

Why should you consider NW Arkansas rental property for your investment portfolio?

- Housing market not as volatile as the stock market
- NW Arkansas has an insulated economy (University, Walmart, Tyson)
- Rental occupancy rates in NW Arkansas are much higher than elsewhere
 - Skyline report from CBRE: NWA rental occupancy 98% in 2014
- You can visit your investment!
- Various types of property available: single family homes, duplex, commercial, apartment building
- More people are choosing to rent rather than buy a home
- Initial investment pays interest over time, plus your investment value grows
- Earn depreciation on your investment over time
- Leverage your money—use the bank's money to earn your rate of return
- Income stream for later years
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- **Tax Savings**
- Many people invest in real estate so that they can enjoy the tax deductions that come with this type of investment. When you own a rental property, it is considered a business, so your regular business expenses related to that investment are deductible.
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- **Tax Deductible Expenses on Investment Property**
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- Note: This is a general discussion; ***always consult with your tax accountant or attorney for specific cases.***
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- Most closing costs
- Property management fees
- Interest you pay on the mortgage
- Insurance expense
- Property taxes
- Any direct costs for maintenance repairs
- Note: larger repairs or improvements may need to be depreciated
- Accountant or attorney fees related to the property
- Depreciation