

# Central Texas Real Estate News



## Keeping You Up To Date On Housing Trends & The Local Real Estate Market in Temple and Surrounding areas.

Provided By: Mick McCanlies, Real Estate Specialist

August 2018

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### 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.

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, yet haven't taken action yet. Heck, if they would've bought a couple of properties way back then with a very small down payment, they'd all be paid for by now and you'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.

### How much notice does a landlord have to provide a tenant prior to filing an eviction?

It depends on the terms in the lease. The Texas Property Code requires that a tenant under a written lease or oral rental agreement receive a written notice to vacate the premises at least three days before the landlord files the eviction suit—unless the parties agree in a written lease to a different time period. This would be the case if you used the TAR *Residential Lease*, which requires only one day written notice to vacate prior to the landlord filing the eviction.

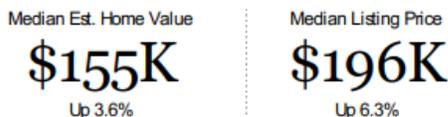
### What Can A Cup Of Coffee Save You?

Take what you are spending on coffee each day and put that toward your mortgage to Save!!



### MARKET SNAPSHOT for Zip Code 76502

Below are the Numbers Compared with Last Year:  
July 20,2017 vs July 20,2018



Here’s a quick overview of what has transpired in Bell County over the past 4 years.

The statistics are based on single family homes sold for each year.

YEAR	HOMES SOLD	Average \$	DOM
2018	815 ytd	\$154,678	95
2017	1,574	\$151,554	103
2016	1,457	\$148,432	129
2015	1,279	\$146,309	136

Feel free to contact me at any time with your questions! 254-654-2828

### Are you a Teacher, Nurse, Police Office or Firefighter?

I Have a Great OFFER for you and only you. If you are looking to list your home or purchase a home call me for more details. 254-654-2828

**Want to Start Investing in Real Estate?** We are currently working on 1 project in Temple. We would love to help you with the process from getting funding, getting pre-approved as a ready, willing and able buyer, to renovating and then selling or holding the property for a nice stream of income. We can help you with the process. Don't get tips or advice from those that are sitting on the side lines watching from afar or someone teaching (selling) you in a hotel ballroom.

Check out the awesome real estate analysis software. It helps you: analyze multi-family and commercial real estate to see how profitable it will be and then helps you generate marketing reports for investors & private lenders. It’s FREE!

[Click here for the link](#)

Call me today 254-654-2828 to see how I can help.

Click Here for Additional [Free Resources](#)

### Quote of The Month

*“If you think it’s expensive to hire a professional, wait until you hire an amateur!” -Red Adair*

## Get to Know Temple

Even though We've lived her for 5 years, we are always finding new local and established places to visit – here are a few that we recommend.



### BJ's Brewery Tasting Room

602 E Central Ave, Temple, Texas  
(254) 935-0210

Open Fridays & Saturdays from:  
4:00 PM to 10:00pm

Foods Trucks and Live Music – this is a great place downtown.

This is where they make all the beer for all the restaurant locations. You won't be disappointed, unless you don't like beer.

Click on the images below for information on:

### **Temple's Own Local Winery**



### **Belton Lake Park Info and Fishing**



## August Word Search

### Types of Gemstones

S	O	X	A	S	E	E	I	I	M	N	E	P	O	RUBY
T	A	R	Y	E	R	T	K	Y	A	I	A	C	R	DIAMOND
M	X	P	T	S	Y	H	T	E	M	A	L	I	E	EMERALD
A	D	Y	P	A	G	N	E	D	H	J	E	T	E	PEARL
Q	P	L	N	H	J	A	I	A	S	A	Z	R	N	AQUAMARINE
U	E	E	Z	O	I	A	R	A	E	D	T	I	E	SAPPHIRE
A	R	Z	P	R	M	R	S	N	M	E	E	N	T	TOPAZ
M	I	R	E	O	E	E	E	P	E	I	M	E	I	JADE
A	D	M	N	E	U	N	A	O	E	T	E	L	Z	OPAL
R	O	D	R	O	P	A	L	J	J	R	R	E	N	AMETHYST
I	T	M	S	U	A	P	E	A	R	L	A	E	U	CITRINE
N	A	E	L	C	R	U	B	Y	E	E	L	M	K	GARNET
E	A	T	O	P	A	Z	T	U	R	Z	D	T	Y	JASPER
M	T	M	P	I	R	T	U	T	Y	E	Y	G	T	KUNZITE
														PERIDOT
														ONYX

