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LUKINSKI

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Living & investing



in american cities





WELCOME TO LOS ANGELES

BUY HOUSE OR APARTMENT



Los Angeles: Rental Properties & Median home prices

What type of investment should you make in Los Angeles? You would likely be best served with the choice of a rental property. The median home price is somewhere around $630.000, with a 3.5% downpayment translates to monthly mortgage payments of over $3.000, compared to the average rental price for a three-bedroom of $2.600 a month. Although, this calculation turns with time, where if you live in a property longer than four years, ownership is cheaper than renting.

Multiple Counties with a range of purchase prices

LA is a massive city, spanning multiple counties. Generally, there are those that want to live in the famous residential areas of Bel-Air or Beverly Hills, there are also people who want the tumult of downtown LA, or younger people, who are looking for a more comfortable atmosphere will head to e.g. Silver Lake or Mid City. In general, for LA, it‘s a good choice to rent, as opposed to buy. With purchases prices being comparatively high.

- Lowest rent: Jefferson Park $1.355
- Highest rent: North of Montana $4.690

Californication

California is a dream destination. For people from all over the world it represents the American dream, beach life, sunbathing with a cocktail in your hand. It is the home of Hollywood, but also Silicon Valley, a state where things happen. For this reason it is also a very popular destination for buying real estate. Whether you want to live in California or invest your capital there, California is a pretty safe choice. But where to start? It‘s important to get an idea of who pays how much property tax where. If you want to invest in real estate, don‘t forget the extra taxes when you buy a home.

Invest in Los Angeles: Rising prices

Home prices in the metropolitan area of Los Angeles increase by about 13% annually, with the number of sales also increasing over the past year. The median price of an apartment is now $667.000. On top of this, rental prices have been steady in the past years, when looking at average rent.

- 2017: 2.281 $/m²
- 2018: 2.385 $/m²
- 2019: 2.516 $/m²
- 2020: 2.524 $/m²



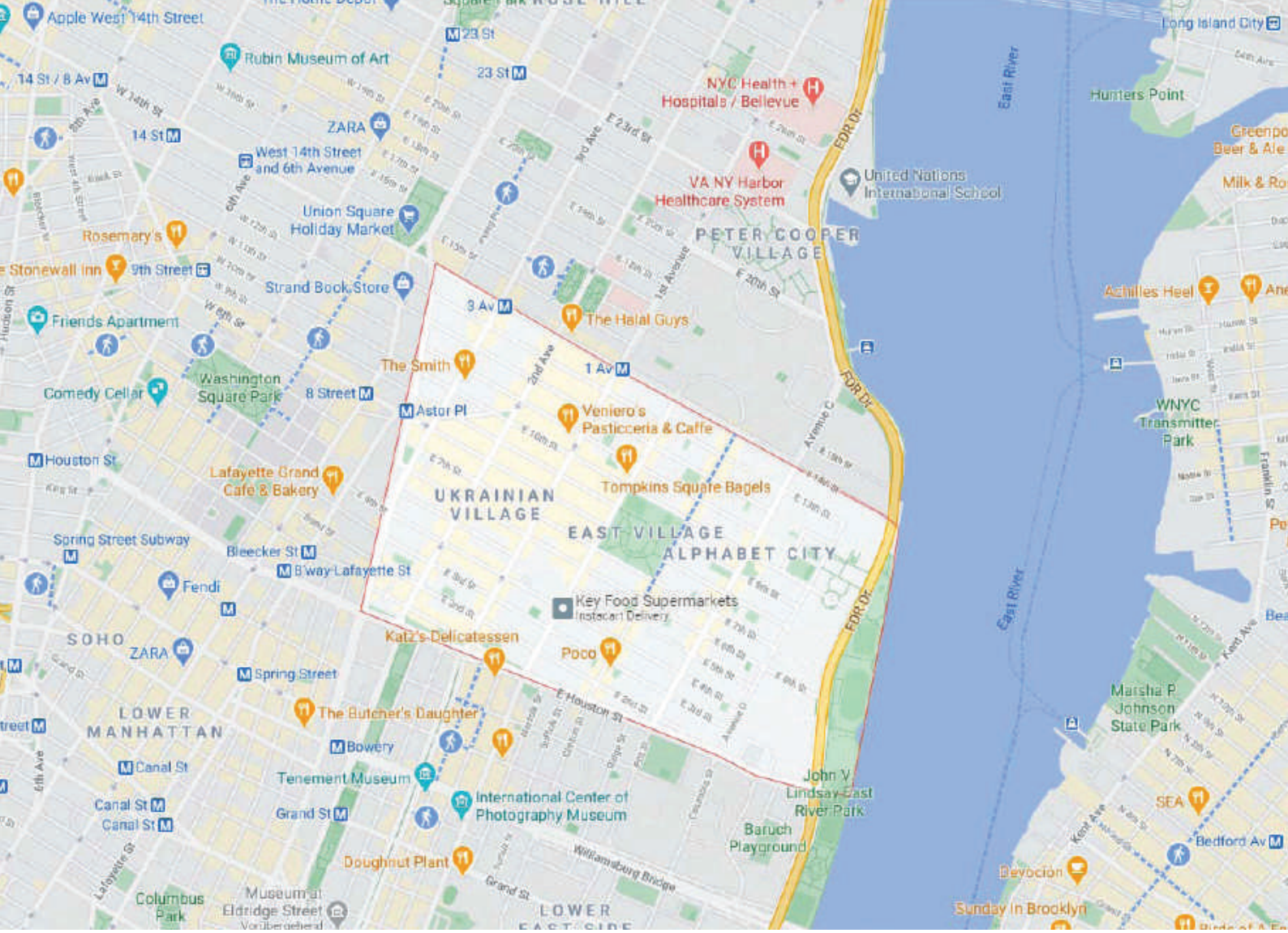



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CITY NATIONAL BANK
WEST



Silver Lake: Unconventional, young & dynamic

Silver Lake is a district in the east of Los Angeles and is especially known for its hip and trendy flair. In addition to street-style homes, you'll find vegan cafes and creative restaurants. Funky bars and youthful life attract people to this part of LA. Do you like being among young people? Do you like to spend your afternoons in small, hip places? Then Silver Lake is the place for you! Similar to Germany's capital Berlin, Silver Lake is a popular area for the young, dynamic and unconventional people. Attractive living with everything the young heart desires is guaranteed in this district.



City Park, film scene & living facilities

.Silver Lake is located at the famous Griffith Park, which offers many activities and recreational opportunities. With an area of 17 km² the park is considered one of the largest in North America. Whether you want to go for a walk, do sports or meet friends to pass the time, the park is ideal. Numerous film studios line the district, which is also known for newcomer artists, especially in the music & film industry. Simple apartments, condos or houses: here you will find everything.

Key figures

- Area: 7.12 km²
- Population density: 4.619 inhabitants/km²
- Population: 32.890

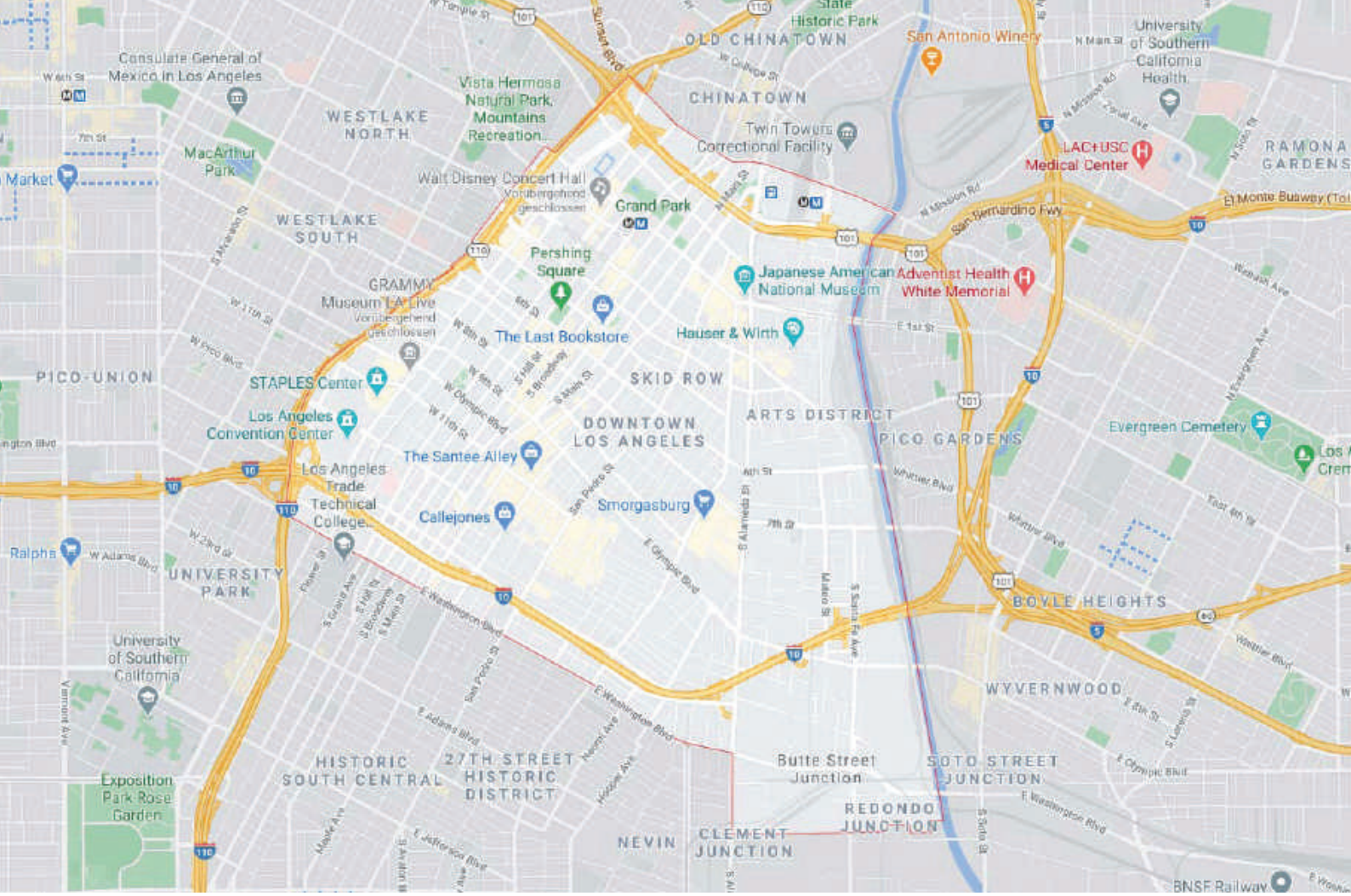






Downtown LA: City center with shopping, clubs & bars

Downtown Los Angeles offers many different people the ideal opportunity to live. Trendy bars, famous art museums and modern skyscrapers are the trademark of the city. In downtown LA you live right in the center of the action. Here it will never be boring. In the evening you will find a familiar face in almost every restaurant and during the day there is always something new to discover. Hidden cafés or hip boutiques are not uncommon in downtown LA. Apartments in skyscrapers can be found in many places - even if the prices are much higher than outside the city center.



Sightseeing, districts & restaurants

.High skyscrapers with numerous offices line the streets of downtown Los Angeles. The entire downtown area can be divided into five distinct neighborhoods. In the north of the district is Chinatown and the famous Olvera Street. In the west you will find the Financial District, in the east you will find the district Little Tokyo. In the south there are numerous trade fair and theater buildings. You will find many restaurants in all areas: From Chinese and Japanese to American fast food chains: No wish remains unfulfilled here.

