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# IS IT STILL A GOOD TIME TO BUY INVESTMENT PROPERTY?

There are countless options available for you to invest your finances these days such as stocks, bonds, mutual funds, annuities, options and so on. Although these investments can be fruitful, they don't always offer the immediate cash flow and protection of a brick and mortar investment. Diversification of investments is also a sure-fire way to lower your risk in the event of any unforeseen turn in events. Having real estate can be an advantageous option in your portfolio.

The Twin Cities Metro wide market has historically been proven to sustain economic uncertainties and continue a steady and healthy growth in rental markets including multi-family housing and commercial retail development. Rental rates are at an all time high with a strong demand for new housing and leasing.

In their simplest form, real estate investment properties are valued based on their income and expenses. There are other variables such as location, terms in current leases at the property, and overall condition to take under consideration. However, the investment property will be assessed at its income producibility first and foremost. These types of investments can be very valuable if purchased correctly with a good commercial real estate agent or if you have relative knowledge on how to understand the analysis of such properties.

The opportunity to own an income producing real estate investment that offers positive and healthy cash flow, desirable ROI, cap rate and tax savings is something you should not overlook as an investment. Low interest rates coupled with an incredible current rental market in the Twin Cities Metro and greater Western WI area make this an opportune time to find an investment property that is right for you.

If you are looking for a possible real estate investment and would like to discuss this topic further, I would be happy to assist. Please contact Nicholas Wilson or TJ Wilson at 651-230-0762 or visit our website at [www.applegatecommercial.com](http://www.applegatecommercial.com) for more contact information and possible listing we have available.