

The Arizona Life

Arizona Elite Properties October 2011

Our Web Sites

arizonaeliteproperties.com

elitecommercialaz.com

elitelandlord.com

agent2agent.net

Azinvestmenthomeser-
vices.com

Elite Concierge Services

Free Insurance Quotes

Rehab and Construction

Eviction Protection Plan

Elite Home Warranty

Residential Sales

Licensed HUD Bid Broker

Wholesale Real Estate

Arizona Real Estate



We would like to take this opportunity to extend our appreciation for the opportunity to service your real estate needs and assure you that our asset managers are constantly searching for new investment opportunities in addition to making certain you receive information that will keep you informed about the real estate market in Arizona. In Greater Phoenix (defined Maricopa and Pinal Counties) the preferred ownership and preferred rental is a single family home. Each month single family home sales represent approximately 85% of all residential sales and approximately 75% of all residential signed leases excluding apartment rentals.

Since Arizona is listed as one of the top cities to buy a single family home one must look at the ratio to determine if it is smarter to rent or buy. For example, if we take the August median purchase price of a single family home divided by the annual median rent for a single family home we can use this

Ratio as a benchmark to determine if we should buy or rent. Example: If the median purchase price is \$150,000 and cost per year to rent is \$15,000 (\$1,250.00 per month times 12 months) this gives us a ratio of 10 (\$150,000 divided by \$15,000 equals 10) A ratio of 10 means the purchase price is 10 times the annualized rent. Using the matrix on the second page one will help individuals to decide which is better renting or buying. As an investor this is good information considering although it may be better to buy the majority of the population cannot secure the necessary financing or chooses not to rent until they feel comfortable that their job is secure. As rents go up the ratio will decrease however the buyers still cannot, or will not buy. Therefore, buying investment properties is a very sound investment and provides long term residual income while building capital appreciation.

Another interesting statistic points to the fact that the National Association of Realtors published a study of international home buying in



Real Estate is not Scary

America and of the \$1.07 trillion in existing home sales about \$14 billion came from non-resident buyers. Another \$41 billion is attributable to immigrants who moved here in the last two years, plus foreigners who have a visa for more than six months. In all, international buyers total \$82 billion, nearly a 25% increase from the \$66 billion reported in 2010. International buyers are buying properties from all around the globe not just from Canada and Mexico. Top countries include China, India, and the U.K. and Arizona is one of the seven top states to buy real estate. One obstacle is financing however, we are making great progress in locating banks that work with foreign nationals such as Citibank and First Bank located in Arizona.

Own or Rent Index can be found on page two.

Important

To Log on To Your Account go to:

Arizonaeliteproperties.com
And click on
Property Management

ARIZONA ELITE PROPERTIES

\$350 STANDARD COVERAGE

INCLUDES THE MAJOR SYSTEMS YOU NEED

- AIR CONDITIONING
- ELECTRICAL
- PLUMBING & STOPPAGES
- WATER HEATER
- WOLVES
- MECHANICAL
- INTERLOCKER
- OVEN
- CONCRETE/STEPS
- BUILDING INSULATION
- LANDSCAPE DISPOSAL

DISCOUNTED
Pre-Paid Service Call Fee
AVAILABLE

PLUS 14 OTHER SYSTEMS AND APPLIANCES
SEE INSIDE FOR ADDITIONAL OPTIONS

Provided Serviced by
LANDMARK
HOME WARRANTY

www.AZelite-homenwarranty.com P-866.306.2999

