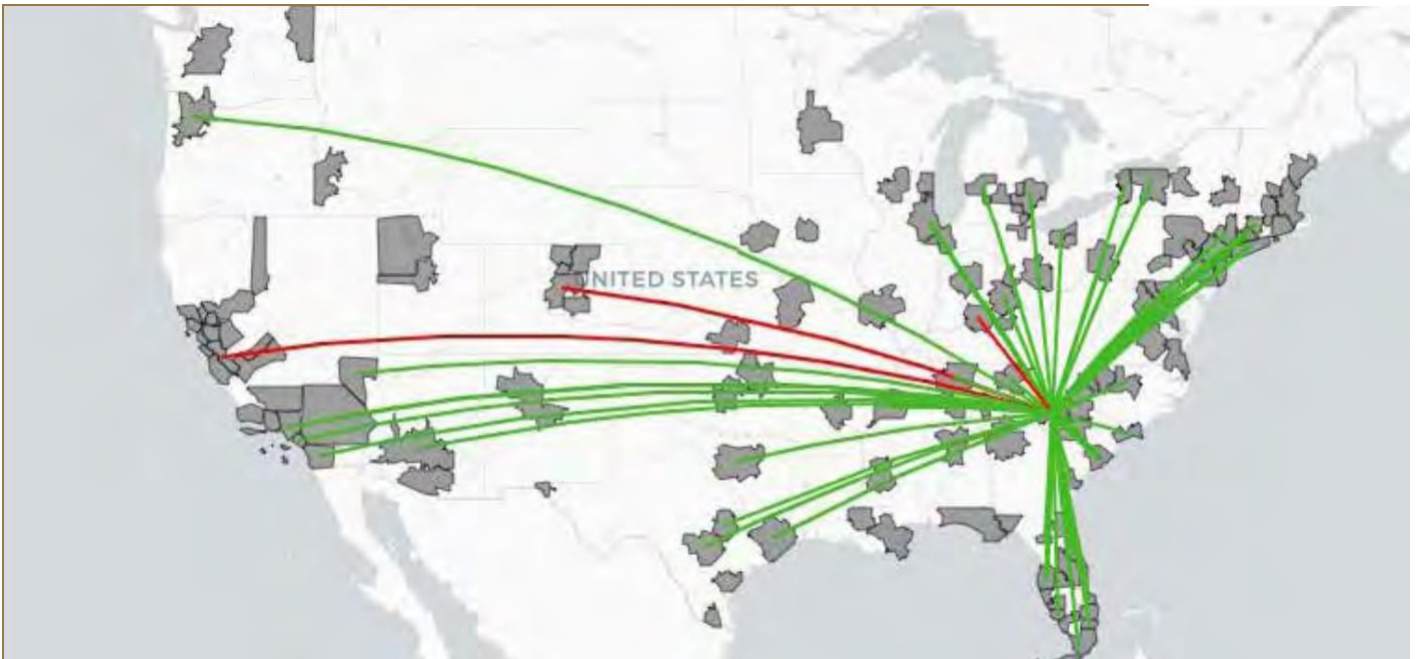


URBAN RENEWAL PARTNERS

Transforming Under Performing Real Estate into High Quality, High Return Investments



BEST STATES TO INVEST IN REAL ESTATE

Written by Dylan Palmer

Real Estate investing is a great way for the average individual to build a powerful, passive income producing portfolio. With the volatility and uncertainty of the stock market reaching all-time highs, it's important to consider diversifying your portfolio and ensuring reputable returns while also reducing overall risk.



While investing in real estate may seem intimidating. Discovering where you want to invest is the first step. If you're like me, living in California, it's impossible to find the right investment without using all of your savings plus more just for a down payment!



What if I told you that you can invest where it makes sense AND still live in the sunshine year-round without breaking the bank!

There are several factors when deciding where you want to invest your money. Here are 4 real estate factors to review when deciding where to invest:

#1 Friendly Landlord Tenant Laws



The first thing to consider when deciding where to invest is looking into the current landlord tenant laws by state. Landlord tenant laws reveal the difficulty you, as an owner, will face when operating your investment. States like **Georgia, Kentucky, Arizona, Alabama, Florida, and South Carolina**. States like Kentucky that have:

- No limitation on the amount of late fees
- Landlords Can keep security deposits if a tenant fails to pay
- Only a 7-day grace period between late rent and eviction

Having friendly landlord tenant laws will not only keep your investment safe, but also will not keep you up late at night worrying about your tenants.

#2 Job and Economic Growth

Next, an intelligent investor puts his money where businesses are going. You cannot have tenants without a growing workforce!

According the Federal Reserve of Economic for Economic data [FRED](#). States that are seeing the greatest increase of Job growth by more than 70,000 jobs e per year are in **North Carolina** (85,900), **Florida** (169,700), **Texas** (282,300), **Georgia** (77,900), and **Arizona** (79,700)

Another important factor is investing in a city with a diverse economy: Read more [HERE](#)



#3 Migration Patterns and Population Growth

Another factor to consider is population growth and Migration patterns within the United States. One easy way to find out which states people are moving to is through North American Moving Services.

They collect data from moving trucks all over the US and produce major migration patterns of where Americans are moving. As of 2019, the top inbound states are **Idaho, Arizona, South Carolina, Tennessee, and North Carolina.** Americans "continue to leave the Midwest and Northeast for warmer climates in the Southwest and Southeast.

Download Migration Report [HERE](#)



#4 Affordable Property Taxes

Lastly, when looking to invest in real estate it is important to consider the states property tax guidelines. The **higher** the property tax is in your state, the **less** money you are going to keep in your pocket each year.

According to [North American Moving Services](#), the states with some of the lowest property tax include:

- Hawaii (.27%)
- Alabama (.43%)
- South Carolina (.57%)
- Utah (.67%)
- Tennessee (.75%)



BOTTOM LINE

There are many factors to consider when investing in real estate for the first time or the 100th time; however, in this day of age, data is endless and can give us a better way to predict where people and business are going. Using recent years **landlord tenant laws, job growth, migration patterns, and property taxes** allow us to peek our heads behind the curtains and decide where it makes sense to invest in real estate.

Time and time again, States like **South Carolina, Kentucky, Alabama, Florida, and Arizona** check off most if not all the boxes above. The wealthiest families in the United States invest in these areas and **you can too!**

Want to find out how you can invest alongside experienced operators and learn all you need to know about real estate investing without the risk?

Investing passively allows you receive all the advantages of owning real estate without the Tenant, Toilets, or Trash! All you do is sit back, relax (or even sleep), and have your money grow!

Find more information [HERE](#)



Dylan Palmer