

Real Estate CORNER



APRIL 2022

Tax Benefits of Owning a Home

The benefits of owning a home stretch far beyond comfort and stability. As a homeowner, there are many financial benefits such as home equity and tax breaks.

A tax deduction reduces your overall tax liability by reducing your taxable income – but only if you itemize deductions. It's important to note that how much you save largely depends on your filing status and income. Here are some common federal tax deductions for homeowners:



Mortgage Interest Deduction: You can deduct your interest on the first \$750,000 of your mortgage debt. After the end of the tax year, you should receive a form 1098 from your lender with the amount of interest you paid in the previous year.

Mortgage Points Deduction: If you paid mortgage points when you took out your mortgage, you can receive a deduction for those discount points.

Private Mortgage Insurance: For borrowers that put down less than 20% on a conventional loan, lenders typically charge private mortgage insurance (PMI). PMI is set in place to protect your lender if you can't make your payments. You may be able to deduct your mortgage insurance payments on your tax return.

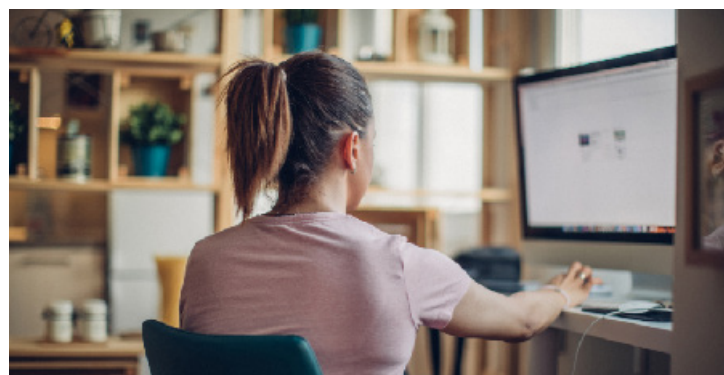
Property Tax Deduction: Once you become a homeowner you'll have to start paying property taxes. You can deduct up to \$10,000 of property taxes if you're married filing jointly or \$5,000 if you're single or married filing separately.

Home Office Expenses: If you own a small business or are self-employed working out of your home, you can claim home office deductions. Some types of home office expenses you may be able to claim are real estate taxes, repairs, security systems, home mortgage interest, and utilities. It's important to note that there are a lot of conditions as to what you can claim, so be sure to refer your tax professional for advice.

Medically Necessary Home Improvements: If you make home improvements that are medically necessary, those qualify for a medical expense tax deduction. This could include widening doorways, building a ramp or lift, installing railings, etc.

As a homeowner, it's important to pay close attention to your tax breaks - they could save you thousands of dollars. If you need help sorting out your tax details, we recommend consulting a tax professional to explore all of the options available to you.

Want to get started on finding a home that could give you tax benefits? Give us a call at 562-896-2456.



JUST SOLD



Sold for \$767,000

**3915 E Wehrle Street,
Long Beach**

Traditional home sold for \$42,000 above the list price.



Sold for \$1,045,000

**1050 Ximeno Avenue,
Long Beach**

We represented both the buyer and seller of this off-market Triplex sale.



Sold for \$1,355,000

**3456 N El Dorado Drive,
Long Beach**

We represented the buyer on this transaction.

Hottest Home Technology

Do you ever feel like your appliances are beginning to out-smart you? Nowadays, there are so many automated home appliances and gadgets available to make our lives easier. If you can think of any inconvenience you're experiencing in your home, there's probably a gadget invented just for that.

Starting from the front door and working our way in, here's a breakdown of the hottest home technology in 2022:

Smart Doorbell - After carefully examining the smart doorbell contestants, we're sticking with the Arlo Essential Wired Video Doorbell. Unlike other smart doorbells, this system delivers fewer false notifications so you don't think someone is at your door when it's really just a speck of dust flying by the camera.

