



All About Real Estate & MORE!

NEWSLETTER



Melanie Ross
REALTOR®
Coldwell
Banker
Solano
Pacific
900 First
Benicia, CA
94510
707.319.2828
707.745.1337
[Contact Me](#)
[Visit My Web Site](#)
[Print Newsletter](#)

FEATURES



Dare to Compare Like Homes!!
Open, Loft Living in this 4 bedroom/3 full bath home in move-in condition. Open House Sept 8 1-4PM



Distinctive Gated Community
Gorgeous Executive Home 3 bedroom/2 1/2 Bath. Open House Sept 9. Visit website for times.

Landlords wise to depreciate rentals at tax time

DEAR BOB: I have a follow-up question to the one about renting a principal residence for three years after having occupied it as my primary home for the previous two years. Do I have to depreciate it while renting to tenants? Or can I just deduct on my income-tax returns the mortgage interest, property taxes and other rental expenses? I recall you stating in one of your articles something about the IRS requiring depreciation deductions even if it was previously the owner's principal residence. If I have to deduct the depreciation on Schedule E of my income-tax returns, I presume I must "recapture" the depreciation and pay tax at the special 25 percent rate when I sell even though I claim \$500,000 tax-free profit by using Internal Revenue Code 121. Is this correct? --Charles T. [...more](#)

I paid those property taxes for nothing?

Imagine you receive a gift deed from your uncle to some valuable, vacant, highway-frontage farmland. You pay the property taxes. About a year later, in need of quick cash your uncle sells the same land to a developer who promptly records his deed.

[E-MAIL THIS NEWSLETTER TO A FRIEND](#)

ARTICLES & ADVICE

Homes Sold STATISTICS

SINGLE FAMILY HOMES-Solano County In July of 2007 the number of single family homes sold was 307 with a median sales price of \$436,500. Last year July 2006 the number of sold homes was 471 with a median sales price of \$485,000. [...more](#)

REO What does it mean?

By now most of you have read or seen on TV the number of Bank Owned Properties has gone up since the mortgage fall-out. [...more](#)

REO Open Houses

Coldwell Banker Solano Pacific is planning an open house tour featuring REOs (Bank Owned/Foreclosed properties) on Saturday September 8th from 1-4 in Vallejo and Benicia. [...more](#)

Interest-only refi perfect for some

Q: I want to refinance my home and use the money to fix up my house. I'd replace my deck, add a screened porch, and either recreate the landscape the front yard or put in a laundry room. [...more](#)

Is it worthwhile to fix a property up before selling?

Buyers tend to want listings that are in move-in condition. For that reason, sellers often put a lot of time and money into prepping their homes for market to realize the largest profit possible from the sale. But, is it worthwhile to fix a property up before selling if it is in a dismal state? [...more](#)

Cut mortgage payment in half upon retirement

"I am 58 and just purchased the home in which my wife and I plan to spend the rest of our lives. We paid points to reduce the rate on a 30-year fixed-rate mortgage to 4.75 percent. [...more](#)

HOTLINKS

- [Community Finder-Interesting City Facts!](#)
- [Lowes Home Improvement-Discount Coupons](#)