Key figures

- Area: 12,25 km²
- Population density: 6.938 inhabitants/km²
- Population: 85.000

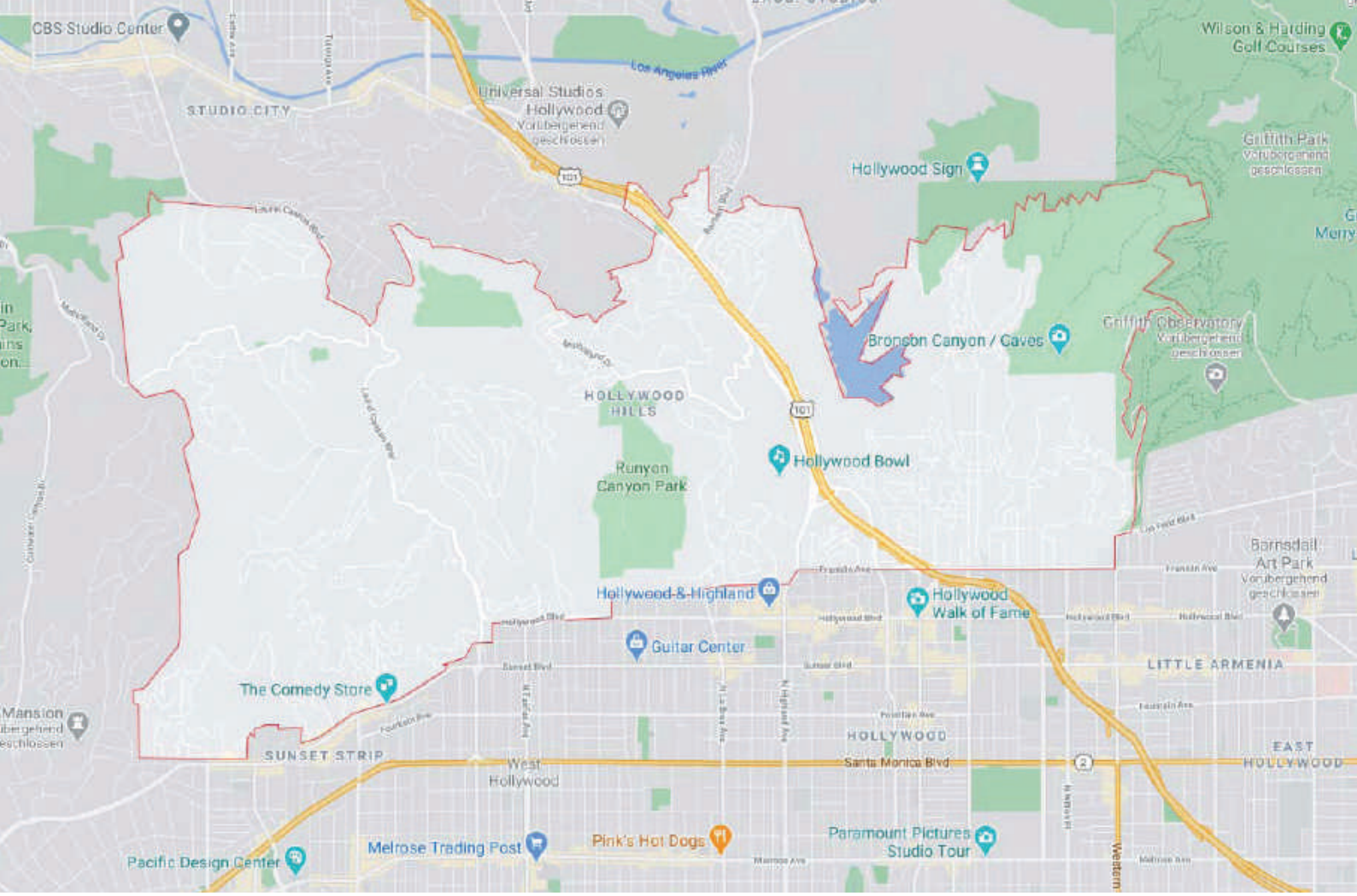

PACIFIC PARK


16
LA COUNTY FIRE DEPARTMENT
LIFEGUARD DIVISION
4/11/19
CAUTION
EMERGENCY ACCESS AREA
PLEASE STAY OUTSIDE THE CONES
EMERGENCY ACCESS AREA



Hollywood Hills: Living in the Hills luxury villas & lofts

The Hollywood Hills are regarded as ‚The place to live“ in California. The Hills consist of a chain of hills above the city of Los Angeles. Imposing villa districts and impressive landscape are the hallmark of this famous residential area. The quarter has green areas far more frequent than average, and in the eastern part is the famous Hollywood Hills Sign. Are you interested in living in a quiet and sociable area? With many opportunities to explore nature and a great view over the impressive Hollywood Hills? Then this is the right place! Luxury real estate, condominiums and penthouse apartments can be found in this area.



Leisure activities & living possibilities

.Walks to the famous Hollywood Hills Sign, road trips across the Hills or a relaxing evening at home: The Hollywood Hills offer you many options for your downtime. In the Hills you have the opportunity to enjoy your everyday life far away from curious neighbors and noisy traffic. But, even though the Hills are known for their luxury real estate, there are still many job opportunities. Whether large companies or small businesses, you will find everything in this district!

Key figures

- Area: 65,3 km²
- Population density: 2.354 inhabitants/km²
- Population: 153.627

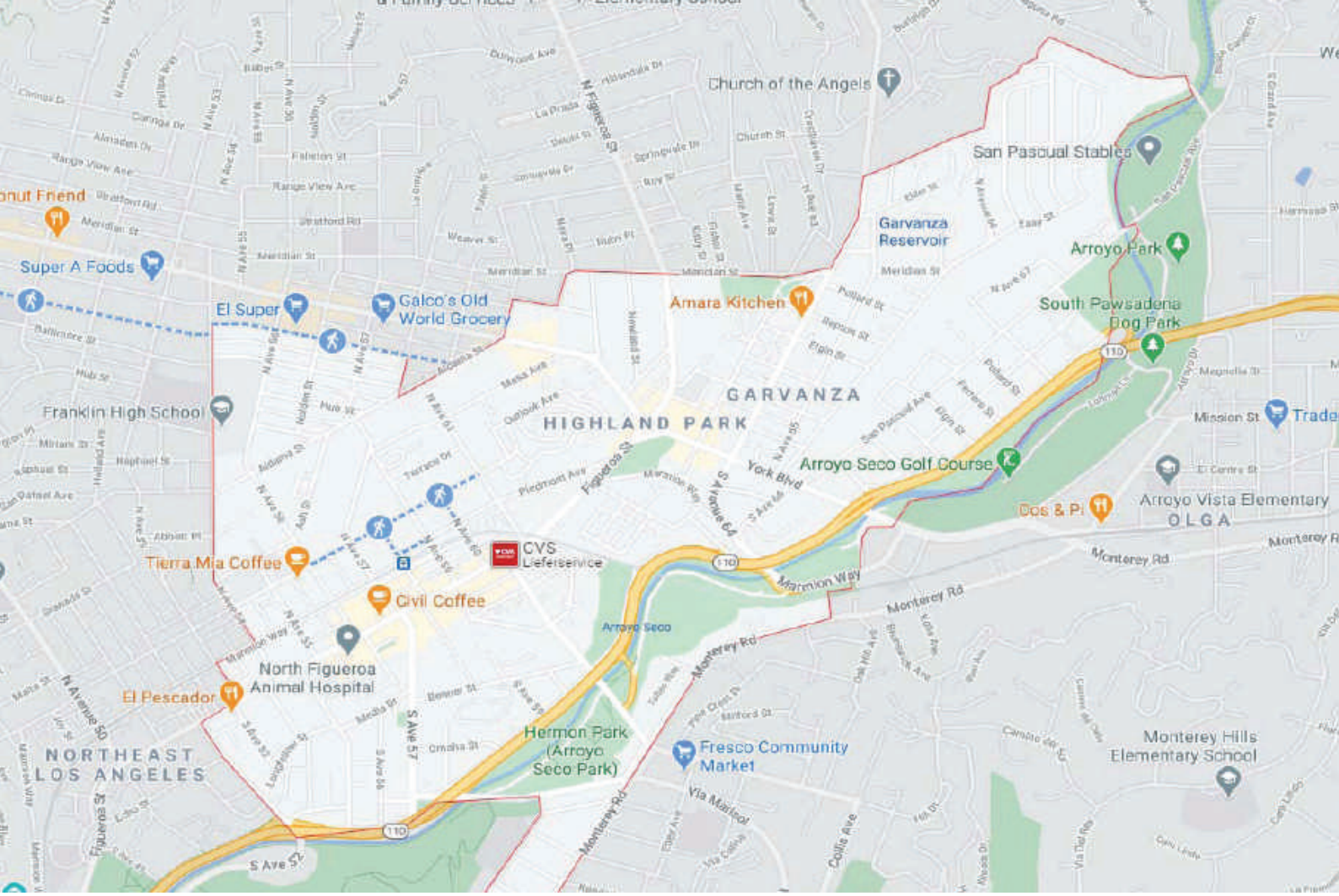






Highland Park: Cultural center & family area

This historic district is located in the San Rafael Hills, northeast of Los Angeles, it is especially known for its cultural offering. A district rich in art and diversity that attracts creative people and families alike. If you are looking for a cozy home for you and your family, this is the place to be. Many families have settled here and enjoy the historical and quiet flair of the area. Here you can find apartments, apartments and houses, which are either centrally located or outside the area. Many schools, stores and art galleries line the streets of this part of Los Angeles.



Prices of Apartments & living possibilities

.Unlike other residential areas in Los Angeles, Highland Park is known for its comparatively low housing prices. Here you will also find mainly residential complexes with several apartments. Since many young people and families live in this area, Highland Park offers many schools and jobs. Compared to the Hollywood Hills or Downtown LA, the residential area has a rather familiar atmosphere because people live close together.

Key figures

- Area: 8,8 km²
- Population density: 6.490 inhabitants/km2
- Population: 58.000


VENIC
Menotti's
eggslut





Santa Monica: Life on a dream beach

Santa Monica is probably one of the most famous districts in Los Angeles. Located directly at the sea with endless long beaches: Santa Monica is a dreamlike place for many. At the Santa Monica Pier you will find Santa Monica Beach and the Pacific Park amusement park with a historic carousel, which has become the landmark of Santa Monica. Santa Monica is also home to the famous outdoor gym Muscle Beach, where major celebrities from the world of weight training regularly exercise.

See and be seen: Living on the beach for young people & open families

Santa Monica is a very desirable district to live in. However, you have to expect a lot of hustle and bustle and lots of tourists - every day, every day of the year. If you can cope well with that or even enjoy the lifestyle of „see and be seen“, this is the place to be. Strolling along the beach in bikini or rollerblades is the norm here. A young and varied quarter, where you can always experience a lot.

Key figures

- Area: 21.8 km²



Mid City: Young, quiet & family friendly

Mid City is located in downtown Los Angeles and is home to many schools, both public and private. There are numerous nightlife options such as restaurants and cafes, which make this district especially popular with families (especially younger families with smaller children) and young people. Condominiums and apartments in quiet streets characterize this residential area. Here you will find the best mix of activity and tranquility. The average age in this district is around 30 years.

Schools, stores & housing options

.The Mid City district, like the residential area of Highland Park, is known for its more affordable housing. Here you will also find several apartment buildings rather than luxurious villas. Restaurants, cafés and stores like hairdressers and clothing stores can also be found in Mid City. The area is, like many others, known for its young inhabitants and good educational opportunities.

Key figures

- Area: 3,37 km^2
- Population density: 15.000 inhabitants/km2


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NICE
Pacif
NEVER



WELCOME TO MIAMI

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Buy a house in Miami

In Miami, it‘s the right moment to invest in single-family residences. Neighborhoods like Coral Gables or Coconut Grove have shown price increases of up to 12% annually. Keeping this in mind, high prices to rent apartments and property mean that you will likely profit from a purchase. Additionally, the once powerful condo market has dropped off in recent years, meaning residences are all the better. The price-to-rent ratio, i.e. the multiplicator is 12.43. If you‘re looking to invest in rental property, Miami is undoubtedly the right city

- Price-to-rent ratio: 12.43

Buy or rent?

Miami as a city is of course famous for its celebrity inhabitants, vacation homes, nightlife, endless beaches, and tropical atmosphere. This corresponds to its biggest industries, tourism, finance, and media. It is also no longer a new player, having had its status as a metropolis for decades, makes it a reliable housing market. This market has also experienced a change from a large proportion of foreign real estate investors to a majority domestic market.

- Average property value: $365.600

Invest in Miami

Especially for luxury residences, Miami is tipped to be the future star worldwide. Additionally, renting is in, with Miami being one of the cities with proportionally least owners as opposed to renters. Every year around 70% of Miami‘s inhabitants are renters. Purchases of real estate average around $365.000 in the city, with average home seller experiencing a price gain at point of sale of over $65.000. This is on top of low interest rates, dipping down to 2.83%.