Smart Security System - Feeling safe and secure in your own home is, well, the whole point of a home. There are many security system options on the market but the Vivint Home Security System scores first place across the board. Vivint has a whole range of security system features including security cameras, smart doorbells, security sensors, smart locks, and smart thermostats.

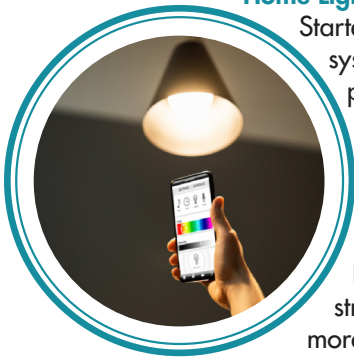
Smart Thermostat - Smart thermostats can do so much more than just control the temperature of your home. The Google Nest Learning Thermostat is easy to use, it saves energy, and it can sense when you're home and adjust the temperature based on your preferences. Pretty neat, right?



Home Lighting System - With smart lighting, you never have to fumble for the light switch again. The Philips Starter Kit E26 is the perfect introduction to smart lighting systems. The options are limitless with this system. It offers over 16 million colors so you can change the lighting according to your mood, establish presets, and even sync it to your movies, music, or video games.

EV Charging Stations - Electric vehicles are growing in popularity and as a result, EV charging stations are becoming a common home amenity. The ChargePoint Home Flex is a smart charger that's compatible with all electric vehicles. It's highly rated on Amazon and has a number of features including Alexa voice command, reminder notifications, and scheduling capabilities.

In the long run, smart home appliances can save you loads of time, energy, and even money by streamlining your home processes. Thanks to advancements in home technology, we're able to spend more of our time doing the things we enjoy.



Are You Investing in Real Estate This Year?

Did You Miss Our Webinar?
Watch it With the QR Code



If you've made the decision to purchase an investment property this year, congratulations! Real estate is one of the best investments to add to your portfolio. Here are some questions to ask yourself before you start your search:

What type of investment property would you like?

There are three main types of investment properties: residential, commercial, and mixed-use. For first-time investors, residential properties are typically the most popular and consist of one to four units.

What are your plans for the property?

Before purchasing an investment property, consider your long-term and short-term goals. Once you establish your goals, you can decide whether or not you want to buy and hold, buy and sell, or buy and flip your investment property.

How will you finance your investment?

Financing options for a residential property are different than commercial property financing options. The absolute best way to plan your financing is to speak with a lender that specializes in the area you're looking to buy.

Where will you purchase your investment?

Is Southern California the best place for your investment? Depending on your short and long-term goals and the amount of money you have to invest, it may make sense to look in other states. In many states, you can still buy a 3 bedroom home for under \$200,000 and have a positive cash flow.

Answers to your questions

In our recent Investment 101 Webinar, we covered all of these crucial questions and much more and featured expert guests. If you missed the webinar and would like to watch the recording, scan the QR code.

Local Spotlight:

Justin Rudd & the Community Action Team

In celebration of National Volunteer Month, we're shining the spotlight on Justin Rudd and the Community Action Team (CAT). If you live in Long Beach or surrounding areas, you've likely heard of Justin Rudd. Not only is he a local celebrity, but he was also named as one of "The 25 most influential people in Southern California" alongside Snoop Dogg, Adam Levine, and Magic Johnson.

In 2001, Justin founded the Community Action Team, a nonprofit that organizes 60+ programs and events annually that give back to the community of Long Beach. The sole purpose of CAT is to bring people together, promote generosity, support those in need, and contribute to the general well-being of our community. Some of the many programs, events, and contests he oversees include the Long Beach Turkey Trot, The Long Beach Giving Project, the monthly 30-Minute Beach Cleanups, Operation Easter Basket, and the Haute Dog Howl'oween Parade.



We've asked Justin Rudd a couple of questions about the importance of volunteering and how you can get involved. Here's what he has to say:



Why is volunteering important?

