



LANDLORD NEWSLETTER SUMMER 2018 EDITION

HOW THE TAX CUTS and JOBS ACT AFFECTS LANDLORDS

For landlords, a new provision of the TCJA is a new tax deduction for owners of pass-through businesses. This includes the majority of residential landlords who own their own rental property as sole proprietors, LLC and partnerships. Any profit earned from the rental activity is "passed through", at a reduction of 20%, through the owner's individual tax return. This is awesome for property investment owners' bottom line.

This can be a good time to think about adding to your investment portfolio. Contact Debbie for more information!

HOME RENTALS CONTINUE TO ESCALATE!

AGAIN for 2018! GREAT NEWS FOR OUR OWNERS! Predictions were that the rental market would continue to be raised for 2017, and it did! Now, rentals are continuing to have higher prices. All rents have exceeded our expectations for 2018 so far. Rental prices have gone up about 8% plus, and there is no sign of prices slowing down. As a matter of fact, the prediction for 2018 is that rents will continue to rise due to the influx of people and new businesses in this area. Now that IS GREAT news!



SPRING CLEANING

It's that time when "Spring Cleaning" is upon us. We highly suggest some ideas on how to continue to keep your investment home beautiful and maintained.

- ❖ Even though most tenants are responsible for yard maintenance, as a rule they will not mulch, remove dead plants nor replant. We suggest that you do the upkeep of the property, so it remains in beautiful condition.
- ❖ Have you HVAC unit checked by our certified a/c company for an annual maintenance. A small amount to pay for upkeep on an expensive appliance.
- ❖ Power washing your walkways, driveways and roofs are another important way to keep the property in beautiful condition.

Remember! A beautiful exterior = happier tenants!

Contact Aly for details and pricing!