- Premium: $1.100 €/m²
- High-End: $654 €/m²


ALOHA

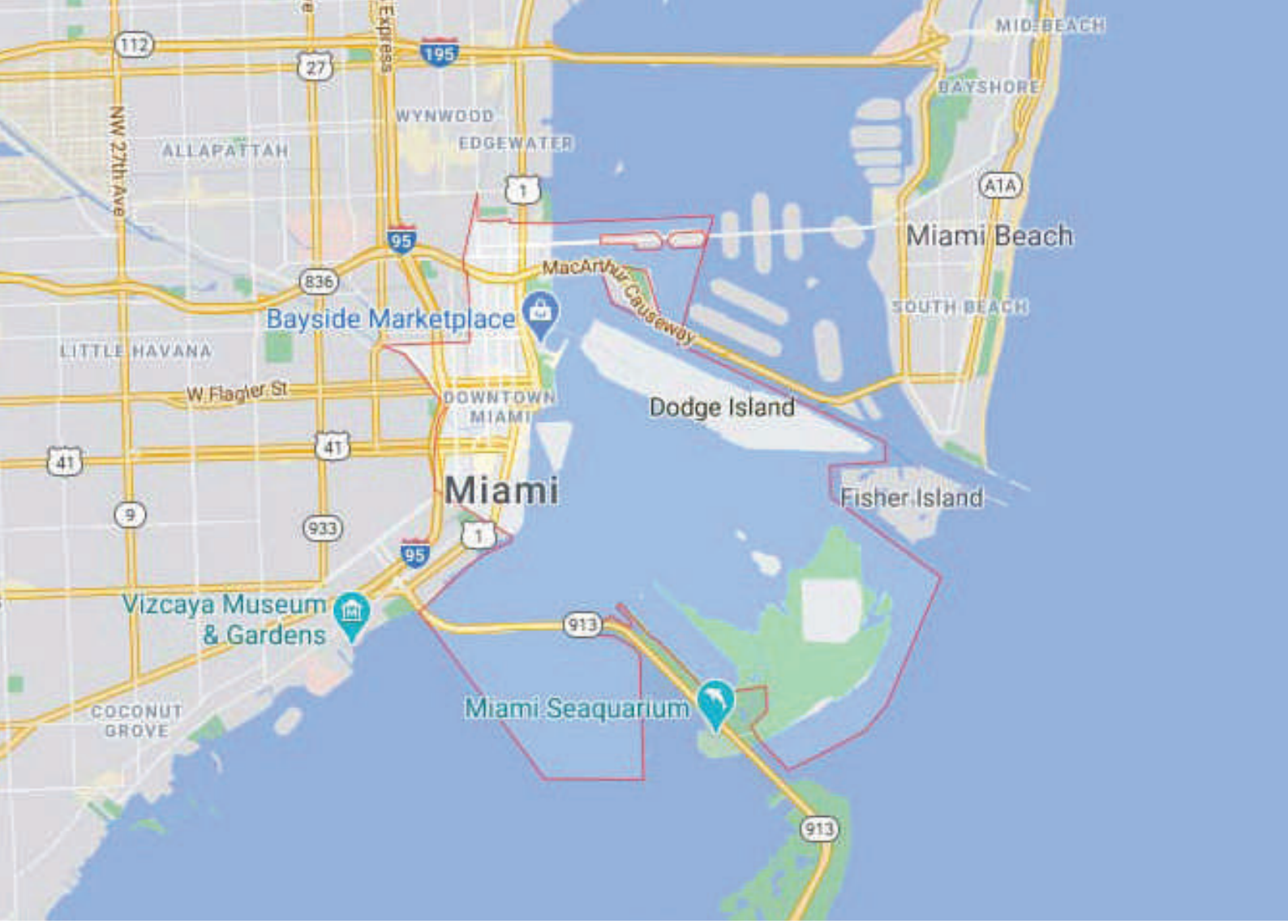






Downtown: Living in the City Center

The Miami Downtown District consists of several small, subordinate districts. During the day and into the evening there is a lot going on in downtown Miami. The Miami Heat attract many (also from outside) to the American Airlines Arena to watch the games. In the Adrienne Arsht Center, where the Miami City Ballet and the Florida Grand Opera are located, there are always many visitors who want to enjoy a piece of culture, just like in the Art Museum Miami.



Brickell: Living in the city & financial center

Downtown Miami is the center of South Florida's financial life, along with much of the nightlife. Especially many bankers find their home in the expensive neighborhood, especially in the lower district of Brickell. Brickell is characterized by the many skyscrapers that make up a large part of the city center anyway. In the bursting floors of the skyscrapers there are often luxury apartments, which are adapted exactly to the requirements of the wealthy bankers who work there. Also the surrounding gastronomic facilities are on the more expensive side and offer mainly high quality food and cocktails. So living in downtown Miami is an exclusive menage. Nevertheless, there is also a numerous and well-visited art scene, as well as high-quality shopping opportunities.

Key figures

- Population density: 6.780/km²

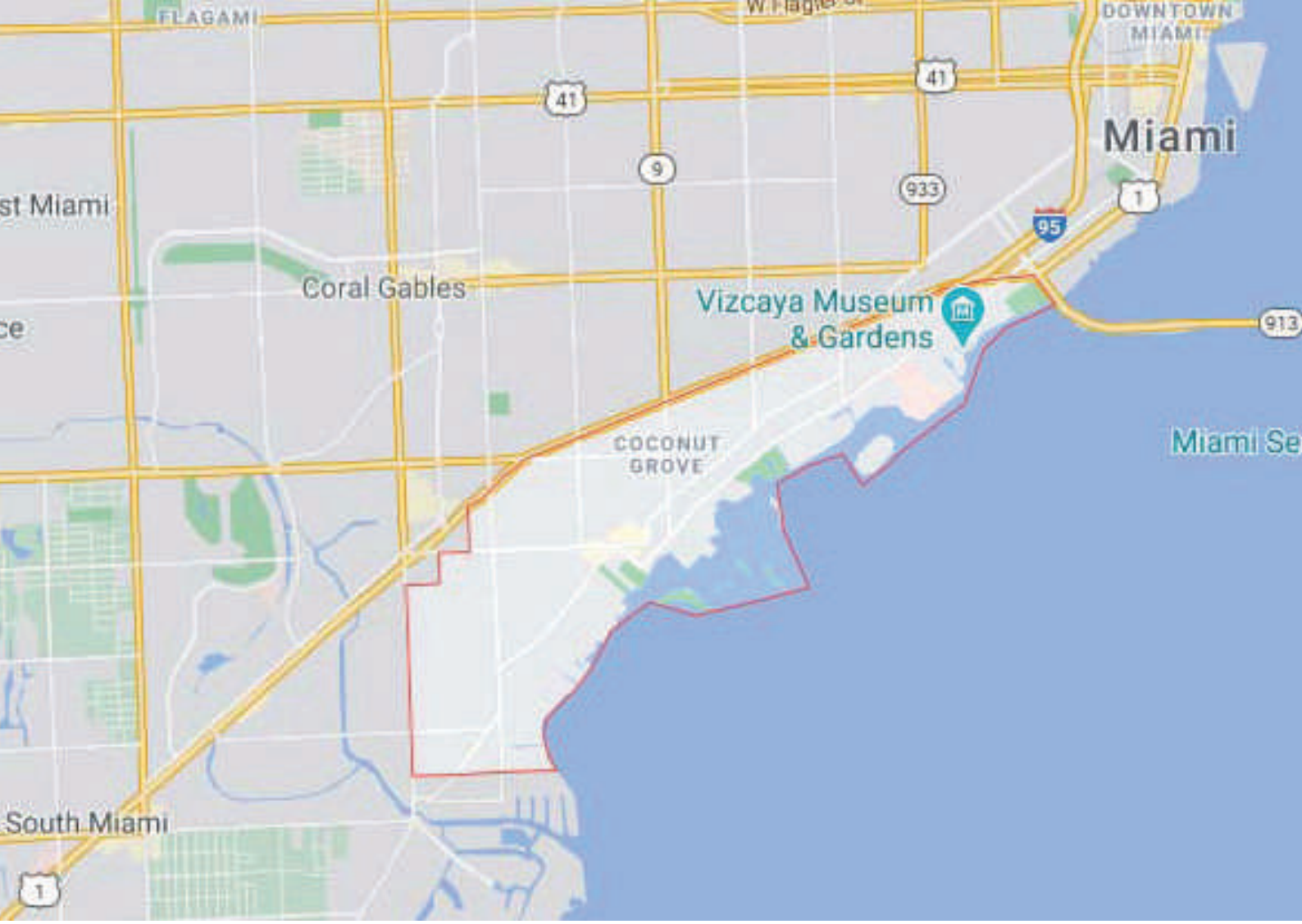






Coconut Grove: Green living

Coconut Grove is the perfect place to live for those who want to live in a big city and still don‘t want to miss the green. In Coconut Grove there are large parks with forests and green spaces spread throughout the district. Especially at the district is the CocoWalk Mall. In the CocoWalk Mall there are numerous designer stores and restaurants that make it easy to spend a day there. Besides shopping and eating, you can also just go for a walk enjoying palm-lined streets in front of facades of modern apartment buildings.



Green areas & boutiques

Due to its exceptional natural location, which makes Coconut Grove the greenest district of Miami, it is relatively expensive. The many parks and woods make the district very interesting and the large areas make it easy to build large, space-consuming houses. The people who live there have opened many cafés right at the roadsides, easy to reach with a walk. But there are also shopping opportunities in the chic boutiques that are spread out in the streets.

Key Figures

- Area: 14,52 km²
- Population density: 3.091/km²
- Population: 20.076

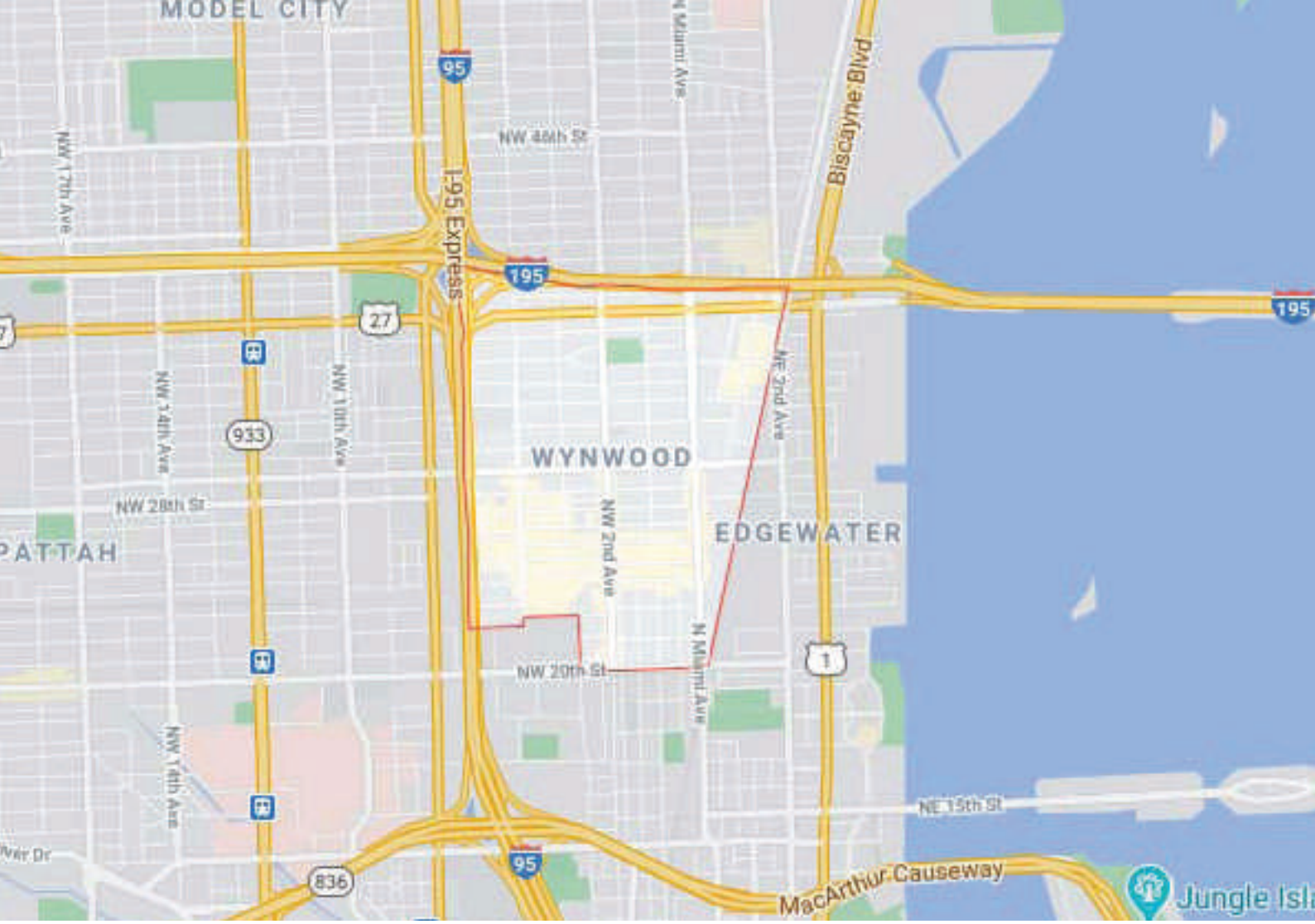






Wynwood: Industrial area becomes popular residential area

The Wynwood neighborhood is located in eastern Miami and is a very artistic neighborhood. Wynwood was once a purely industrial area, but over time it became the most artistic neighborhood in Miami. On almost all walls of the house there are large paintings in the huge outdoor museum ‚Wynwood Walls' which give the whole neighborhood a colorful and creative flair. Everywhere in the neighborhood you can find various art galleries that further underline the creative side of the district. The young district is also known for its many restaurants and bistros spread throughout the neighborhood, along with modern boutiques for shopping.



Great entertainment

Wynwood has a large number of clubs and bars (in addition to the largely young population). According to this, the neighborhood is still known for its lively nightlife, which is due to the inhabitants of Miami and the likewise young tourists. You can go dancing or just have a drink, but it never gets boring here. In the 1950's many people from Puerto Rico emigrated to this neighborhood, which also brings many cultural aspects to the district with many bars and restaurants offering traditional food.

