



I Love Working with Investors

Great example of why I love working with investors. I had an out of state owner that wanted to sell the house you see above. I sold it to one of my investors. It needed some work so my investor got it for a fair price and my seller got the house sold as-is, as she did not want to be an investor here in Albuquerque. I knew the property and that it was in a desirable area and in good enough condition, even know it needed about 5k in make ready. Win-win for both my seller and investor buyer.

I sold it to my investor for around 135k+- off market, and rented it for \$1275 a month (up from the 1k a month the past owner had rented it for). I had other properties I could have shown to my investor, all for way more money yet with about the same amount of rental income. As an investor this makes a difference! If you do the math on the rental income as a percent of the purchase price that's an 11% annual return before expenses. At the end of the day I can't recommend a house for 235k that rents for \$1250 when the one for 100k less rents for the same or more. One always has to run the numbers. As an investor myself I understand and work well with investors for this reason.

If you, or any of your friends or family are thinking about investing/divesting in real estate here please contact me as I have a proven track record of success with investors.