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**IT'S JULY, WHICH MEANS HOT DOG CONTESTS, WHICH ALSO MEANS ONE CRAZY ATE [74 HOT DOGS IN 10 MINUTES!!](#)**

**IT'S JULY, WHICH MEANS HOT DOG CONTESTS, WHICH ALSO MEANS ONE CRAZY PERSON ATE [74 HOT DOGS IN 10 MINUTES](#)**



**ERIN SPRADLIN**

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**QUOTE OF THE MONTH:** *The secret of getting ahead is getting started. - Mark Twain*

**THE THING YOU NEED TO KNOW IS ... THORNTON.**

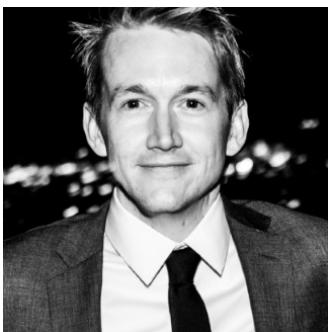
Seated between Boulder and Denver, this Northern suburb saw a 15.7% increase in rents from 2017 to 2018 for 2-bedrooms. Now might still be a [good time to invest](#).

**WHO WE WORK WITH**

We work with (and love) new homebuyers and/or 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**

- Denver Housing Affordability: [good news for investors, bad news for everyone else](#)
- Brighton Boulevard: a look at [what \\$41 million will buy](#)
- [A breakdown of murders in Denver neighborhoods](#)
- [Free Street Art Scavenger Hunt on July 21st](#)



**JAMES CARLSON**

CO-OWNER/  
BROKER ASSOCIATE  
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## CLIENT PROFILE

60%

HOME BUYERS

20% INVESTORS

20% SELLERS

2.8% GIVES

LEARN MORE

ABOUT THE

CAUSES WE

SUPPORT [HERE](#)

- \$12 mil later, and [more housing and retail to come to Broadway](#)

## STUFF HAPPENING IN AND AROUND COLORADO SPRINGS

- Colorado Springs to maybe get [10,000 seat sports stadium](#)
- [UCCS to add a satellite location to downtown Colorado Springs on Tejon](#)
- I know, but for reals, [it's time to take Pueblo seriously](#).

## THE BUSINESS

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### UPCOMING GROUPS

**Ladies' Investing Club, v.2** | Because of demand, we are setting up a second investing club. We still have room/need for 5 more members. If you are interested, please email me at [erin@jamescarlsonrealestate.com](mailto:erin@jamescarlsonrealestate.com).

### BIGGER POCKETS BLOGS

[8 Basic Rules of 1031 Exchanges](#)

[10 Reasons to Invest in Colorado Springs](#)

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

7/31 - Airbnb Investments (Denver, Carbon)

8/14 - [A Detailed Guide to Selling Your Home](#) (Colorado Free University)

8/15 - [Road Map to Buying Your First Home](#) (Colorado Free University)

9/17 - Airbnb Investments (Colorado Springs | Jack Quinns)

11/5 - Airbnb Investments (Colorado Springs | Jack Quinns)

## 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 their 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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