## Recipe Corner

### Easy Rumaki with Pineapple

This combines the crunchiness of bacon and water chestnuts with the wonderful flavors of pineapple.

#### Ingredients:

- cooking spray
- 24 (1 inch) cubes fresh pineapple
- 24 water chestnut slices
- 8 thick-cut bacon slices, cut crosswise into 3 pieces
- 24 toothpicks
- 1/2 cup low-fat sesame-ginger salad dressing
- 1 tablespoon chopped green onion, or to taste



#### Directions:

- Preheat oven to 375 degrees F (190 degrees C). Line the bottom section of a broiler pan with aluminum foil, top with the broiler rack, and spray rack with cooking spray.
- Place a water chestnut slice atop each pineapple cube; wrap each with 1 bacon slice, securing with a toothpick. Arrange wrapped pineapple on the prepared broiler rack.
- Bake in the preheated oven for 7 minutes; turn and continue baking until bacon is almost crisp, about 8 more minutes. Brush rumaki with sesame-ginger dressing and continue baking until bacon is crisp, about 5 more minutes. Garnish rumaki with green onion.

Recipe Provided By Allrecipes.com © 2017



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**e-Closings the future is Here.** An eClosing is the act of closing a mortgage loan electronically. This occurs through a secure digital environment where some or all of the closing documents are executed and accessed electronically. This is often a hybrid process in which certain key documents, such as the promissory note and security instrument, may be printed to paper and wet-signed, while other documents are signed electronically. eClosings result in eMortgages *only* if the promissory note is signed electronically.

#### The Benefits of an E-Closing

##### Save time and money

Shorten a loan's life cycle, from origination to delivery into the secondary market.  
Eliminate paper, shipping, and storage fees.  
Fund faster with the delivery of an eNote.  
Optimize your use of capital due to faster turn times.

##### Reduce risk

Reduce operational errors.  
No missing signatures, documents, or files.  
Improve data quality and validation.

##### Better borrower experience

Borrowers can review loan documents prior to closing.  
Faster and easier signing process can be 15 minutes or less.  
More informative and efficient than a traditional closing.

Local Business that have grasped this technology and are using it today –

[Fairway Independent Mortgage](#) for e-mortgages and [Monteith Abstract and Title](#) for e-closings and title searches.

## Recommended Service Providers

As a real estate professional, I work with many local vendors and want to recommend those that I have found to give **exceptional** service. Here are a few of my TOP choices.

Mick McCanlies



**Caren Jones Hildinger**

Office: 254-933-9500

Cell: 254-718-5626

[carenh@fairwaymc.com](mailto:carenh@fairwaymc.com)



3887 Stone Rd. Temple, Tx  
**(254)780-1220**

<http://www.levelmyhouse.com>

### Pete's Carpentry

Pete Schaeffer 254-317-1907

[pete@sgamind.com](mailto:pete@sgamind.com)

Carpenter \* Woodworker  
Handyman

### All Around Home Repair

Robert Trevino 254-421-9863

**FREE ESTIMATES**

Licensed Handyman, Electrician,  
Plumber



HVAC & REFRIGERATION

**254-217-7870**

**TAGLA58274C**

### LOVE UNIQUE CREATIONS

Denese Sims 254-699-8151

**1 Piece Minimums**

Custom Embroidery, Engraving,  
Gifts, Awards and More

Coming Soon  
Flooring

Coming Soon  
Painter