Key figures

- Population: 8.621

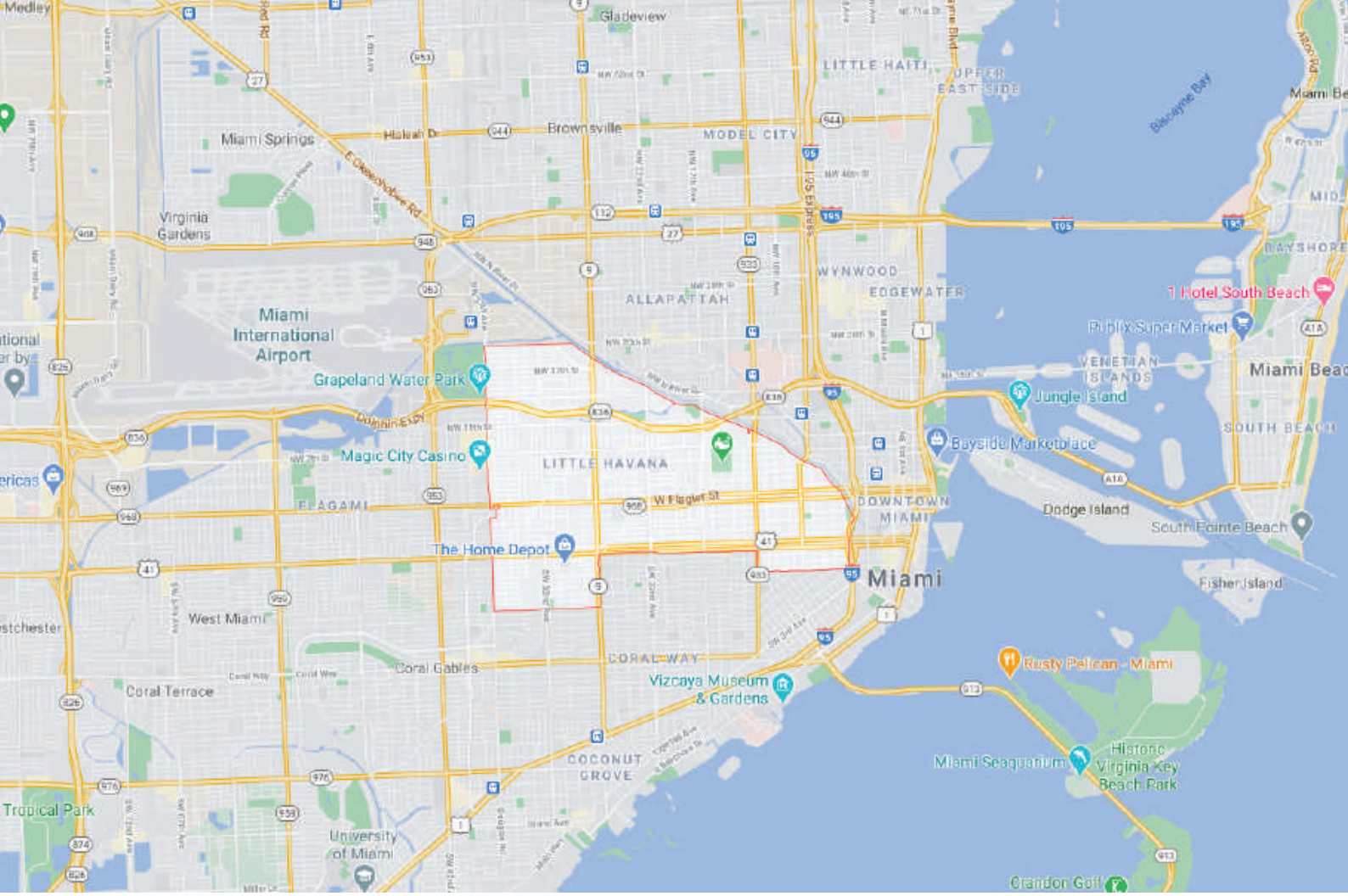

Akerman


„Warten Sie nicht mit dem Kauf von Immobilien. Kaufen Sie eine Immobilie und warten Sie.“
– Will Rogers



Little Havana: Cultural diversity

As the name suggests, Little Havana is a Cuban quarter of Miami. Thanks to Miami‘s location, it has been very easy for Cubans to come to Miami and a South American flair has established itself throughout the city, which accounts for much of the culture seen here. Especially in Little Havana, on the east coast of the city, many immigrants have felt at home and have settled and started families, which makes Little Havana a very old part of the city. In the ‚Dominoes Park‘ (actually: Maximo Gomez Park) you can find Cuban domino players who spend their days playing here. Cuban restaurants, music, stores and many other parts of the typical Cuban culture such as the sale of cigars. If you feel comfortable between colorful stores and easy to reach streetfood, Little Havana is the place to be.



Open nightlife

Thanks to the long-standing introduction of Cuban culture to the American neighborhood, it is impossible to miss the opportunities in Little Havana to see and try out the restaurants and galleries around the theme. That's why most people move to the colorful neighborhood and enjoy a different meal every day and view typical Cuban art. A big part of the nightlife with Latin clubs and bars is again the origin of the inhabitants, who are the majority in Little Havana. Especially the young audience comes to the neighborhood to party.

Key figures

- Population density: 8.423/km²
- Population: 76.163
- Area: 9,04 km²

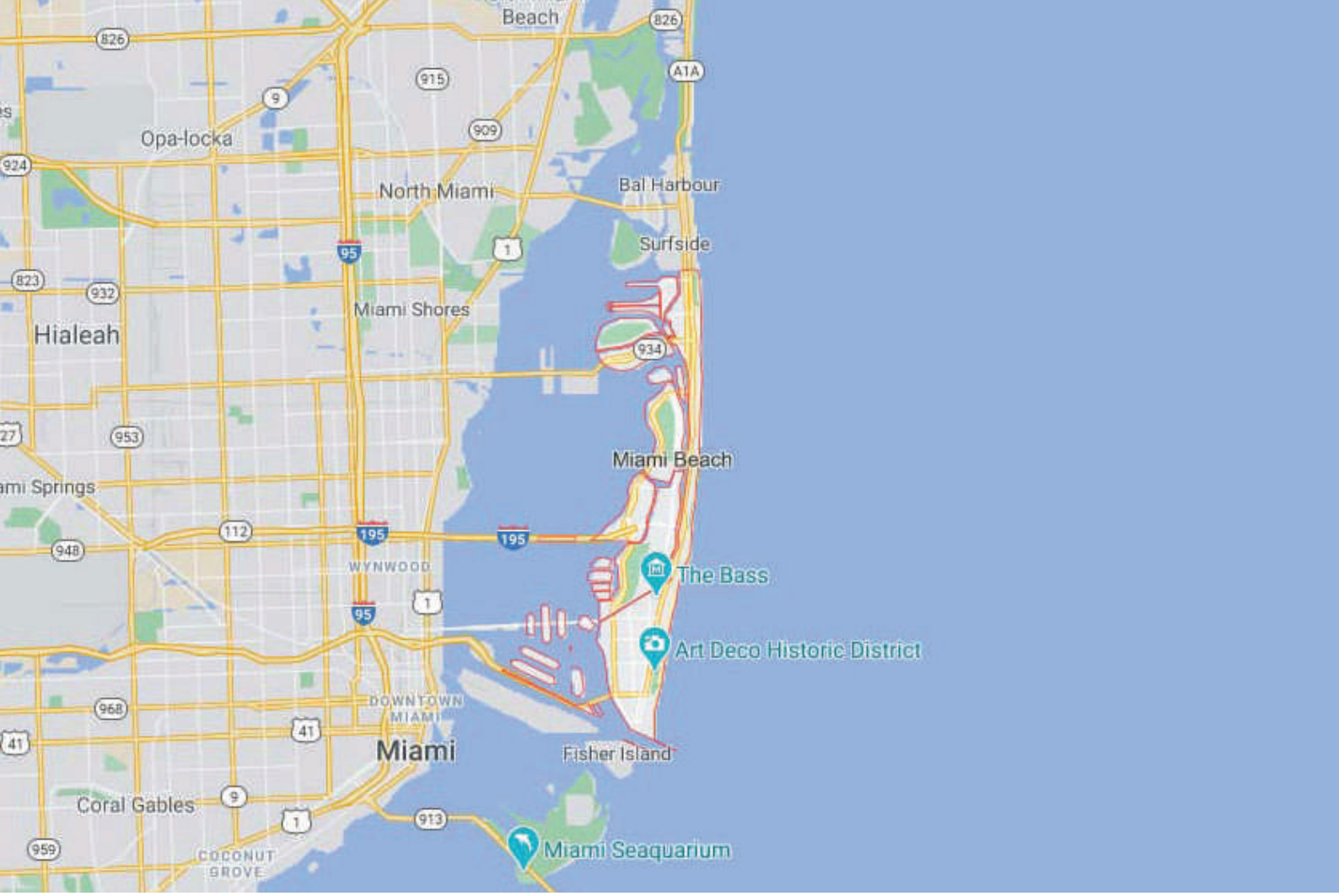

COLONY
HOTEL


BOULEVARD
HOTEL
HOTEL



Miami Beach: Exclusive living

Miami Beach is an island in the east of Miami directly on the Atlantic Ocean. The island offers great opportunities especially for those who like to spend time on the beach. Miami Beach is also characterized by its extraordinary architecture, which can be found mainly in the south of the city. The district is perfect for the younger crowd. Due to the location of the neighborhood, there are numerous beach clubs and beach bars for which the neighborhood is so famous and which are very popular with residents and tourists all year round. The always good weather in Miami also makes it possible to visit the beach all year round without any worries.



Cult Quarter: Ocean Drive & Co.

Especially the Ocean Drive is what made Miami Beach famous. Besides the Art Deco hotels that are located on this street, this is also the most famous film location in Miami. Scarface for example was shot directly in front of the Sunray Apartments in Miami and made the Ocean Drive as famous as it is now. But also other movies and series were shot in Miami Beach. Furthermore the Casa Casuarina is located on the Ocean Drive. Former home of the designer Gianni Versace, who was tragically murdered directly on his own steps in front of his house. But the entire Art Deco Historic neighborhood, which is part of Miami Beach, is known for the bright and uniform architecture that is spread throughout the neighborhood.

Key figures

- Area: 39,42 km²
- Population density: 4.461/km²
- Population: 87.779







Palmetto Bay: Quarter for families

In Palmetto Bay there are many family homes for sale and rent. The inhabitants of the suburbs attach great importance to a safe environment in which to raise their children. Thus, the numerous private schools in the neighborhood are also ideal for young families. The residents of Palmetto Bay are very concerned about the safety of their neighborhood and they attach great importance to a residential area where everyone can feel safe and well taken care of.

Suburban advantages: Private education

Since one can get in and out of the city incredibly easily at any time thanks to the excellently planned transport connections, the quiet living in the suburban area of Palmetto Bay is the perfect place to retreat from the city. Living in the city without the noise and the many people is what makes living in the suburban area so advantageous. For these people, it has become too crowded and too noisy, e.g. to start a family. In Palmetto Bay though, people are away from the city, without missing it completely. Since family planning is an important part of life for many in Palmetto Bay, there are also many private schools in the neighborhood.

Key figures



Key Biscayne: Between national parks

Key Biscayne is an outlying area of Miami, which is located in the south and directly opposite Miami Beach. The people who decide to buy a house or an apartment there are mainly looking for nature and prefer to live in the green, rather than in the noisy, bright and densely populated downtown Miami. The district convinces with two adjoining national parks and the large, great beaches, which are also visited by many tourists every year when they vacation in Miami.

Nature & beaches

.Key Biscayne is best known for the great nature that can be observed there. The district is located outside Miami and is surrounded by two national parks. Crandon Park and Bill Baggs Cape Florida State Park. Besides the two parks there are also many forests, mangroves and breathtaking beaches.

Key figures

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- Area: 4,42km²
- Population density: 3.976/km²
- Population: 12.344


FRESH


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DO NOT
BLOCK
INTERSECTION



WELCOME TO NEW YORK

BUY HOUSE OR APARTMENT



The Big Apple

So you‘re looking at real estate in New York, what do you have to know? First, it depends on where and how long. If you‘re looking at the downtown core, like Manhattan, it‘s near-impossible to buy, and rent is comparatively cheap. In up-and-coming neighbourhoods like Chelsea, or even better Bushwick, you‘re well-taken care of to buy. Buying in Bushwick carries the same financial load as renting for three and a half years. So, if you want to go straight to the core, in Manhattan, SoHo or TriBeCa, hesitate with a purchase, while places like Brooklyn, with comparatively high rent prices are the places to buy.

Manhatten, Brooklyn & Co.

