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SUMMER IS NEARLY HERE! *That means spending days outside and feeling a little smug about living in such a great city.*



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QUOTE OF THE MONTH

"A ship in harbor is safe, but that is not what ships are built for."

-- John A. Shedd

THE BIG NUMBER IS ... **9.6**

The [percent increase in Denver home prices](#) forecasted for the coming year.

BUYING & SELLING

REFER A FRIEND, GET \$500

Know someone looking to buy, sell, or invest? Refer your friend, and I'll treat them like they were my own. Plus, when they close on a home, I'll send you \$500.

HOW 5% MORTGAGE RATES COULD AFFECT YOU

As if [double-digit home price increases](#) in Denver weren't enough, mortgage rates are creeping up. [Learn what it means for your purchasing power](#) when the rate hits 5%.

GET SOME RELIEF FROM HOME PRICES

Denver's homebuying program just increased the income limits needed to qualify for down-payment assistance. [See if you qualify.](#)

INVESTING

LIVE MORTGAGE FREE WITH AIRBNB

Buy a home with a basement apartment or a carriage house, rent it full-time on Airbnb and [cover most or all of your mortgage](#).

INVEST ON A BUDGET WITH A SMALL SPACE

Don't have a lot of money? Not a problem. [A small studio or 1-bedroom condo](#) is a great entry into real estate investing. (It's how I started.)

AIRBNB

LIST YOUR FIRST PROPERTY, GET \$50

As an Air Ambassador for Airbnb in Denver, I recruit new hosts. When you use my personalized link to register and list your first home, [you'll get \\$50 after your first guest stays](#).

LEARN THE AIRBNB LAWS IN DENVER

Grab a drink and discover what you can and can NOT do with short-term rentals in Denver and other Front Range Cities. If neither the [Cap Hill edition](#) nor the [LoDo one](#) works, watch for [future events](#).

THE BUSINESS

FOLLOW ME ON SOCIAL MEDIA

I'm most active on [Instagram](#), but you can also find me on [Facebook](#).

