



REFP
GROUP

AT

YOUR CASTLE
REAL ESTATE



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

James and Tammy Orr ~ Colorado Real Estate Advisor Newsletter

August 2020

Run Scenarios Instantly

Modeling your real estate investing strategy and specifically processing and charting millions of data points takes time. When I wrote the first version of the Real Estate Financial Planner™ software it took almost 5 minutes to run a model. That's why when you wanted to run a Scenario, it queued it up to run in the background. Once it did all the processing and charted your results, then... 5 minutes later... you could view the results.

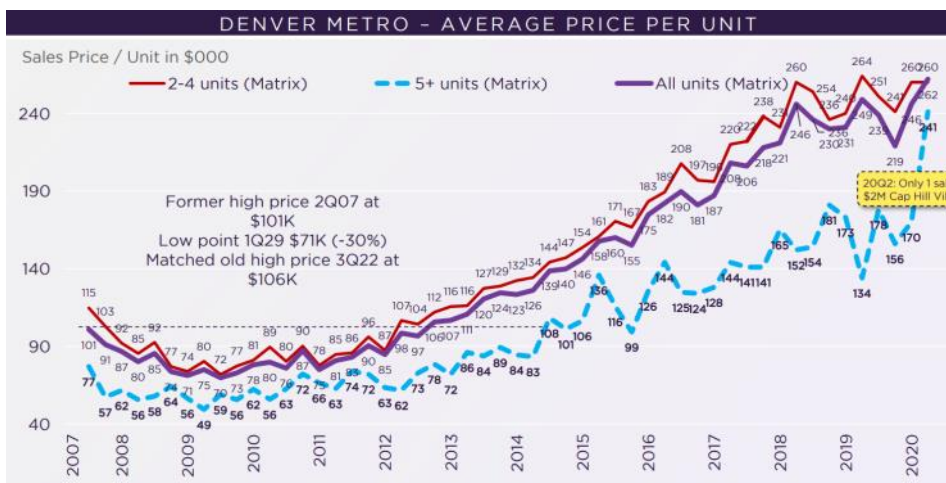
Over the last few years, I've made significant improvements to speed up the processing time. Today I am happy to announce a new feature available to clients who have bought or sold a home with me in the last year or folks paying for [Premium membership](#): "Run Now" processing.

With "Run Now" processing, when you click the button to run your Scenario, if the server is not already running several other Scenarios for others, the Scenario will run in seconds as the page loads.

This should make it easier than ever to model your Scenarios and stress test your investing strategies.

"James and Tammy made every step of the process easy for my first time buying a home. Their website along with email updates on new houses coming onto the market within my searching criteria was very useful in finding the home I was looking for. They walked me through the whole process and communicated every step of the way. Being young into my career they also offered useful information to look for in a new house as well as things to watch out for. I would highly recommend James and Tammy and will use them again in the future." - Tyler Q

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



Data Source: Recolorado.com; Your Castle Real Estate Analysis

Interesting chart from the "Income Property Trends" report from the new Market Stats page at RealEstateFinancialPlanner.com/market-stats/ showing the price history of multi-family property in Denver broken out by 2-4 units and 5+ units.

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Echo catching some sun like a Fairly Big Iguana might.

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! 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>
- **UPDATED! Contract to Close**
by James Orr on Wednesday, August 26, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>
- **UPDATED! TBD**
by TBD on Wednesday, September 2, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>
- **NEW! TBD**
by James Orr on Wednesday, September 9, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>
- **UPDATED! TBD**
by TBD on Wednesday, September 16, 2020, 6 PM to 8 PM.
RSVP for [Webinar](http://NCREIG.com) at <http://NCREIG.com>
- **UPDATED! TBD**
by James Orr on Wednesday, September 23, 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.**

More Value for Clients

REFP Price Increase

Clients that have bought or sold a property with us in the last year are about to get even more value.

We've been including a year of Premium membership on the Real Estate Financial Planner™ website with your purchase of a property with us. This has included access to a veritable cornucopia of additional class recordings, increased modeling of your investments in the software and much more.