New York needs no introduction. The big apple is one of the biggest tourism destinations, art powerhouses, financial and population centers, and much much more. The districts which are important to know for investments are mostly in Brooklyn, where a combination of gentrification, low prices, and an attractive atmosphere make living increasingly more attractive. Just taking a short look at Williamsburg shows everything you need to know. Not to forget as demanding attention, Bushwick, Bedford-Stuyvesant and Flatbush.

Popular Real Estate Market

In regards to economic developments, New York is seeing a surge. Recently, many top companies from digital sectors have moved headquarters or opened offices in the city. This means increased investments in multiple sectors, as well as increased demand for rentals in the inner city. The general real estate market has weakened over recent times, meaning the classic investments of earlier years like TriBeCa or Soho where high square meter prices dominate, are currently clever investments. The market is likely to recover, and these parts are unlikely to become unpopular.

Invest in New York

Properties are becoming increasingly large. This is acccompanied by an increase in purchases of properties valued at more than $1 mil. In New York, real estate is all about location though. On average throughout all of New York City, one-bedroom apartments can be had for $2.810/month, or two-bedroom apartments at $3.576/month. In e.g. East Brooklyn, the average rent is at $1.250/month, demonstrating the large gap. The prices for apartments below:

- Median price: $916.000
- Average per square meter: $7.244/m^2


Allianz

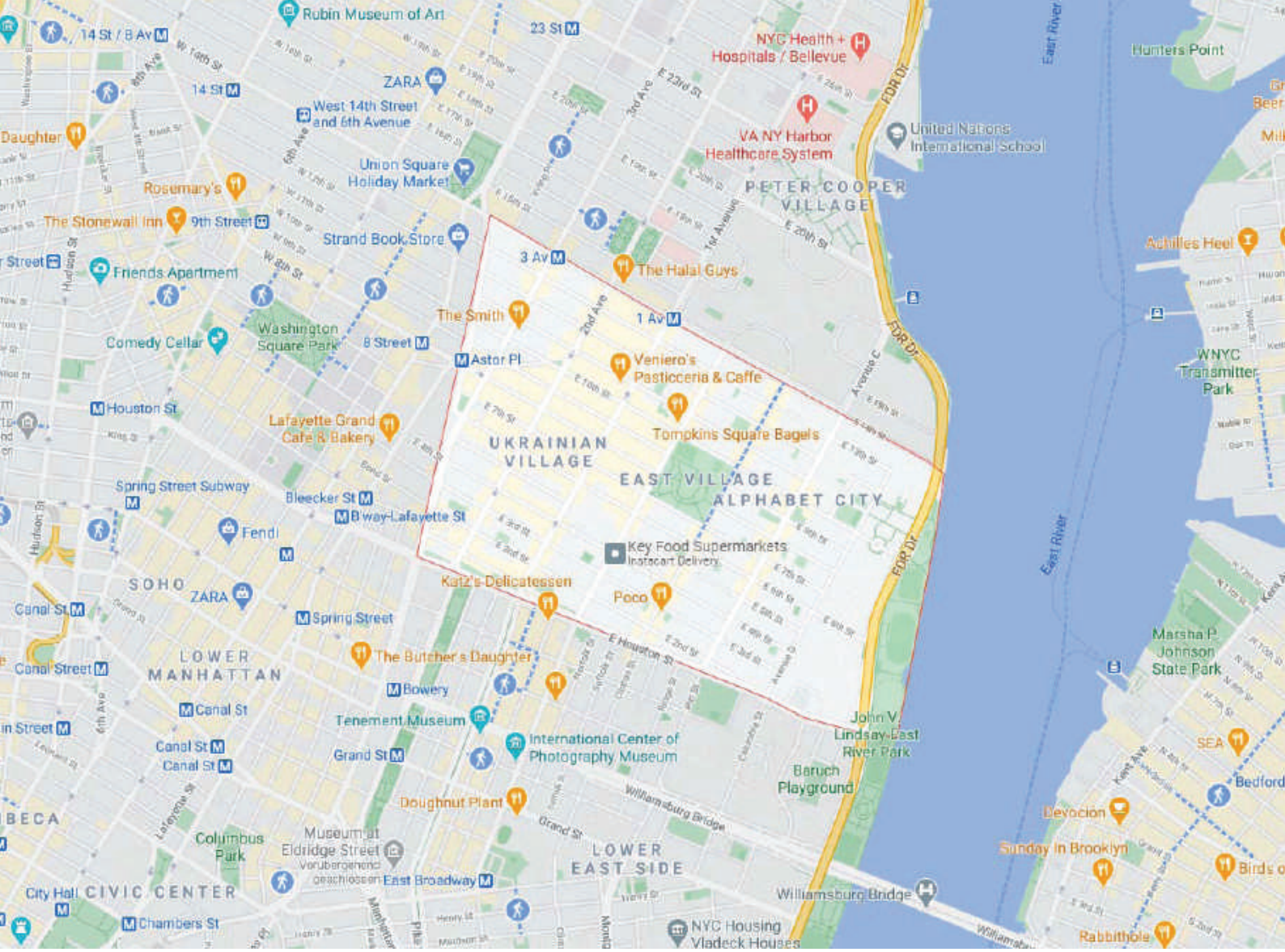



MetLife
Lincoln
LANE
FIRE
41



East Village Manhattan: Living & Activities in the City Center

The East Village is located in the east of Manhattan. Manhattan, in turn, is an island where many of New York‘s popular neighborhoods are located. The East Village was once a paradise for hippies, punks and the alternative scene of New York. Today, this neighborhood is home to many boutiques, vintage stores and restaurants without losing its artistic charm. There are also several tattoo studios and casual cafés that attract a more casual crowd. At St.Mark‘s Place there are now many trendy fast food restaurants. Stars like Madonna, Lady Gaga or Iggy Pop have already lived in New York‘s East Village.



Pulsating Nightlife: Clubs, bars & lounges

Besides its rather casual and cool audience, the East Village is especially known for its vibrant nightlife. Here, traditional bars, music venues and event locations are lined up with chic cocktail lounges and restaurants. St. Mark‘s Place was once the center of the local punk scene. The East Village is a great place to hang out, whether you‘re in the mood for a wild party night or a quiet night out with friends in a sophisticated bar, there‘s something for everyone.

Key figures

- Area: 1,99km²
- Population density: approx. 34,670 inhabitants/km²
- Population: approx. 69.000a. 34.670 inhabitants/km²

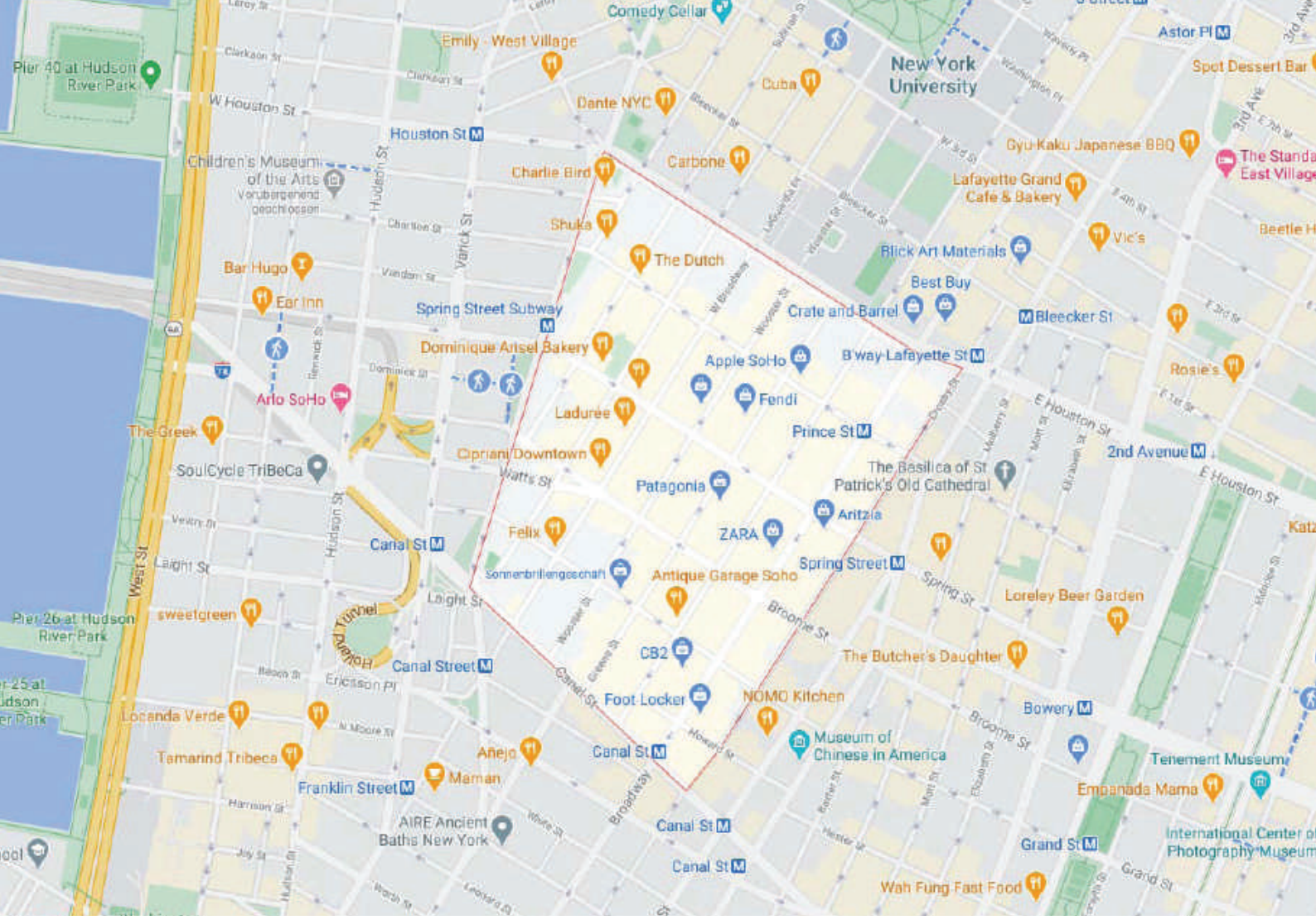






SoHo: Artists‘ Quarter & famous film location

Carrie Bradshaw was once drawn to this chic district in the heart of Manhattan. SoHo is an elegant district full of art galleries, restaurants and bars. In addition, SoHo is a highlight for every shopping heart: designer boutiques and chic branches of retail chains as well as the exclusive art galleries make SoHo a trendy shopping district that is especially popular with visitors from outside the city. The area is best known for its cast-iron facades and cobbled streets and provides an atmospheric backdrop for a fashion-conscious clientele that likes to meet in the upscale stores and restaurants. SoHo is also considered one of the safest areas in NY.



Shopping district for fashion lovers & fashionistas

This quarter captivates above all through its unique and varied shopping opportunities. Here, exclusive boutiques of renowned designers line up next to flagship stores of renowned fashion chains. The charming flair of the Cast-Iron Buildings and the cobblestone pavement invite you to stroll and take pictures. The central location and excellent transportation connections make SoHo, like so many neighborhoods in New York City, a desirable place to live with a feel-good factor.

