

"How to make buying Real Estate a Winning Investment"

by Geoffrey Stoller

Did you know that you can beat the averages in Real Estate Investing using appreciation map analysis? I help investors find properties that have significant investment returns based to some degree on the statistics of past performance.

If you are investing or just planning to buy a home for yourself you should consider looking at appreciation rates in your preferred area. This will help make your home purchase potentially a much better investment with a greater return on investment.

Here is an example of the San Francisco East Bay appreciation rates. I have selected Canyon Woods a gated community in San Ramon consisting primarily of 2 bedroom, 2 bath condominiums with 1 garage and 1031 sq. ft. livable area built between 1986 and 1989. This model can be applied to any other area that you are considering buying in. Keep in mind that not all condominium complexes have the same appreciation rates.

Since 1997 some 30 properties with identical features have been sold in Canyon Woods. I have done a spreadsheet showing the outstanding percentage returns on investment for people who bought these homes in the last few years.

Remember that real estate is a leveraged investment. The return in 2003 on a Canyon Woods condo was 13.15% if you had paid all cash. If like most investors you had put 25% down for one of these properties, the return would have been 52.6% and if you had put 10% down the return would have been an exceptional 131.47%!!!