As we continue to invest time and money into enhancements to the software and member benefits, the price for those services will go up. Pricing will increase from \$197 per month to \$297 per month starting on September 1, 2020. Brokerage clients will still get a year free with purchase.



Tammy checking out the views from a client's deck. Go Chiefs?! Nah... go Broncos!

Nomad™ Move

Tammy and I are in the middle of our next Nomad™ move.

A lot less stuff than last time. A lot more headaches than last time.

So, please be gentle with us this week.

I am also missing a lot of my stress coping tools like my piano, hot tubbing, lunch with friends at Qdoba, COVID-free cardio at the gym, etc.

Once things settle down here, I will be teaching an entire class on just how insane this last one was for us. Lots of COVID related stuff, but some additional craziness too.

And, apparently it is not over. New, unexpected, unusual, annoying twists keep popping up.

The class will be a client-only event as I will be sharing extremely sensitive, personal and private information in it.

I may not record it and even if I do record it, I am very likely NOT going to post a recording of it. So, catch it live.



Closing on our latest Nomad™ property.

New Cash Flow Power Meter™

In July, for the first time ever, I introduced a brand-new tool I created on the Real Estate Financial Planner™ software and in the *Establishing Your Buying Criteria* class recording. I've been calling it the *Cash Flow Power Meter™* and it is a new way of thinking about cash flow on your investment properties.

The new tool allows you to see, at a glance, how your property's cash flow is performing. Use it to quickly see which properties are your best performing and to evaluate properties you're considering buying. Here are a couple of examples:



Cash Flow Power Meter from RealEstateFinancialPlanner.com

The meter above shows you have positive cash flow even with professional property management.



Cash Flow Power Meter from RealEstateFinancialPlanner.com

The meter above shows you great positive cash flow on a free and clear property without a mortgage.



Cash Flow Power Meter from RealEstateFinancialPlanner.com

The meter above shows a property that has positive cash flow when self-managed and you take into account Cash Flow from Depreciation™.

The Cash Flow Power Meter™ is another way of displaying 3 of the 4 areas of return from the Return on Investment Quadrant™ (excluding Appreciation).

Be sure to watch or listen to the *Establishing Your Buying Criteria* to get an introduction to this new, extremely powerful thinking tool.

I will be teaching additional classes on it soon.

James & Tammy Orr
The Investor's REALTORS®
1001-A E Harmony Rd #512
Fort Collins, CO 80525

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If you'd prefer to receive this newsletter via email as a PDF instead of by mail, you already are.

"Always make your future bigger than your past." - Dan Sullivan

The Market Stats Motherlode

Have any interest in learning more about what is happening in your Colorado real estate market? Yes!? I do as well.

In the past, I often shared with you just the stats for Fort Collins and other parts of Northern Colorado. After switching real estate brokerages to Your Castle Real Estate, I can now share with you market stats for Northern Colorado, Denver, Colorado Springs, Pueblo, mountain properties, income properties and more.

Instead of publishing one here and another there, I decided it might be easier for you (and me) to just keep a single page updated with the most recent market stats. Some updated weekly, some monthly and some quarterly.

Here's the page:

<https://RealEstateFinancialPlanner.com/market-stats/>

For each area, I show you a preview of what is included (like the one below) and give you a chance to download the high-resolution PDF version of the stats.



Helping you, your friends and family... buy, sell, and invest in Colorado.

Contact Us

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

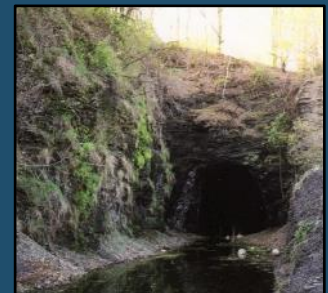
The REFP Group at Your Castle Real Estate

Fort Collins, CO 80525

(970) 225-6989
jores@gmail.com

Visit us on the web at:

- JamesOrr.com
- NCREIG.com
- REFP.com



This is the abandoned railroad tunnel/cave I played in, unsupervised, as a child. Different times. #cavelife