Key figures

- Area: 0.87 km²
- Population density: 22.497 inhabitants/km²
- Population: 19.573

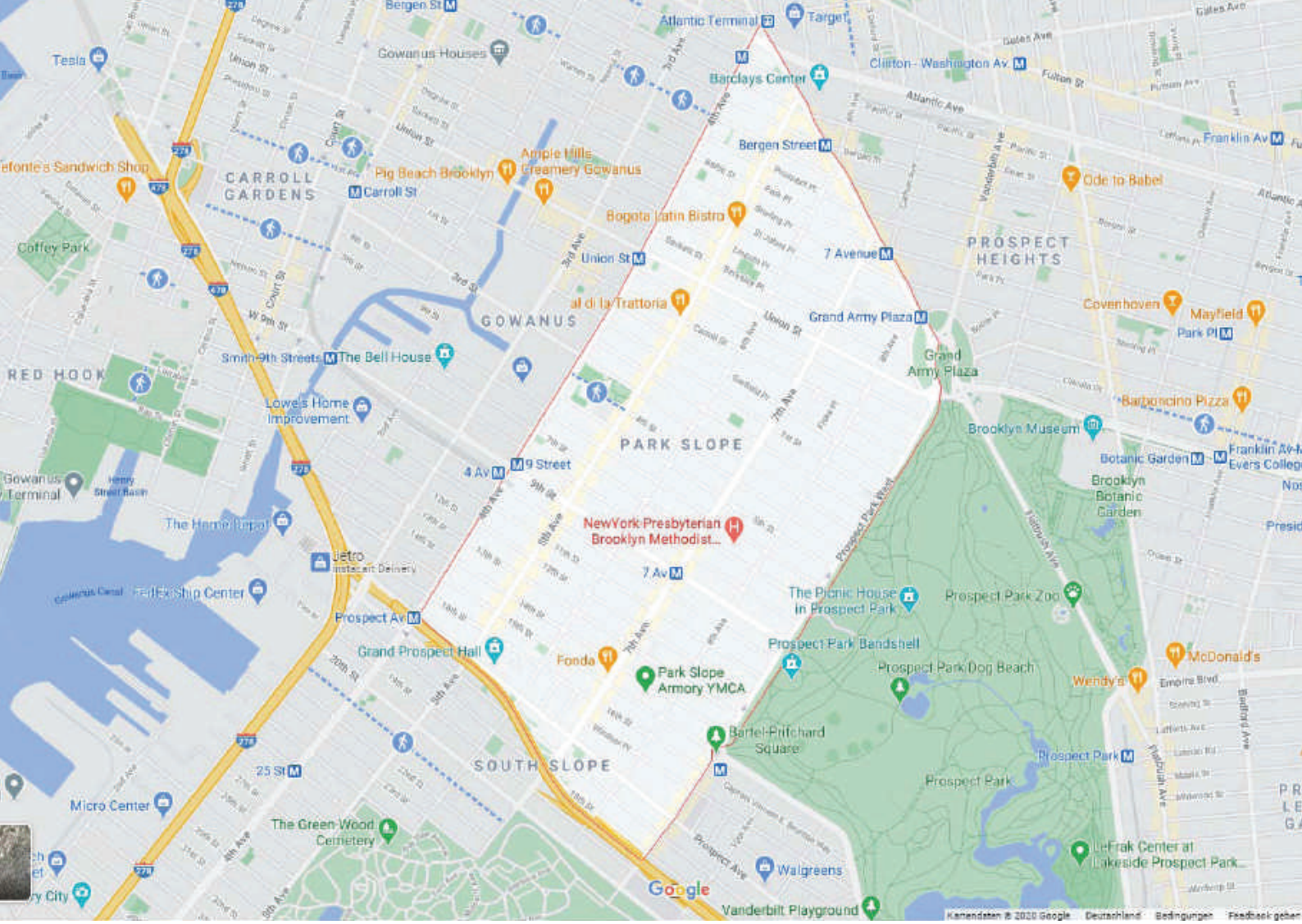



HATCHED INTO A WORLD OF
DANGER AND UNCERTAINTY



Park Slope: Quiet & green residential area in Brooklyn

Park Slope is a quiet and simple residential area in Brooklyn. Here the streets are lined with trees and you will find mainly the typical Brownstone houses of New York. This neighborhood is known for its open-minded residents, which include families and young professionals. Park Slope gains its diversity from the mixture of independent boutiques, casual restaurants and cozy bars. An absolute selling point for this neighborhood is the extensive Prospect Park, which is located in the immediate vicinity and invites you to picnics, sports or even walks.



Perfectly suitable for young families & children

Park Slope is a neighborhood that is perfect for families and children. There are excellent public schools, the crime rate is very low and there are extensive green spaces. Prospect Park is one of the largest and most popular parks in New York City. There is also a wide variety of shopping opportunities and the population consists mainly of artists and creative people.

Key figures

- Area: 3,88km²
- Population density: 17.400 inhabitants/km²
- Population: 67.649

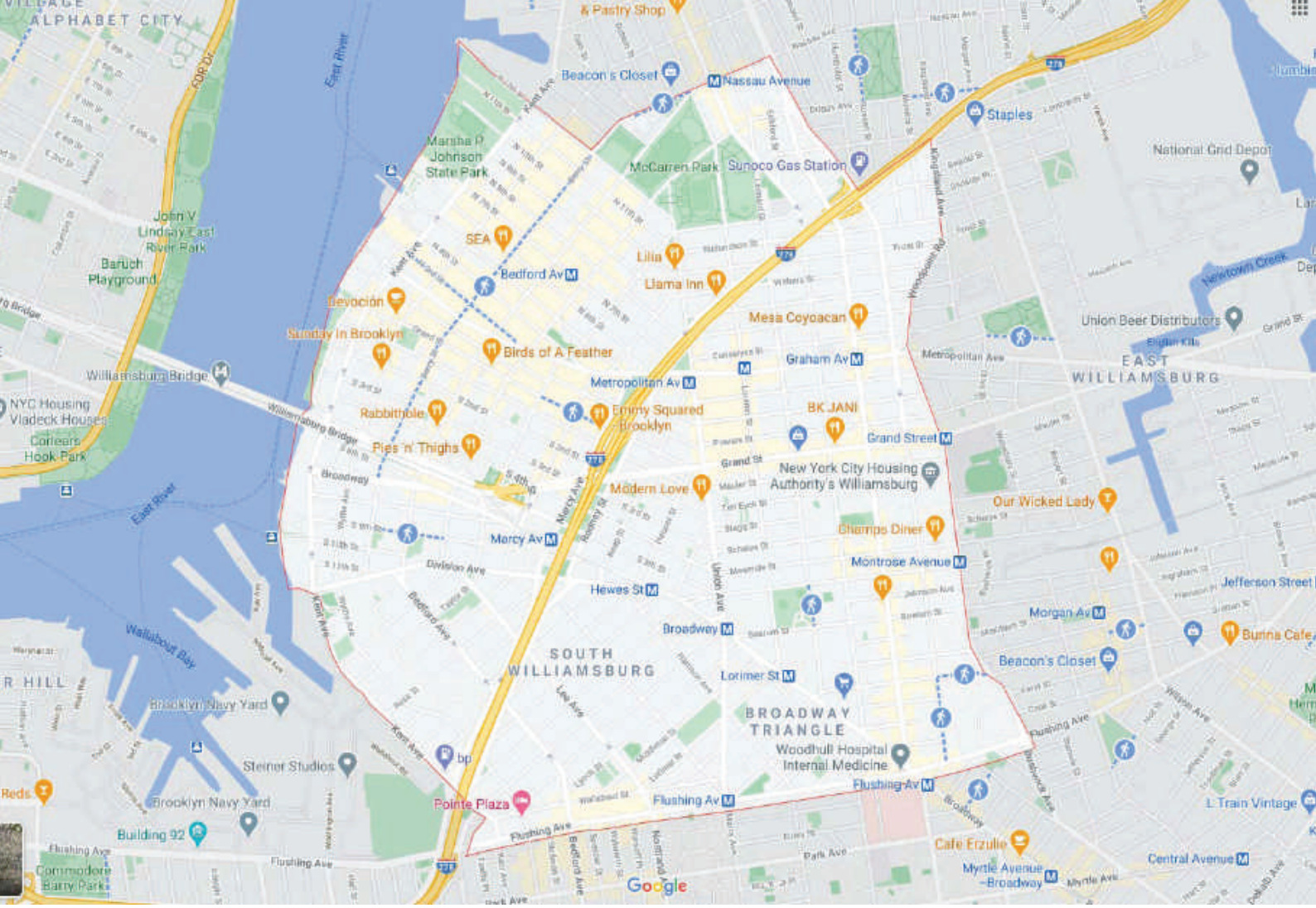






Williamsburg: East River skyline view & youth in Brooklyn

Williamsburg is the birthplace of hipsters and the current home of many artists and famous personalities. Here you can find small stores, many interesting art galleries and several street markets. Apart from various small parks, Williamsburg impresses above all with its direct location on the East River, which makes strolling along the riverbank with a view of the Manhattan skyline an absolute highlight. Open air concerts and food markets take place here in the summer season. Furthermore, the Williamsburg Bridge connects you directly to the center of Manhattan.



Home for artists & creative people

Williamsburg is not considered an alternative neighborhood, but over time many creative and artistic people have settled here. Street art lends an alternative and fresh charm to the residential buildings and converted factories. The neighborhood attracts a young and fashion-conscious clientele who love to spend time in the chic boutiques, trendy cafés and lively restaurants. The nightlife is also not neglected here with bars and clubs.

Key figures

- Area: 5,64km²
- Population density: approx. 14.000 inhabitants/km²
- Population: 79.000

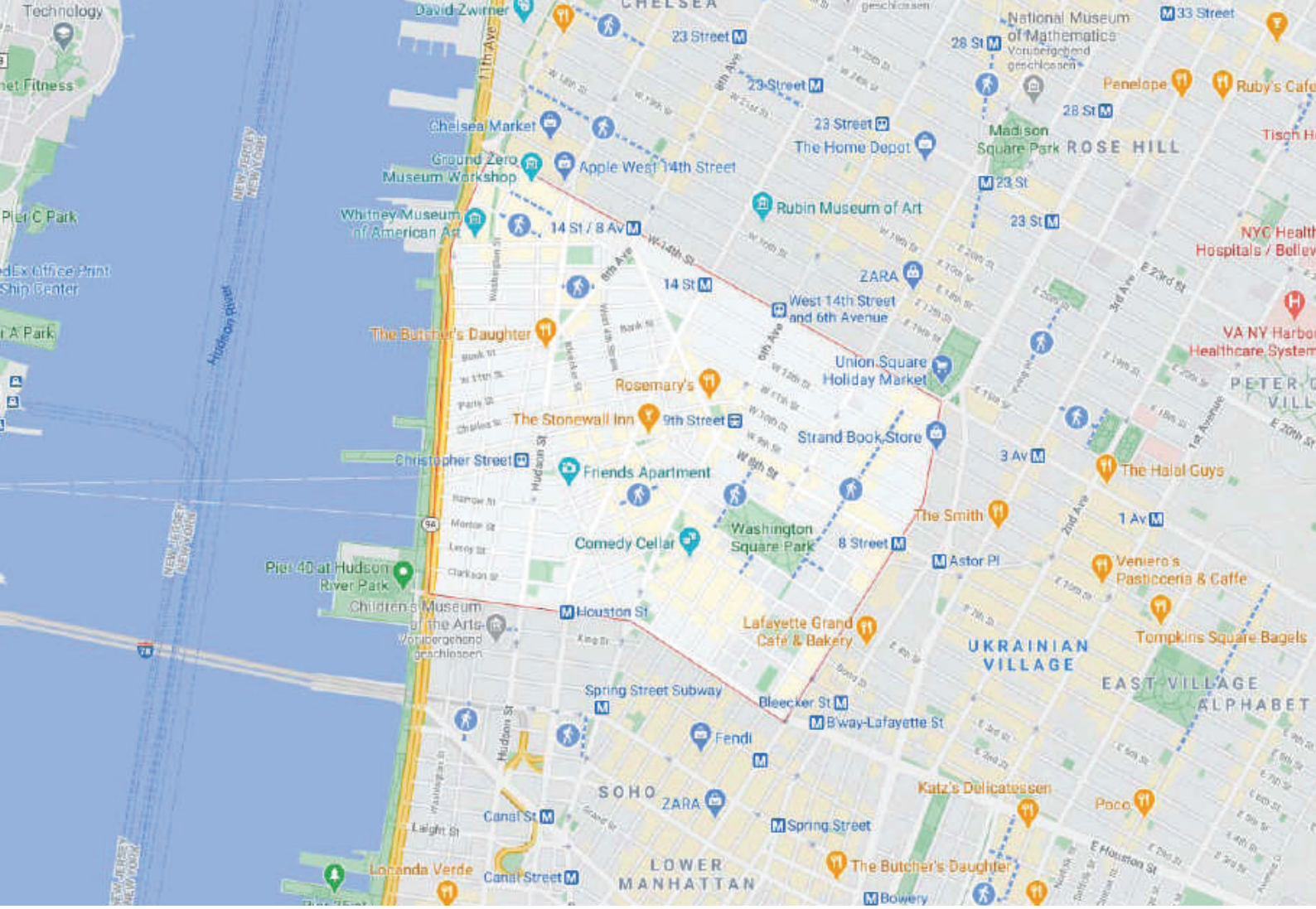

ONE WAY
ONE WAY


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ONE WAY
PARK



Greenwich Village: „The Village“ residential area with university

Greenwich Village is a very popular district in New York City, also centrally located in Manhattan. In the 1960s, the district with its tree-lined streets was still the center of the counterculture movement. In the meantime, the neighborhood has become more quiet, with many well-attended cafés, bars and restaurants and small, charming theaters scattered throughout the district. Greenwich is also home to New York University and there are many jazz clubs for which teh district is famous. The heart of the quarter is Washington Square Park, with a busy central square. Celebrities like Liv Tyler, Dustin Hoffman and Bob Dylan have all lived here.



Scenic Quarter & LGBTQ hotspot at the Hudson River

The Village is considered one of the most popular residential areas in New York and borders both the Hudson River and Broadway. Some artists and celebrities live here, but mainly young students and the young working class. The Village owes its name to the partly non-geometric streets (unlike the rest of Manhattan), which give the quarter a slightly chaotic and village-like charm. Together with Chelsea, Greenwich Village forms the focal point as a lesbian and gay neighborhood, which is also expressed by rainbow flags hung up all year round.