"Volunteering is a way to demonstrate the importance of your community in your life. It's a privilege for us to be able to give time, funds, or talents to help out. Most nonprofits depend on volunteers to help extend the range of services and offerings."

What are some ways you recommend giving back to the community of Long Beach?

"Here are some ways I recommend giving back to our community."

1. Show up to help (i.e. Third Sat. of the month for the 30-Minute Beach Cleanup).
2. Make a purchase to help an agency make a greater impact (i.e. Buy some packs of socks at www.JustinRudd.com/amazon that will go to homeless agencies in our area).
3. Donate to a nonprofit's general fund so they can continue to offer programs, events, and services to the community (i.e. Donate to Justin Rudd's nonprofit 501c3 Community Action Team (CAT))."

If you're feeling inspired to give back, visit his website (www.JustinRudd.com) to learn about more events happening in Long Beach or donate!

Fun fact

Justin Rudd was an advocate for the creation of Rosie's Dog Beach in Belmont Shore. It's the only off-leash dog beach in LA County and was named after Justin Rudd's late bulldog, Rosie.

Operation Easter Basket



Operation Easter Basket is a program that collects completed Easter baskets and donates them to children in need. They seek to make Easter special for children who are in desperate situations throughout Long Beach. If you'd like to participate, scan the QR code for more information!



Welcome Back, David Ethridge!



REALTOR® | DRE #01775064

For many of you, David Ethridge will be a familiar face and we're excited that he's re-joined our team as operations manager after working as our transaction coordinator for a while.

David obtained his California real estate license in 2006, and spent the next several years at a brokerage that specialized in foreclosure properties. In addition to sales, he also provided broker price opinions for major lenders, valuating more than 2000 properties throughout Los Angeles and Orange counties. David joined The Shannon Jones Team in 2016 as operations manager, dedicated to providing top-notch customer service and operations management.

After spending more than 30 years living in Long Beach, David recently relocated to Windermere, Florida, where he now lives and works remotely. David lives with his partner Toby and their two cats, Regina and Timber. Theme park fanatics, they completed a bucket list item in 2019: With their visit to Shanghai Disneyland, they've visited all the Disney parks around the world.



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THE BEST MOVE YOU'LL EVER MAKE!

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Is it Time For a New Nest?

The flowers are blooming, the weather is warming up, and the real estate market is showing no signs of slowing down this spring season. If you're looking for a change of scenery or your family has outgrown your nest, it may be time to start planning a move. Here are some common signs it's time for a new home:

- You've outgrown your home. Is your home beginning to cramp your style? One of the most obvious signs it's time for a new home is if your space isn't meeting your needs. If you find yourself waiting in line for the bathroom or have boxes in corners, it might be time for an upgrade.
- You're ready to downsize. On the opposite side of the spectrum, if you have rooms you don't use anymore and you're tired of cleaning or maintaining space you don't need, it could be time to consider a smaller house.
- You'd like a new location. If your work situation has changed and you're either working remotely or no longer working remotely – or if you would simply like a change of scenery, then it could be time to look for a new nest.

If you're planning to sell and buy at the same time, having a strategy ahead of time so you know which steps to take first is critical. To create your plan, call us at 562-896-2456.

Chocolate Nest Recipe

Ingredients:

- 7 oz milk chocolate, broken into pieces
- 3 oz shredded wheat, crushed
- 2 x 3.5 oz bags mini chocolate eggs



1. Melt the chocolate in a small bowl placed over a pan of barely simmering water. Pour the chocolate over the shredded wheat and stir well to combine.
2. Spoon the chocolate wheat into 12 cupcake cases and press the back of a teaspoon in the center to create a nest shape. Place 3 mini chocolate eggs on top of each nest. Chill the nests in the fridge for 2 hrs until set.
3. Enjoy & have a Happy Easter!