



JOHN WILHOIT

BIG TRENDS AFFECTING REAL ESTATE VALUES SPOTLIGHT PAGE



JohnWilhoit.com

Volume 4 2021

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WIN Publishing – Spotlight Pages

Each report delivers methods, measures, or processes that are intended to have a positive impact on your rental property assets. The reports may validate your thinking, provide new knowledge, and sometimes offer further information towards a “course correction” in advance of important decisions.

Books by the author:

[How to Read a Rent Roll: A Guide to Understanding Rental Income](#)
[Rent Roll Triangle: The Ultimate Rental Property Grading System](#)
[12 Steps Homeownership: A Guide for First-time Homeowners](#)

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Cover Design by Chan’s Artistic Life

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Big Trends Affecting Real Estate Values

Technology

- Utility Costs – Wind and Solar impacting price. Solar paint!
- Construction Design – Galvanized to Copper to PVC to Pex
- The Impact of Architecture – Green Buildings, Tech Savvy Buildings
- Permanent work-from-home employment eco-systems
- Mobility – Autonomous Travel

Demographics

- Smaller Family Size
- Smaller Living Spaces – SRO (Single Residency Occupancy)
- An Aging Population – Companies Focused on Seniors housing
- Relocation – People less willing to move for economic benefit

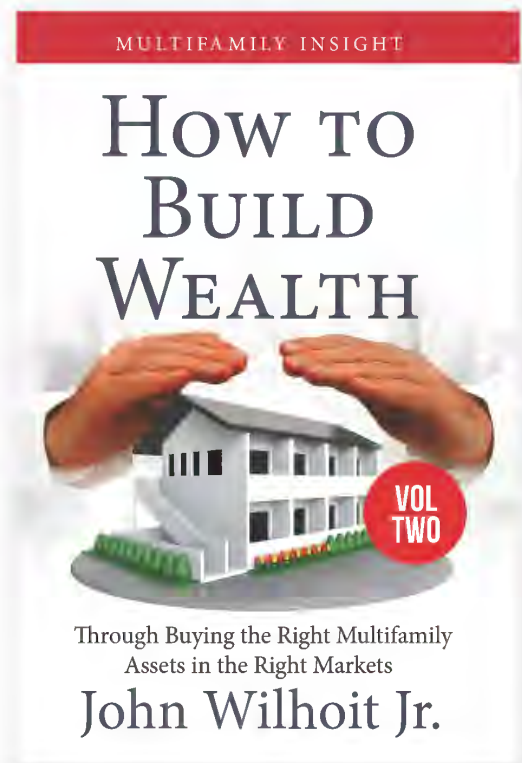
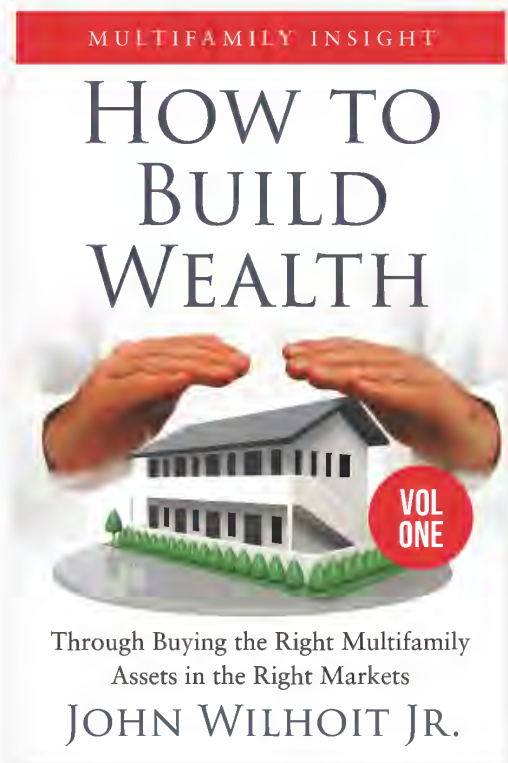
Urban Density (now in decline based on Covid-19)

- Population explosion in downtowns – SFO, CHI – now in reversal
- Job Concentrations in major metro's
- Suburbs as City-Center
- Repurposing of office buildings

Demand for Housing

- Housing Demand is (was) becoming centralized –
- Life-time Renter's and their effect on home-ownership rates
- Economic Knowledge – that home prices move in two directions

PUBLISHED BOOKS



John Wilhoit Jr

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