



Adobe Realty Times



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And the Band Played On



Guests at last year's Christmas Party watch a band go by under the lights. This year's parade will start at 7 p.m. and end approx. 8:30 p.m. Hours of the Adobe Realty open house will be the same.

Gaining Ground With Adobe Realty

Adobe Realty recently hosted "Gaining Ground" at the Sauer-Adams Adobe.

The seminar focused on real estate investments and getting the most out of the real estate you already own. Kim Walker of Xchange Solutions Inc., spoke about her firm's experience with a 100,000 plus 1031 exchanges and how a 1031 exchange can sometimes be used in concert with the \$250,000/\$500,000 tax exemption. Shirley Snyder, loan officer with the Mortgage House, covered reverse mortgages—when they make sense and when they don't. Final segment of the evening was a round table chaired by Broker Alex Gough, touching on his personal investing experience, opportunities he has witnessed, as well as new opportunities such as TICs (tenants in common) partnerships and out of state opportunities (See the CNN article, right). Joie MacAdam assisted in the presentation of the event and orchestrated a delightful table d'hôte. To be continued. Let us know if you're interested.

Joie MacAdam, Adobe agent & office manager, stands behind the table she prepared for the Gaining Ground Seminar.



Anne Gough, owner, Yarns at the Adobe

Having a Ball at the Yarn Shop

Yarns at the Adobe opened in October and proprietress Anne Gough reports strong interest. One of the highlights is "High Knit," a knitting and tea session held Saturdays from noon on. Berroco yarns are featured, and hours are Wednesday through Sunday 11 to 6.

Knitting was the perfect in-flight activity on Anne's recent trip to Portugal and Spain with husband Alex. And yes, knitting needles are acceptable carry-on items.

CNN Names SLO a Top Investment Opportunity

By Alex Gough, Broker

Is San Luis Obispo the best place in the USA to invest in real estate right now? Could be, unless you'd care to move to Florida, Texas or Connecticut. CNNMoney Mag recently named the top 10 places to invest in the US and SLO county was picked number six, behind three places in Florida, McAllen TX and Bridgeport, CT. And that would make us the number one pick west of the Rockies.

There was some TV coverage, but local print media ignored this national selection, continuing to print stories about declining local sales prices. Their numbers are correct by the way, they just don't tell the whole story. A profit is without honor, etc... See our chart on the back for the real deal around here, currently.

CNN looked ahead five years and predicted we would see 40% appreciation here during the next half decade. Our guess is if they are correct, the pattern will go something like this: the market will decline for another year, then stabilize, run flat for one more year and then the booster rockets will kick in and we're in for another round of vertical acceleration. In other words it won't be a steady 8% a year. At least it never has been so far.

My own guesstimate has been similar. It's just that I thought it would take a little longer.

So what did CNN have to say about San Luis Obispo County? Interesting. Here are selected quotes:

"SLO-town is on the development fast track, and it's in the middle of the last semi-rural stretch of Central California Coastline". "Home to the state's rising star of wine production, Paso Robles, where even French vintners are buying property". (I guess they haven't heard of the Edna Valley AB) "Anti-development sentiment also helps. They're not zoning quickly enough for the demand." Projected population in 2011: 287,000 (Current number is 261,000).

And the others? Near one coast or another, for the most part: CNN's number one pick is Panama City FL, on the Gulf at the bottom of the Panhandle. They project a 72% gain over the next five years. One inducement: average home price is \$223,000.

Numbers two is also in Florida. It's Vero Beach, on the Atlantic Coast, where a 64% gain is predicted, followed by number three, Bridgeport, Connecticut, where the estimated gain is predicted to be 63%. Average home price is more like San Luis Obispo, however—it's \$480,000.

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