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**IT'S NOVEMBER, WHICH MEANS...BEING THANKFUL FOR EVERYTHING I HAVE WHILE ALSO COMPLAINING ABOUT MY PARENTS' UNNECESSARILY COMPLICATED WIFI PASSWORD.**



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**QUOTE OF THE MONTH:** We must find time to stop and thank the people who make a difference in our lives. - *John F. Kennedy*

**THE THING YOU NEED TO KNOW IS ... West Colfax is poised to be the new RiNo.**

**Buying and selling a house is likely the biggest financial decision you'll ever make. We curate the content on this newsletter by being on top of trends, and that's important in real estate and to doing our job well. [EMAIL US TODAY.](#)**

#### WHO WE WORK WITH

[We work with \(and love\) new homebuyers and/or new sellers because it's fun to help people accomplish their dreams.](#) We also help **investors** because we're spreadsheet nerds that love finding a deal. Point is, we help people achieve their goals in both the Denver and Colorado Springs metro markets.

#### STUFF HAPPENING IN AND AROUND DENVER

- [New Arts District \\* West Colfax = HOME EQUITY](#)
- [Gaylord Resort hiring for every position known to man.](#) (And, yes, I know the job fair was awhile ago, but I bet they are still filling spots.)



**JAMES CARLSON**

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- [Not sure if this is stupid or fun.](#)
- NY Times write up on 36 Hours in Denver. [Check out their rec for Sunday at 10AM.](#)

### CLIENT PROFILE

60%  
 HOMEBUYERS  
 20% INVESTORS  
 20% SELLERS

2.8% GIVES  
 LEARN MORE  
 ABOUT THE  
 CAUSES WE  
 SUPPORT [HERE](#)

## STUFF HAPPENING IN AND AROUND COLORADO SPRINGS

- Colorado Springs has/had [the nation's 4th best job market in the nation.](#)
- This is your chance to meet Scott Hamilton! Just kidding, [Scott Hamilton would never, ever go to skate in the park.](#)
- Support small, local business and [get your teenage daughter a Christmas gift she might actually like.](#)

### DID YOU KNOW??

### MEDIAN RENTS BY NEIGHBORHOOD (1 BED)

- RiNo | \$1579
- CAPITOL HILL | \$1497
- UPTOWN | \$1497
- DOWNTOWN | \$1698
- CITY PARK | \$1640
- JEFFERSON PARK | \$1698
- CHEESMAN | \$1621
- LINCOLN PARK | \$1655
- BARNUM | \$845
- VALVERDE | \$1080



Questions? Email Me:  
[erin@jamescarlsonrealestate.com](mailto:erin@jamescarlsonrealestate.com)

## THE BUSINESS

### UPCOMING GROUPS

**Ladies' Investing Club | 11/28. Guest: Linda Stowell.** Linda Stowell will discuss the challenges of out of state investing, and how to identify the market and team that best serves your interest. [Click here](#) if you want more info. [Email Erin](#) if you want in.

**NEXT MEETING IS 11/28.**

### BIGGER POCKETS BLOGS

[6 Reasons People Are Moving from San Francisco to Denver](#) (Erin)  
[5 Ways to be an Attractive Real Estate Client \(from an agent's point of view\)](#) (Erin)

## UPCOMING CLASSES - SIGN UP ON OUR SITE OR EMAIL US

**11/28** - Ladies Investment Club (Linda Stowell - Long Distance Investing)

**12/6** - Airbnb Investments (6:30 PM | Carbon Restaurant and Bar)

**12/11** - Roadmap to Buying Your First Home (Denver | Colo Free Univ.)

January | **No classes**

## AIRBNB

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### WANNA BUY AN AIRBNB INVESTMENT PROPERTY?

Airbnb is a profitable investment strategy. [Learn the ins and outs of how to capitalize on Airbnb](#) in various Front Range cities.

### CHECK OUT YOUR CITY'S AIRBNB LAWS & HOST CHECKLISTS

[Find the current Airbnb laws](#) for Denver, Colorado Springs, Boulder, Lakewood, Wheat Ridge and many others on our site.

[Find checklists](#) for furnishing a rental property, cleaning for your guests, communication before there stay and more!

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### FOLLOW US ON SOCIAL MEDIA

We're most active on [Instagram](#), but you can also find us on [Facebook](#), [Twitter](#), [YouTube](#) and [LinkedIn](#).

## DENVER GRAFFITI TOUR

[Denver Graffiti Tour](#) is our second business. Read [5280's piece](#) if you like to read. If you hate to read, but are still interested, watch [this video](#) instead.





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