Key figures

- Area: 0.75 km²
- Population density: 83,480 inhabitants/km²
- Population: 62.610


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Chelsea: Trendy, High-Rise buildings & High Line on the Hudson

Chelsea captivates with its variety of housing options: the district is a mixture of townhouses, low-rise apartment buildings and noble and modern high-rise buildings such as the latest architectural project „Hudson Yards“, which is unique in the world. Also worth seeing is the adjacent High Line, a former railroad line that now serves as a green walkway through the houses of Chelsea. Here you will find over 200 art galleries in former factory buildings, as well as Chelsea Market with its delicatessen, stores and restaurants. The proximity to the Hudson River makes this district even more attractive.

Business en masse in the modern artist quarter

In Chelsea you really can‘t get bored: Whether it is a stroll through the numerous art galleries, a shopping tour through the noble boutiques or testing one of the many excellent restaurants, there are virtually no limits to what you can do here. Chelsea also captivates with its converted railroad line, the so-called High Line, which allows you to stroll through the houses of the quarter and look into one or the other living room and office. Hudson Yard offers enormous modern architecture here, and the housing market in Chelsea is particularly diverse.

Key figures



TriBeCa: Quiet luxury district

According to Forbes magazine, Tribeca is the most expensive district in New York City and home to numerous stars such as Justin Timberlake, Leonardo Di Caprio, Beyoncé and Jay-Z. So it‘s not surprising that you will find luxurious stores and exclusive, high-priced restaurants here. The hip Tribeca is characterized by old industrial buildings that have often been converted into modern and spacious loft apartments, which are accordingly expensive. Even though the neighborhood is located on the Hudson River and both Washington Market Park and Hudson River Park attract many families, it is very quiet here on weekends, considering that you are in the middle of Manhattan.

Lofts in old industrial buildings & large parks - Perfect for children

Life in Tribeca is extremely expensive, but many of the residents feel that this is justified. In addition to the immediate vicinity of the Hudson River, as well as the SoHo, Battery Park City and the Financial District, Tribeca can also score with 3 green spaces. You are really in the heart of Manhattan, and yet it is very quiet here, especially on weekends, by New York standards. Those who can afford to live here will definitely benefit from the investment and this safe neighborhood is also the right choice for families with children.

Key figures

- Area: 0.86 km²
- Population density: 20.188 inhabitants/km²
- Population: 17.362





WELCOME TO LAS VEGAS

BUY HOUSE OR APARTMENT





Las Vegas: Large rental market & low mortgage rates

Las Vegas has always been a strong market to rent. This is unlikely to change, therefore, when moving to the city, it's usually the best decision to rent an apartment. Nonetheless, mortgage rates, as in so many places are are extremely low, meaning despite limited supply driving prices up, the investment is not as large as one may think at first.

- Average Rent: $1.107
- Average Price: $2.419/m²

More than just a desert & casino city

The desert city, may be famous for casinos and parties, but it offers much more. Thanks to years of strong economic growth, it has established itself as a true metropolis. With good schools, and real suburban life for families. Still, the city is dominated by its skyline and lively atmosphere. If you are looking to invest and purchase capital, Meadows Village has purchase prices which are offset by very high rental income. Low prices can also be found in Pioneer Park, which gleams with a very livable atmosphere and low purchase prices. The median prices in different parts of Las Vegas below:

- North Las Vegas: $300.000 (increasing)
- West Las Vegas: $219.900 (increasing)
- East Las Vegas: $225.000 (increasing)





Invest in Las Vegas

Las Vegas is a seller‘s market, meaning at the moment, those already owning property are at an advantage. Low unemployment, and good forecast for the city‘s economic growth, mean that many people are looking to make long-term investments in the form of real estate. Throughout all of Las Vegas, the median price for a residential is $320.000. Median prices differ from other cities for the different types of real estate. Median listing prices:

- Single-family residence: $349.000
- Condos: $180.000
- Townhomes: $236.000

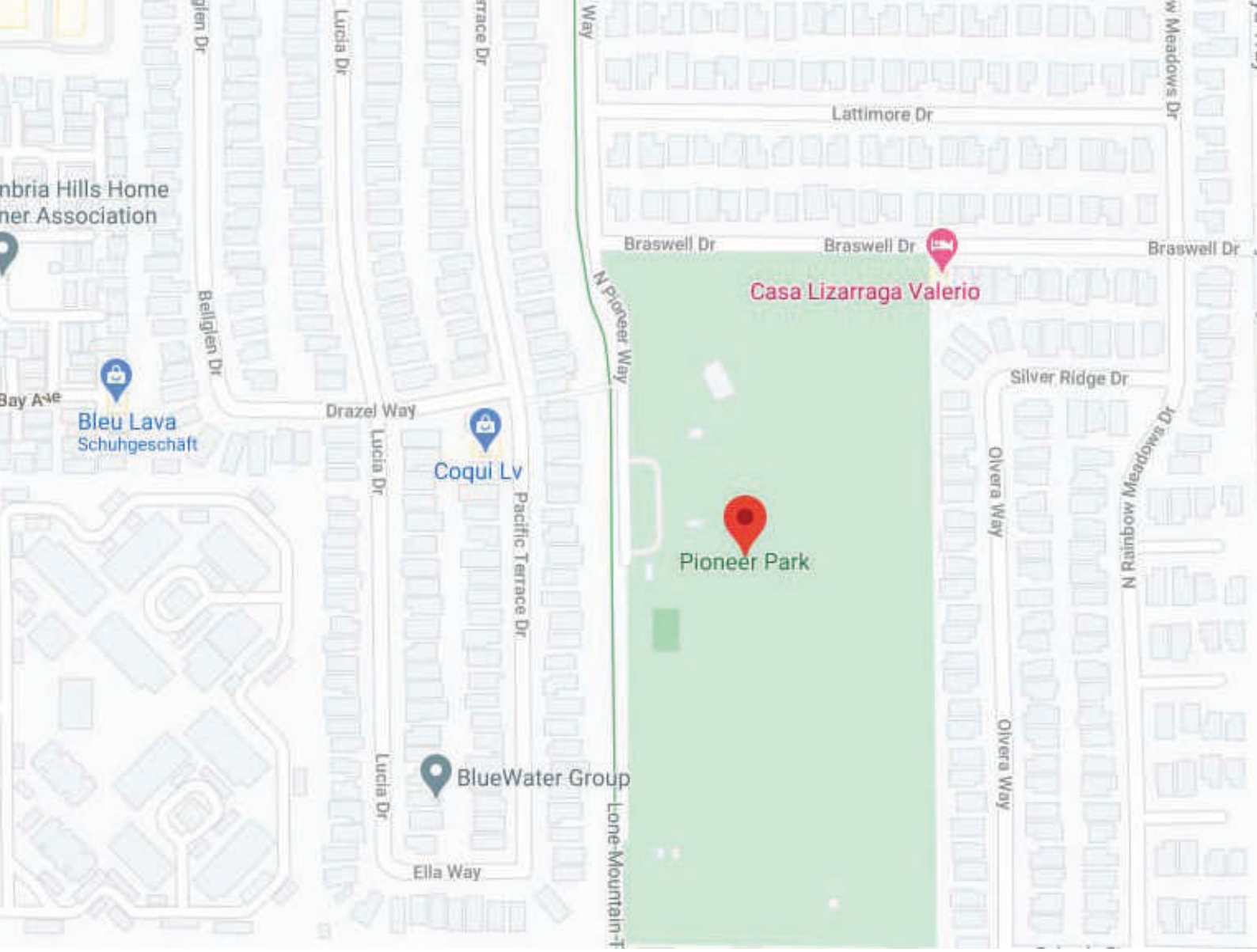






Pioneer Park: Living in the middle of green

The residential area Pioneer Park is located in the west of the city. The area consists of several blocks where you will find apartments, apartments, houses and villas. Smaller parks and a peaceful and quiet atmosphere are known for Pioneer Park. Do you want to live away from the hustle and bustle, but still be in the center of town in the shortest possible time? Then the district Pioneer Park is just right for you. Here you can either buy your house or apartment or rent it for a certain period of time. Living as a family in this quiet area of Las Vegas has only advantages.



Leisure facilities & residential buildings

Sports fields, picnic opportunities and many ways to jog and walk: The Pioneer Park offers you all the leisure activities you can imagine. Here you are at your doorstep in the park in no time and can enjoy the good weather or the peaceful atmosphere. If you prefer action and big city life, you can be in the center of Las Vegas in no time at all and spend your evening at a casino or exclusive club.

Key figure

- Population: 14.970
- Area: 6,21 km2
- Population density: 2,410 inhabitants/km2

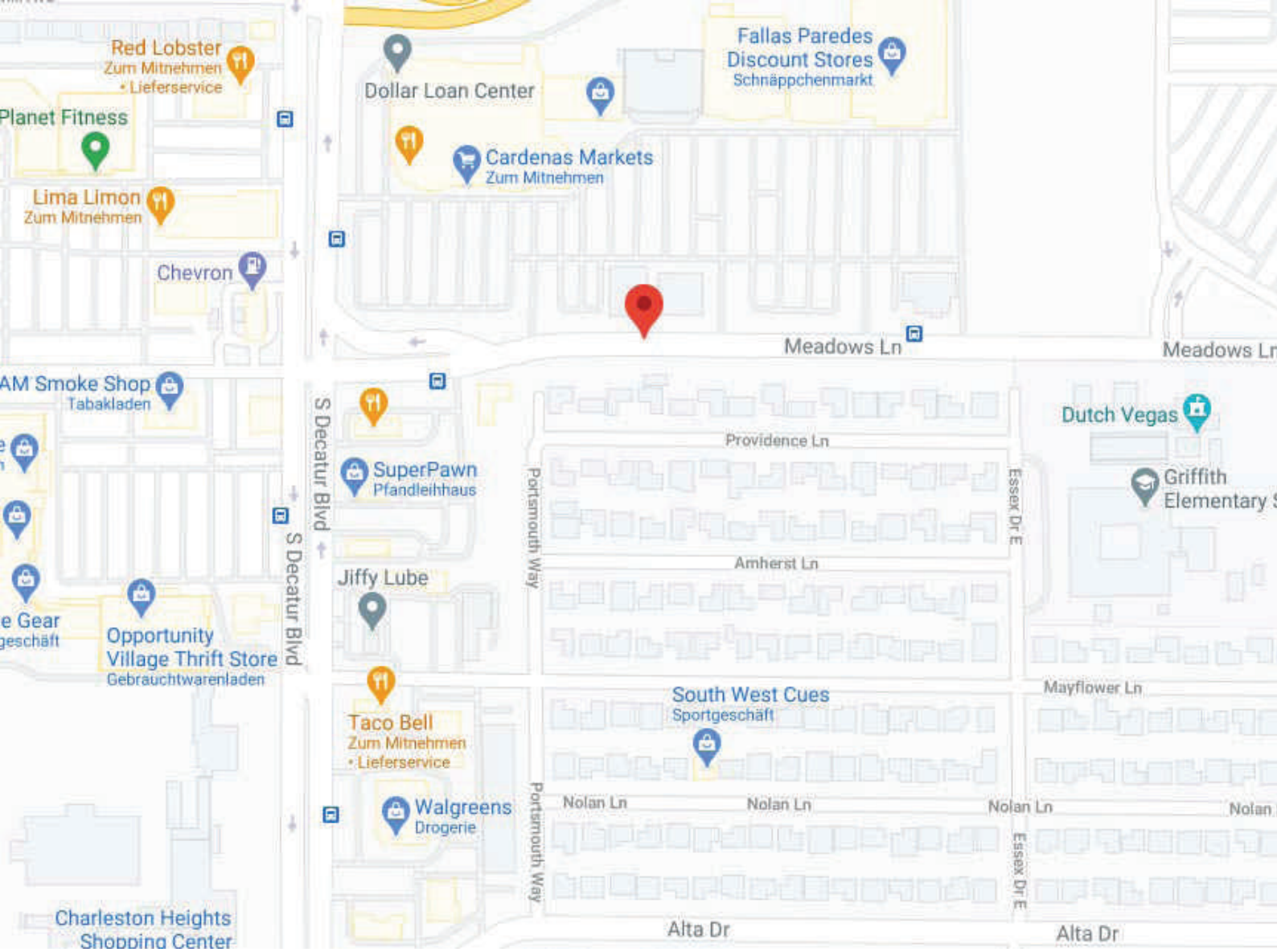

WELCOM
TO Fabulous
LAS VEGA
NEVADA
YESCO
DELANO


HARLEY-DAVIDSON



Meadows Village: Cheap rentals in the center

The Meadows Village in Las Vegas is located in the center of the city. There are six schools in the neighboring neighborhoods, and the Meadows Village itself offers numerous restaurants and nightlife options. Whether funky cafés, international restaurants or American fast food chains: There is something for every taste. The crime rate in this area is considerably higher than the rest of Las Vegas. Half of the residents in Meadows Village own a family, average age is 50 years.



