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IT'S APRIL, WHICH MEANS....

QUOTE OF THE MONTH: "Don't wait to buy real estate. Buy real estate and wait." - Will Rogers

THE THING YOU NEED TO KNOW is that [Metro Denver Rents have increased by 82% since 2010....](#) which as a renter is bad, but as an investor and/or owner, is great.

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. On the fence? [Email us](#). We promise we're mostly nice.

STUFF HAPPENING IN AND AROUND DENVER

- [Rent Control \(might\) be coming.](#)
- [Lakewood and Englewood double rents](#) in past decade.
- Englewood poised to [adopt short term rental laws](#).
- [Denver ranks high as a city CRAZY people want to leave](#)

STUFF HAPPENING IN AND AROUND COLORADO SPRINGS

- [Will \\$40 million in tax breaks result in \\$4 billion in economic impact?](#) Colo Spgs to find out.
- [Conde Nast ranks Colorado Springs as the third best place to live in the country.](#)

CLOSINGS

- Congrats to Zach and Jason on the purchase of their [up/down duplex in Colorado Springs](#), complete with 3 beds, 2 baths, 2 kitchens and under 1 mile to Ivy Wild and the west side! **As part of our 2.8% GIVES program, they have donated to the [Denver Bridge Project](#).**



THE BUSINESS

UPCOMING GROUPS

DENVER WOMEN INVEST | **5/22**. Guest: Suzie Kamlet | Topic: Real Estate + Taxes. LEARN MORE [HERE](#).

DENVER WOMEN INVEST
ERIN SPRADLIN'S INVESTMENT
GROUP

DETAILS

GUEST SPEAKER:
Suzie Kamlet

**TOPIC: Real Estate +
Taxes**



WED. May 22nd
6:30PM
GREEN SPACES | 2590
WALNUT
ENTRANCE (26TH STREET)
STREET PARKING
Q'S: 719-491-4949

ERIN@JAMESCARLSONREALESTATE.COM

BIGGER POCKETS BLOGS

[Very Bland Article on Depreciation with Commentary by Tough Hangs](#) (Erin)

UPCOMING CLASSES - SIGN UP ON OUR SITE OR EMAIL US

- 4/23 - [Detailed Guide to Selling Your Home \(Colo Free Univ\)](#)
- 4/25 - [Free Denver Airbnb Class \(Carbon\)](#)
- 4/30 - [Road Map to Buying Your First Home \(Colo Free Univ\)](#)
- 5/1 - [Free Colorado Springs Airbnb Class + New Partners \(HOSTE\) \(Coquettes\)](#)
- 5/13 - [Detailed Guide to Selling Your Home \(Colo. Free Univ.\)](#)
- 5/22 - [Denver Women Invest](#)
- 6/18 - [Road Map to Buying Your First Home](#)
- 6/20 - [Detailed Guide to Selling Your Home \(Colo. Free Univ.\)](#)
- 7/16 - [Road Map to Buying Your First Home](#)
- 7/18 - [Detailed Guide to Selling Your Home \(Colo. Free Univ.\)](#)

AIRBNB

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!

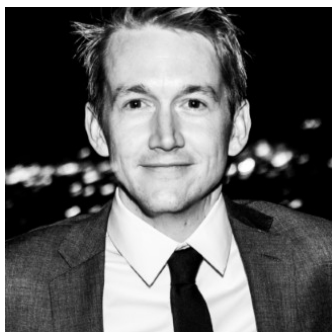
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CLIENT PROFILE

60%

HOMEBUYERS

20% INVESTORS

20% SELLERS

2.8% GIVES
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9/3/2019

It's (almost) summertime and the livin's easy... ☀️🌱🌈