



NiceSouthBayHomes.com

Marcia Downs

Exceeding Your Expectations in Real Estate



www.NiceSouthBayHomes.com
310 - 738 - 6765

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Torrance, CA 90505

License #01831487

May/June 2009

Dear friend,

Have you been asking yourself if it is the right time to:

Buy an investment?
Sell your home?
1031 Exchange?
Move out of state?

I am a believer in buying real estate and holding onto it in order to provide financial security. This may be the best answer for you and your family, however, there are many options you can take advantage of. Some of these options are touched on in this issue. If you have questions and need a professional opinion, please contact me for a no obligation consultation.

Sincerely,

Marcia Downs

Pay Zero State Income Tax in these States:

- Alaska
- Florida
- Nevada
- New Hampshire
- South Dakota
- Tennessee
- Texas
- Washington
- Wyoming

New Hampshire & Tennessee have taxes on dividend & interest income.

Long Term Capital Gains

- It seems like tax hikes are inevitable. Will Long Term Capital Gains tax go higher in the near future? The current Federal rate is 15% and in California it's an additional 9%. You may be able to avoid the increase by selling sooner than later, living in the property a certain amount of time or taking advantage of a 1031 Tax Free Exchange.

1031 Tax Free Exchange



- Call for your Free Brochure.
- The laws have recently changed so be sure to check with your tax advisor how this affects you and what your options are.

For more info visit www.NiceSouthBayHomes.com

House Hunting:

What is Your Home Worth Today?
Call to receive your Free Market Evaluation.



376 E 228th St
Carson, CA
Listed at: \$279,900
5 bedroom, 1.75 bath
1,664 Sq Ft - 5,100 Lot



28814 Cedarbluff Dr
Rancho Palos Verdes, CA
\$3,500 / month Lease
5 bedroom, 2.75 bath
2,561 Sq Ft - 16,790 Lot



324 E 230th St
Carson, CA
Listed at: \$450,000
3 bedroom, 1 bath
1,127 Sq Ft - 6,756 Lot

Information deemed reliable but not guaranteed.
If you are working with another real estate agent, please disregard this advertisement.

Email: MarciaDowns@Earthlink.net

Search For Properties Like An Agent at: www.NiceSouthBayHomes.ListingBook.com

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Community Foreclosures

Are you or someone you know in trouble on your mortgage? Many are. Don't be one of the ones to lose their homes to foreclosure. A Short Sale could be just the option you are looking for. It's better on your credit and you may be able to negotiate a fair price for your home. If your loan modification has not come through and you need to talk, don't delay any longer. Call me, I can help.

Sincerely,
Marcia Downs



Thinking of Buying or Selling?
310-738-6765

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You may qualify for up to **\$18,000** dollars in tax credits this year as a home buyer. Here is what you need to know:

2009 Federal First Time Buyer Tax Credit

- Effective date: January 1, 2009- December 1, 2009
- Tax Credit is equal to 10% of home's value or \$8,000 maximum credit.
- Must be a 1st time buyer.
- Income restrictions: Tax credit is affected if income exceeds \$75,000 for an individual and \$150,000 for married couples.

California New Home Tax Credit – New Homes Only

- Effective date: March 1, 2009 – March 1, 2009.
- Only \$100 million in funds allocated for this program.
- Qualifying property must never have been previously occupied.
- Must occupy for a minimum of two years.
- Tax Credit is equal to the lesser of 5% of home's value or \$10,000 maximum credit.
- Tax Credit is not taken in one year. The state will take \$3,333 off your state taxes beginning the year of the purchase and for the next two years.
- For first time **AND** move up buyers.
- No income restrictions.

New home buyers in California have already used over half of the \$100 million in allocated funds. If you are a first time buyer now is the time to act quickly to take advantage of these credits while they are available.

Are You Overpaying on Your Property Taxes?

Did you know you can apply for a Decline-in-Value Reassessment with L.A. County? The deadline for the application is December 31, 2009.

As you know, the South Bay has seen significant reductions in property values over the last 2 years. The assessed value upon which your property tax is based could be out-of-line with your property's current value.

*In order to complete the application, you need to provide the Tax Assessor with a Comparable Sales Report (Comps) of homes similar to yours for **the 1st quarter of the year.** As your local Century 21 Amber realtor, this is one of the services I can provide you for **FREE** – at NO cost or obligation!*

*If you would like to receive a **FREE 1st Quarter Comparable Sales Report** of your property, and a copy of the application please give me a call at (310) 738-6765 or email me at MarciaDowns@Earthlink.net. I will need you to provide your name/s, the property address and your phone number. If you would like delivery via email, let me know.*

Visit: www.assessor.lacounty.gov for more information.

Referral Corner

Painting:

Golden Coast Painting
310-612-4988

Handyman:

B&B Household
310-961-7083

House Cleaning:

Nadia & Carlos
714-931-7528

Heating & A/C:

Newstar
310-542-1505

Loans/Refinance:

OMNI Funding
310-569-1362

Carpet Cleaning:

Dave's
310-230-3800

Free Bee/Wasp Removal:

Vector 800-825-3400

Search For Properties Like An Agent at: www.NiceSouthBayHomes.ListingBook.com