



REFP
GROUP

AT



YOUR CASTLE
REAL ESTATE



James & Tammy Orr
The Investor's REALTORS®
(Tammy not shown in image)

New, Updated Lease

I've spent more than \$6,000... in fact... fast approaching \$7,000 on buying and modifying my lease over the last 18 or so years.

I had initiated getting these changes made by the attorney earlier in the year, before COVID-19.

I got busy. So did the attorney. We finally reconnected and were able to get the newest version released.

I have left the annotation of the previous lease and the video where I walk you through how to explain it to your tenants posted on the website as well in case you want to hear me explain the lease.

My clients who have bought or sold a property with me and Tammy in the last 12 months and other Premium Members can download the latest version of the lease from the website here:

<https://RealEstateFinancialPlanner.com/lease/>

Of course, we always recommend you have the lease and all other paperwork reviewed by your own attorney before using it.

"I can't say enough about James and Tammy, they are simply the best. My significant other and I first found them in their Northern Colorado Real Estate Investor Group class in September 2017, with no expectations for buying. By March 2018, we were under contract for our first home. They walk you through every step, offer amazing resources, and keep on top of everything so you don't have to. I highly recommend James and his wife Tammy, they made our first time home buying experience seamless." - Stephanie Z

See <http://www.zillow.com/profile/James-Orr/> for more testimonials.

SHOWINGS / ACTIVE LISTING (HOMES + CONDOS) 2017-2020



These are Denver numbers, but a similar trend applies to Northern Colorado as well. We saw the nadir for showings/active listings in April, but by May and into June, we've seen an incredible rise in showings.

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Remember when we could do these? Those were the days.

Attend a Real Estate Class

James has been teaching real estate classes since 2003. Join us for an upcoming class on a variety of real estate topics.

- **UPDATED! Negotiating Win-Win Inspections for Maximum Benefit**
by James Orr on Wednesday, July 1, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>
- **UPDATED! Paying Off Debt Optimization for Real Estate Investors**
by Brian Williams on Wednesday, July 8, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>
- **NEW! Establishing Your Buying Criteria Workshop**
by James Orr on Wednesday, July 15, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>
- **UPDATED! Buying Down Interest Rates**
by Brian Williams on Wednesday, July 22, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>
- **UPDATED! Closing Real Estate Deals**
by James Orr on Wednesday, July 29, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>
- **UPDATED! Analyzing Multi-Family Properties**
by Brian Williams on Wednesday, August 5, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>
- **UPDATED! Strategies to Get The Lowest Monthly Payment When Buying**
by James Orr on Wednesday, August 12, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>
- **NEW! Arguably the Best Class of the Year—Part 5**
by James Orr and Brian Williams on Wednesday, August 19, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>

IMPORTANT NOTE: Classes are free, but RSVP is required. **Classes are COVID-19 free and will not always be recorded or published. We strongly advise attending live.**

Grit

Persisting Through Obstacles

This is a note to myself. Everyone else can choose to ignore it if they prefer. Or, maybe it is the message you need to hear as well.

James... you got this. I realize this latest Nomad™ purchase has been trying, challenging, frustrating, uncertain and disorienting.

But, you've pushed through challenging times before. You can do this.

Just do your best. Do what you can to make progress. Take the next step. Only the next step. Then the next. If you do the things within your power to do, you'll look back fondly on this time and your effort.

You're gritty. You got this. And, Tammy loves you. Your family loves you. And, Echo loves you. You got this. Just take the next step and keep at it.



Brian and Beth circa 2016 or so. Maybe at a political rally? Not sure.

Free To All Plus Extra Stuff For Those That Keep The Lights On

Since 2003, I've been teaching free real estate investor classes. You don't do something like that for 17 years unless you love it.

For 17 years now, NCREIG has been free. It will remain free for as far as I can see into the future.

However, I do want to do something extra for those that help us "keep the lights on" by allowing Tammy and I to assist you buying or selling properties.

I struggled for years trying to find the right balance of my giving nature and doing something extra to reward those that contribute financially to support NCREIG.

I want to remind those that continue to allow us to help you buy and sell properties, that there is a cornucopia of extra real estate investor goodies for you (like the lease and 40 additional class recordings). Enjoy!



The piano I've played for over 25 years before sending it to a new home in the name of Nomad™.

An "Article of Silence" for My Old Piano

...Thank you!

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If you'd prefer to receive this newsletter via email as a PDF instead of by mail, email jores@jamesorr.com.

"Opportunities come infrequently. When it rains gold, put out the bucket, not the thimble." - Warren Buffett

The Real Estate Investor Treasure Chest™

Last month, I sent everyone a special edition of the newsletter. It was a veritable treasure chest of resources, tools, class recordings and more for buy-and-hold real estate investors, Nomads™ and house hackers.

If you missed it, or want to revisit some of the amazing goodies I included in it, you can access it here:

<https://RealEstateFinancialPlanner.com/june-2020>

My original plan for *The Real Estate Investor Treasure Chest™* was to make it a color, printed handout that we give to folks when they come to NCREIG for the first time.

I wanted the investors, Nomads™ and house hackers that came to NCREIG to realize that we have a ton of resources for them that can help them immensely on their real estate investing journey.

It is part of the NCREIG culture to give massive value to our community for free and the *Treasure Chest™* was simply a better way of describing, cataloging and drawing attention to that value.

I wanted folks to arrive at class for the first time and get that overwhelmingly positive feeling of "OMG... I just hit the mother-lode... this is FREAKIN' AMAZING! I love Brian (and James)."

So, I hope you got the same feeling when you came to NCREIG for the first time and again when I sent out the *Treasure Chest™* for everyone last month.

Contact Us

Give me a call for more information about buying, selling, or investing in real estate in Colorado.

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Visit us on the web at:

- JamesOrr.com
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Grand-kitten.