

April 2023

THE ENLOE GROUP

PREMIERE PROPERTY GROUP, LLC



Real Estate Brokers Licensed in: Michael Enloe (OR/WA), Tegan Enloe (OR), Lauren Matthews (OR/WA), Allison Jones (OR)

NEWS INSIDE:

INVESTMENT PROPERTIES

How to buy your first rental property

MEET OUR AGENTS

Get to know Realtors Michael Enloe and Lauren Matthews

SAVE THE DATE: SPRING EVENT

Alice and Wonderland Party - April 29th!

We've Moved!

HELLO FROM OUR NEW BROKERAGE

It's not just our clients we help move to new homes, it's our business too! This March we joined Premiere Property Group, LLC (PPG).

Our team has linked up with the PPG offices out of Sherwood, OR, and Battle Ground, WA. Joining PPG provides us access to amazing back-office systems to help us grow our business and additional support in our efforts to serve our clients. We are also excited to be networking with other wonderful agents in the community.

If you're an existing client and wondering "what does it all mean?" - all of our contact information is the same, we are still here grinding away, and unless you had something in escrow when we moved you probably wouldn't have even noticed! But now we have an even more amazing team of folks behind our team helping us crush it for you!

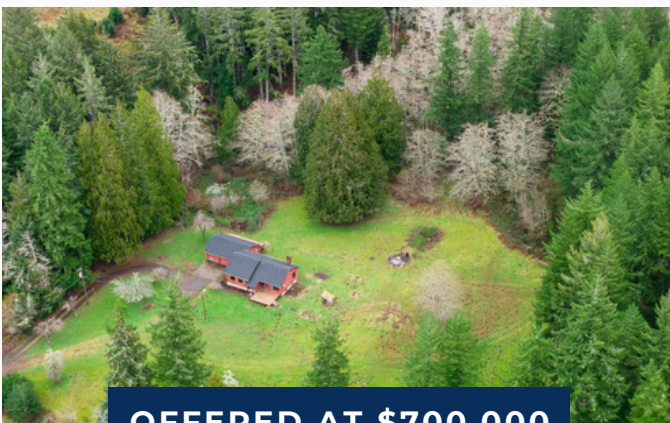
Investment Properties

HOW TO BUY YOUR FIRST RENTAL

Thinking of buying a rental property this year, but not sure how to go about financing it? Here are some options to help you leverage your money in today's market.

- 1. "HOUSE HACKING"**
Purchase a house with intent to occupy it for at least one year. This allows buyers to qualify for owner occupied interest rates (typically lower than investment rates) and then convert the use to a rental later. Continue doing this with each home purchase and eventually you will own a fleet of rentals.
- 2. PURCHASE EXISTING RENTAL**
Purchasing an existing rental property allows the buyer to show an income history for the subject property. This can be used to offset the monthly mortgage payment and help buyers qualify for purchasing rentals.
- 3. DEBT SERVICE COVERAGE RATIO**
A DSCR loan allows a buyer to qualify for purchasing a rental property based on a location's forecasted rental income. An appraiser verifies the purchase value of the home and the fair market value rent of that home and then uses that to help qualify the buyer for the monthly payments.
- 4. BUY A MULTI-UNIT HOUSE**
Instead of purchasing a single-family home, buy a multifamily property like a duplex. This allows an owner occupied interest rate and provides a space for you to live while you rent out the other unit. Eventually, you can move out and convert all the units to rentals.

Featured Listing



OFFERED AT \$700,000

41156 SCHOOLHOUSE LN, ASTORIA
3 BEDS | 1.5 BATH | 1,117 SQFT

WELCOME HOME TO YOUR PRIVATE FORESTED OASIS

Boasting 20 acres, this serene piece of property is exactly where you want to unwind after a long day. Enjoy the perks of country life while conveniently located only 13 miles outside of Astoria. The house is surrounded by green fields and trees. The property includes an 1,117 SQFT house, with 3 bedrooms, 1.5 bathrooms and an oversized 2 car garage. Timber on the property is marketable; buyers to do their own due diligence.

Meet Your Agents

Realtor Michael

Michael Enloe is co-founder of The Enloe Group and licensed in OR + WA.

He ended 2022 as number one in sales at our Lake Oswego office, selling an impressive 22M in sales and 30 transactions. He can help whether you are shopping for your first home, bare land, or a commercial building.

Michael is a morning person who wakes up early to train for marathons and triathlons, enjoys riding dirt bikes and finding the city's best tacos.



Realtor Lauren

Two years into the business and already crushing it, Lauren was featured as Portland

Real Producers Realtor on the Rise last year! She is licensed in both OR + WA, sold 14M in home sales and 16 transactions in 2022, & rehomed over a dozen kittens who showed up at her house.

When she isn't selling houses, she's out on her hobby farm surprising her husband with more chickens, goats and dogs



HEAR WHAT OUR CLIENTS ARE SAYING...

Michael Enloe

"Michael and Tegan recently walked my husband and me through buying our first home. We had no idea what we were getting into and they held our hands through the entire process! They were both extremely knowledgeable and put our minds at ease! I'm confident that their experience and professional demeanor were a huge reason why the negotiations with the sellers went as well as they did. We feel so thankful to count the Enloe's not only as our brokers but also as our friends. Thank you for helping our dream of homeownership come true!" - Torrey

Lauren Matthews

"Lauren was amazing to work with! She took the time to really understand our needs and wants and found us the perfect house! We lived 6+ hours away, and so were dependent on her to be our eyes & ears for each showing. She made videos for every showing & gave us honest insight for each house. Ultimately, we ended up buying a house, having only seen it through video tours, and it has been perfect for us! We will definitely work with Lauren again if we ever need to move." - Richelle

Save the Date

CLIENT APPRECIATION EVENT

APRIL 29TH | 1-4 PM | SHERWOOD, OR

At The Enloe Group, we consider our clients to be the most important part of our business. Working closely together throughout one of life's most important decisions means that our clients are more like family to us. And that's why we love any excuse to throw a party and celebrate with you!

Our Alice in Wonderland Event will be the perfect mix of springtime fun and whimsy. The event will be a "drop-in" event, which means you can stop by anytime between 1:00 - 4:00 PM to join in on the festivities. We will have our popular "build your own flower bouquet" station where you can make your own mix of spring florals to take home, plenty of tasty treats and festive drinks, swoon worthy photo opportunities, games, and kid crafts.

Formal invite with location to follow. Be sure to check your mail.

Not sure if you're on the mailing list, but plan to work with us in the future? Please reach out! We'd love to see you there!



The Enloe Group
LICENSED IN OR+WA

Meet Your Team

The Enloe Group is a full-service real estate team serving both Oregon and Washington. Our team provides concierge level service at competitive rates to give you the best buying or selling experience possible. Residential, commercial, bare land; our team has experience doing it all.

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If your home is currently listed with a broker, this is not a solicitation of that listing. Premiere Property Group, LLC is an Equal Opportunity Company. Equal Housing Opportunity. Real Estate Brokers Licensed in: Michael Enloe (OR/WA), Tegan Enloe (OR), Lauren Matthews (OR/WA), Allison Jones (OR)