

# IDEAL REALTY & MGMT, INC. [www.irmandco.com](http://www.irmandco.com)

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## RESIDENTIAL REAL ESTATE PURCHASE COMPARISONS

What is important for you Zip code, sq. ft., Lot sq. ft, Year build, Animates etc. etc.  
YOUR BUDGET, TASTE AND WHAT YOU QUALIFY FOR MUST BE IN SYNC.

INVESTING ON	ADVANTAGES	DISADVANTAGES
Single Family Homes	<ul style="list-style-type: none"> <li>• They are easy to rent.</li> <li>• They are easy to sell.</li> <li>• They appreciate fairly nicely.</li> <li>• Depreciation, Installment contract, Land contract, Exchange</li> </ul>	<ul style="list-style-type: none"> <li>• It is Higher price than Condo, Townhouse</li> <li>• Higher to maintain</li> <li>• Higher to heat or cool</li> </ul>
Condo-Minimums Townhouse	<ul style="list-style-type: none"> <li>• Condominiums are fairly easy to rent. Sometimes they are easy to sell but not as easy as single family homes.</li> <li>• Condominium owners are only responsible for the interior; common areas are kept up by the management association.</li> <li>• Depreciation, Installment contract, Land contract, Exchange</li> </ul>	<ul style="list-style-type: none"> <li>• Condominium have maintenance and management fees that range form \$60 to \$300 a month to cover insurance and upkeep of common areas. These sometimes eat into your cash flow.</li> </ul>
Duplexes, Triplexes, quadruplexes	<ul style="list-style-type: none"> <li>• They are easy to finance most of the time because they are deemed residential R.E This means that anything with fewer than four units can be financed through a residential loan, so they are easier to finance. Remember that properties that are easy to finance are easy to buy and sell.</li> <li>• They have more than one unit bringing in rent, which helps the cash flow.</li> <li>• They are fairly easy to rent because people would rather live with 1 or 2 neighbors than with 400 in a large apartment building.</li> <li>• Depreciation, Installment contract, Land contract, Exchange</li> </ul>	<ul style="list-style-type: none"> <li>• They are harder to sell than houses in a slow market. Single family, three-bedroom homes are the easiest group to sell</li> <li>• They are harder to finance than single family homes.</li> <li>• There biggest disadvantage I also one of their advantages: because more people are paying rent, collecting rent becomes complicated. Rent paying situation creates more turnovers, more repairs, more phone calls, and more management headaches.</li> </ul>
Area, City, Zip code	<ul style="list-style-type: none"> <li>• The best areas always keeps its value location</li> <li>• More Safety for your Family</li> <li>• Within the same city you may have up to 5-7 Zip codes</li> <li>• If you can not afford it try the buy few mile radius to your favorite Zip Code</li> </ul>	<ul style="list-style-type: none"> <li>• It is more expensive for more desirable Zip code</li> </ul>
Sq. Ft. of Improvements	<ul style="list-style-type: none"> <li>• Having the correct Sq. Ft. its good you can always remodel</li> </ul>	<ul style="list-style-type: none"> <li>• The price is higher</li> </ul>
Lot Size	<ul style="list-style-type: none"> <li>• Its always beneficiary because you can always build front back sides in consideration of building and safety setbacks</li> </ul>	<ul style="list-style-type: none"> <li>• Sometime it may be costly for maintenance and the city will require you to do so</li> </ul>
Year Built	<ul style="list-style-type: none"> <li>• The older the Structure the lower than you can remodel it</li> </ul>	<ul style="list-style-type: none"> <li>• It may need extensive of repairs no matter how much you remodel the facial the core is old</li> </ul>
Anonymities	<ul style="list-style-type: none"> <li>• They wont be any additional cost for it just the remodel and maintenance</li> </ul>	<ul style="list-style-type: none"> <li>• The more Anonymities for higher the price</li> </ul>

Please be advised all above have more issues, call us for more details.