



FRONT PORCH NEWS

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Do you see the elephant
in this image?



See the solution on the flip side.

Barbara Corcoran's advice to first- time buyers



"I think you have to get in the game," Shark Tank investor and real estate mogul, Barbara Corcoran, told Yahoo Finance. "You have to get in with whatever house you can possibly buy, so you have a chip to play in the game and trade up and up and up. And that becomes a retirement fund."

In my opinion, there's a lot of truth in that. Your first home may not be your dream home, but it can be a vital chip in the game. My advice is to compare all the options (investment, condo, buying somewhere else, adjustable-rate mortgages, cost of renting vs buying, and more).

If you need help laying out the options, call me for an appointment. I'm not just here to help you buy, I'm here to help you PREPARE to buy...whenever that time comes.
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Are you "swiping" new friends?

I found this really interesting...people, young and old, are taking to dating-style apps...not to find date, but to find a friend group. In fact, the apps they're using aren't even dating apps. They are actual friend-finding apps, like BumbleBFF.com, Locals.org, and Meetup.com.

Some, like Meetup, are built around finding a common interest. Others are directly intended to match potential friends through personality questionnaires. Apparently, these apps are not a fleeting whim...in 2021, Apple's Trend of the Year was "apps focused on making connections."

Research shows us that friendship is a key factor in good health and longevity. But in a post-COVID world, many people are waking up to the fact that their friends have changed, moved, or developed a preference for being a hermit. Or people have realized that their friendships revolved around the workplace, which is now their home.

Friendship apps are a logical extension of dating apps, which used to be considered slightly desperate, but are now so common that almost everyone under age 30 has a profile on one of them. And friendship apps are not just for young people. Senior friendship apps, like Amintro.com are on the rise, which is especially important in a world where senior loneliness is a serious problem.

I'm curious if any of you would try one of these apps? If you do, let me know how it goes.

July Quiz Question

How many bananas can you eat if your stomach is empty? (trick question)

Free Report

5 Things Home Sellers Do that Buyers Hate



And could lower your chances of getting the best offers!

When you put your home on the market, it is no longer your home...it becomes a commodity. Here are the 5 most important things you can do to adjust your perspective during your selling period. Use your QR app to read now, or text me for a copy.

When the home you want to buy is next door to a rat trap

You find the perfect home, but the neighboring house looks pest-infested, or their heavy metal music would wake the dead. What can you do? Likely nothing. If you buy with the hope that they'll change, you may be in for a battle that could affect your mental health. However, if the problem is merely an eyesore, then you might get by with a good fence or tall foliage. You could try investigating a little. Perhaps an elderly person lives in the home and may soon be moved to a care facility.

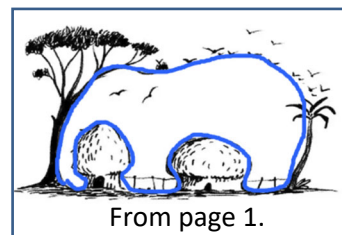


“Is It Time to Unload My Investment Property?”

Whether you're an investor who's gearing up for retirement, or anyone wanting to cash in while values are up, you might be thinking of selling your investment property. Now could be a great time to exit, but it literally pays to do more research first. According to financial planners, not enough people explore all the options for protecting their capital gains, such as:

- Timing the sale so that your tax rate is lower when you sell (can be a huge benefit)
- 1031 Exchange (broadly available in the US, but not Canada)
- Using available capital gains exemptions
- Tracking and claiming all allowable expenses
- Holding the property as a trust
- And many more

Check with your own financial planner to see what tools are available to you and what your best scenario might be. *Let me know if you need to unload your investment now.*



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Thank you!

My clients and friends are an important and *appreciated* part of my business. I do my best because of the support I get from people like you. Special thanks this month to...

- **Kamesha and Jason! So glad you love your new house.**
- **Davos Carpet Cleaners – best service! Try them - 356-323-1123**

WIN A \$5 COFFEE CARD

To play, email me the answer to the question on **page 1**. Put the word **QUIZ** in the subject line. carryrealtor@gmail.com

- **Last month's Q&A:** (Dad joke) What's brown and sticky? A stick.

Congrats to last month's winner! **Patrick Henry**

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