C	A	I	S	R	R	A	C
O	S	T	S	O	O	G	C	S	C	A	O	P	N
W	P	U	R	M	C	N	S	H	I	Y	S	E	O
R	E	D	E	E	K	I	R	R	E	O	S	N	T
I	N	E	H	W	E	D	C	G	N	N	I	C	E
T	S	N	C	O	R	A	R	O	C	S	C	I	B
I	N	T	A	R	S	E	S	U	E	N	S	L	O
N	K	S	E	K	L	R	R	E	C	E	S	S	O
G	R	S	T	H	S	R	E	K	R	A	M	S	K
R	O	T	A	L	U	C	L	A	C	R	S	S	S
E	S	R	E	D	L	O	F	R	S	R	S	C	D
C	S	E	S	R	E	S	A	R	E	S	C	R	L
C	B	A	C	K	P	A	C	K	H	C	N	U	L

- PENS
- BACKPACK
- RECESS
- HOMEWORK
- ERASERS
- MARKERS
- FOLDERS
- CALCULATOR
- ARITHMETIC
- READING
- PENCILS
- NOTEBOOKS
- WRITING
- SCISSORS
- LOCKERS
- TEACHERS
- CRAYONS
- STUDENTS
- LUNCH
- SCIENCE

Play this puzzle online at : <https://thewordsearch.com/puzzle/3876476/>

FEATURED HOME OF THE MONTH!

Consider an investment property! Quaint duplex sitting on .35 acre lot in beautiful Olmos Park. One side is 2 bedroom/1 bath, and the other is 1 bedroom/ 1 bath. Central heat and air. Both sides currently occupied with \$2300 gross monthly rents.



3 BEDS - 2 BATHS - 1648 SQFT
\$299,900

**CALL ME TO SCHEDULE A TOUR OR ASK ME
 HOW I CAN FIND YOUR NEXT INVESTMENT PROPERTY!**

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Agent Spotlight

It's a perfect time to tell you that I LOVE the majesty of the sky and totally geek out over meteor showers, eclipses, constellations, and the like. Why is it a good time to share that tidbit? Because the PERSEID METEOR SHOWERS are peaking this weekend! This meteor shower is one of the highlights on a stargazer's calendar. With the right conditions, it's possible to see 50 up to 100 fireballs an hour, and for those who go find the really good darkness away from all the light pollution, they could see up to 140! I'll be outside in the wee hours Sunday morning sometime between 12 and daylight to check them out. If you want to see them too, then make sure all your lights are off around your home, grab a comfy chair and plan to settle in outside in the darkest part of your yard for about an hour. Your eyes will need about 30 minutes to completely adjust (leave your devices in the house- looking at your phone will mess up your night vision), and enjoy the show!

Sky Map for Perseids This Weekend, Peaking Aug 12-13



JULY 2023 STATISTICS | SAN ANTONIO AREA

TOTAL SALES

 **3,105**

6% ↓

AVERAGE PRICE

 **\$387,501**

NO CHANGE

MEDIAN PRICE

 **\$323,000**

2% ↓

Percent change reflects a year-over-year comparison of July 2022 and July 2023.
For a detailed report, please visit SABOR.com.



Close to Original List Price

95.3%



Days on Market

57/104% ↑



Price per Square Foot

\$182/2% ↓



Months of Inventory

3.8



Average Residential Rental

\$1,890



New Listings

4,258

17% ↓



Active Listings

10,964

↑



Pending Listings

2,464

18% ↓



\$0 - \$199,999

9%



\$200,000 - \$499,999

73%



\$500,000 and Up

18%