Housing prices & housing options

Although Meadows Village is very centrally located, the prices for apartments and houses are below the average apartment price of Las Vegas. Many houses in the area have a Mediterranean style. In addition to apartments, you can also find more luxurious villas in this part of town

Key figures

- Population: 3.097
- Area: 2,41 km²
- Population density: 1,285 inhabitants/km²

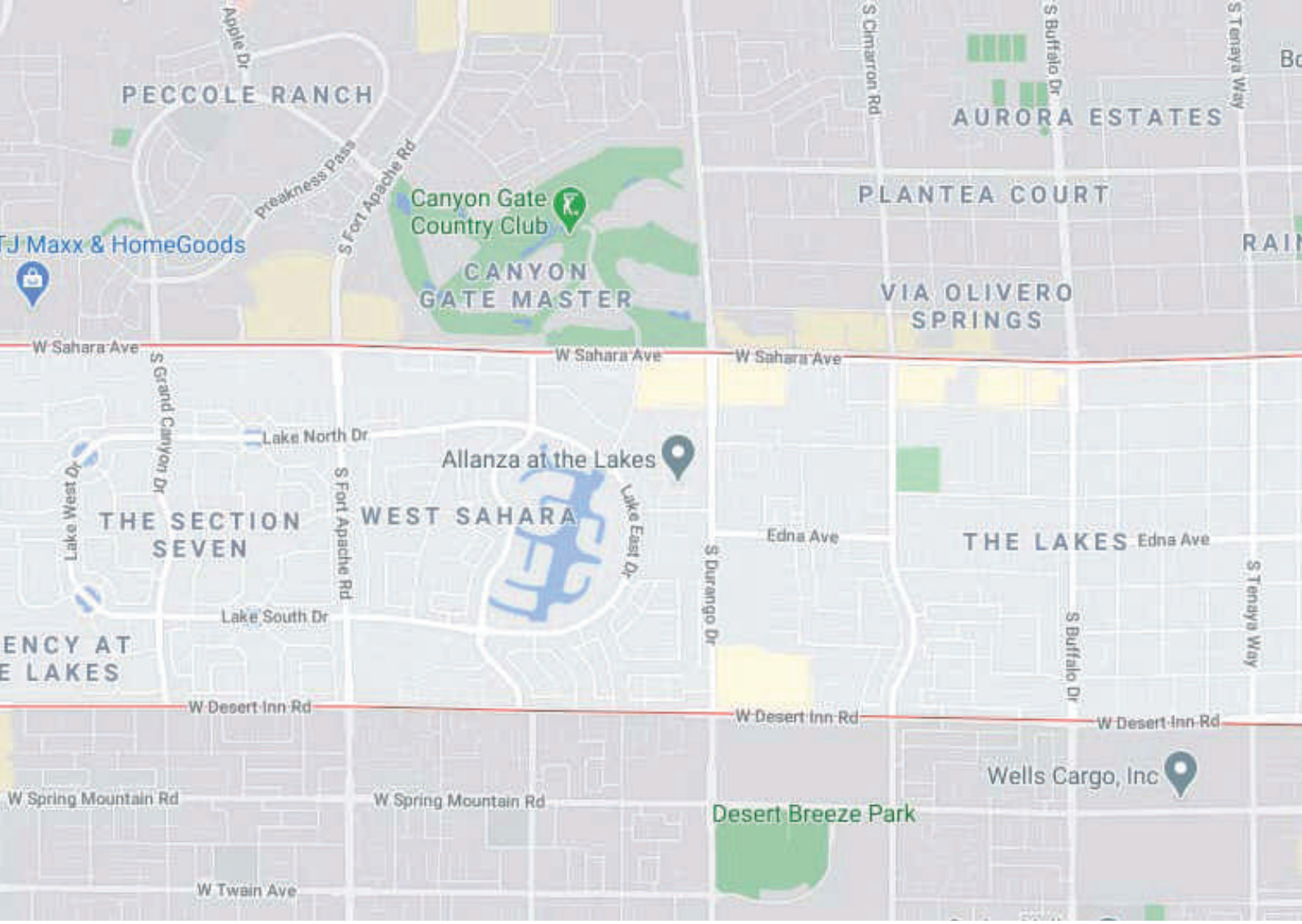

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The Lakes: Living in paradise

The Lakes is a residential area in the western part of Las Vegas. A landscaped lake separates the various residential districts from each other and gives the residents a vacation atmosphere. A beautiful view, palm trees next to the houses and a private boat in front of each apartment made this residential area special. The housing prices for this area in Las Vegas are well above average, which is due to the ideal location. If you are looking for an apartment or a house with a lake view, then this part of Las Vegas is the right place for you to live!



Sun, water & vacation feelings

The Lakes is one of the most popular but also more expensive residential areas in Las Vegas. Besides the Spring Mountains and Red Rock Canyon, this recreation area offers the perfect location. If you want to relax and unwind, this is the place to be. Bright sun, crystal clear water and spacious houses offer the perfect vacation flair. In this district you will find villas and apartments for rent and living. The Lakes offer space for a total of 4,000 houses.

Key figures

- Population: approx. 10,145
- Area: 5.2 km2
- Population density: 1,950 inhabitants/km²

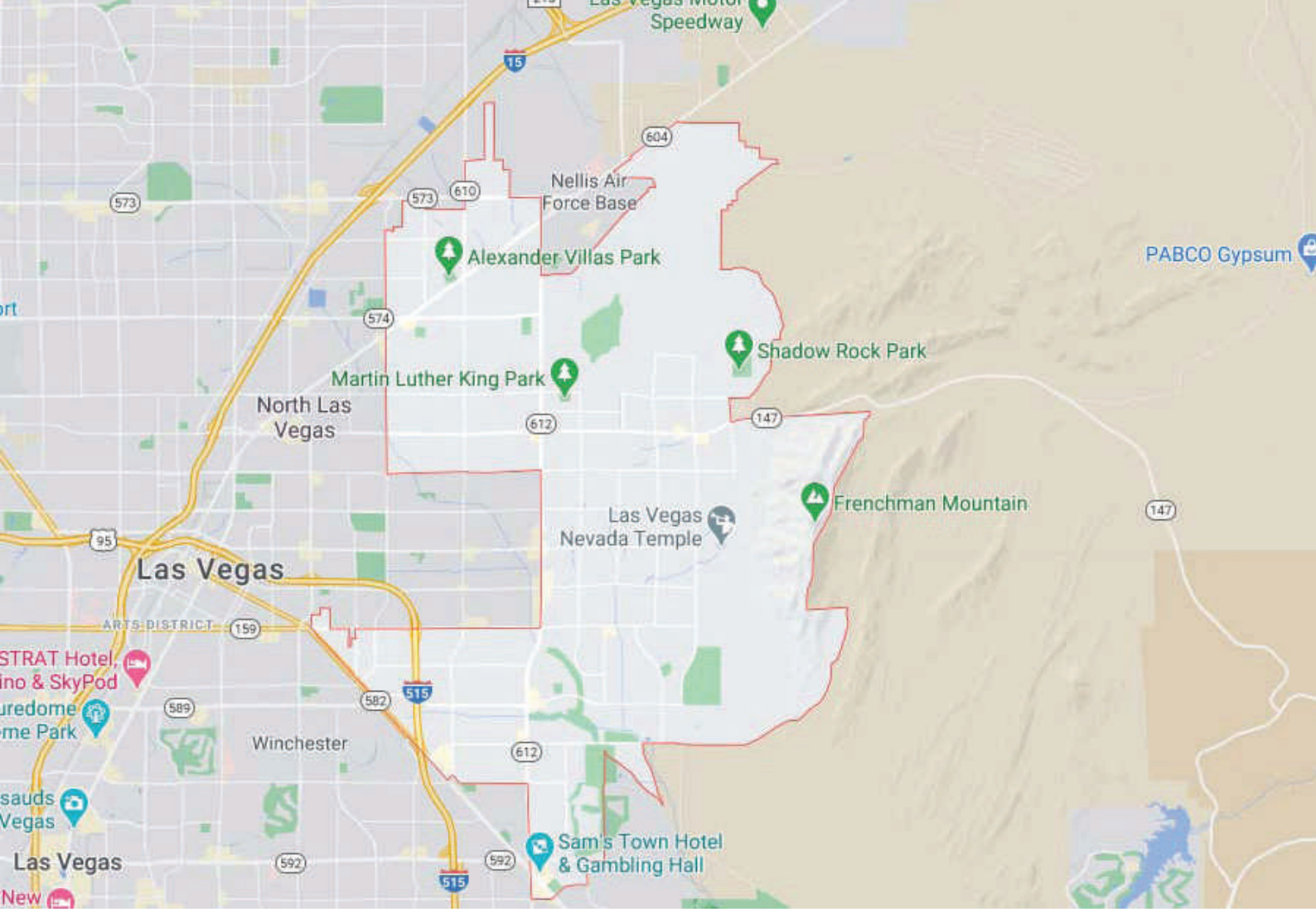



BALLY'S



Sunrise Manor: Residence for families & young people

This large suburb in eastern Las Vegas has about 160,000 inhabitants and is especially famous for its temples and churches. Here you will find many colleges, schools and academies, which is why many young people and families live in Sunrise Manor. The average age in this area is around 30 years. In Sunrise Manor, tourists love the giant casinos, chic shopping streets and luxurious bars and restaurants. In this neighborhood it is similar to other Las Vegas neighborhoods: Here you can get cheaper, as well as more expensive accommodations. Simple, small apartments as well as imposing villas are not uncommon at Sunrise Manor.



Location, living conditions & leisure activities

Sunrise Manor is considered a safe and family-friendly city. Many residents own pets like dogs or cats. Parking is good in this area, but it is necessary to have a car, otherwise you may have trouble reaching places and other cities. Although there are a lot of people living in this part of the city, there are plenty of opportunities for long walks or leisure activities.

Key figures

- Population: 189,372
- Area: 86,4 km²
- Population density: 2,192 inhabitants/km²


BALLY'S
BALLY'S
BALLY'S
BALLY'S
cvs


planet

The Strip: Casinos, luxury hotel & attractions

This section of Las Vegas Boulevard is famous for its numerous casinos and luxury hotels. At night, this part of the city impresses with its glowing neon lights, it is the indoor epitome of ‚'Las Vegas". Besides the imposing buildings typical for Las Vegas, there are restaurants of all kinds, performance stages as well as other comedy actions. Ferris wheels or water games: This area has everything you imagine Las Vegas to be. The Strip has the most famous street in the city, Fremont Street. Here you will find the Eiffel Tower and the Statue of Liberty. Palm-lined streets, skyscrapers and full of life: this is The Strip in Las Vegas.

Living in the heart of Las Vegas

Where the heart of the metropolis lies, many wish to live. An apartment right next to one of the famous casinos or with a view of the replica Eiffel Tower leaves nothing to be desired. This part of Las Vegas Boulevard is bursting with life and action. This is especially good for young people or those who are looking for a break from everyday life. Downtown Las Vegas is the first port of call for anyone visiting the famous city, or even planning a longer stay.

Key figures

- Population (district): 12,912
- Length: 6.8 km




JSWAND
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Taxes USA





Taxes USA

What taxes do you have to pay when you buy a house in the USA? Below is a list of all types of taxes you will have to pay, how much they are and what they are used for. Everything you need to know about taxes related to the purchase of a property, be it your house or a vacation home.

Buying a house is a massive investment, and most people are surprised by the many additional costs. To begin to understand all the extra costs which the purchase of a house brings, means understanding the taxes. That means, that the three types of taxes listed below are all the necessary costs which you will pay to the government in the area of the home you are purchasing.

These are the taxes that you need to know about when you pay for your home. The three relevant taxes that apply when buying a home are:

- property tax
- transfer tax
- mortgage registration tax

Mortgage Tax – Taxing your home loan

In short, a mortgage tax is a tax on the conclusion of the mortgage. Mortgage is the English word for mortgage, so the mortgage tax is a tax on the conclusion of the mortgage.

In some U.S. states you are required to pay a tax on closing a mortgage. This is one of the most important closing costs for real estate purchases. For this reason it is a one-time payment when closing the mortgage. There are many names for this, from mortgage recording tax, to just simply mortgage tax. It is the buyer of a home who is required to pay a mortgage tax. Mortgage taxes can also vary within states, counties, and across cities.

What is a Mortgage Tax

This tax exists to document the transaction which takes place when closing a mortgage. It is constructed of a percentage of the amount of debt being secured as a result of the creation of debt. It is a state-based tax, and is paid towards the locations where the mortgage is documented and recorded. In Minnesota, there is an additional tax in some counties, the "environmental response fund tax". The 7 states which require a mortgage tax are Alabama, Florida, Kansas, Minnesota, New York, Oklahoma, and Tennessee.

How is Mortgage Tax calculated?

Each state has a mortgage tax rate. The mortgage rate is easily calculated by multiplying the rate in the location of the property (make sure to take into account state and county regulations!) by the amount which is in the mortgage. Also, make sure to take into account that mortgage taxes are rounded up.

E.g. in New York State, there is a mortgage tax rate of 1.05%. That means closing a mortgage in New York costs USD$7.500, given the rate of 1.05% and a mortgage worth USD$500.000.

- Mortgage Tax Payment = Mortgage Tax Rate x Total Mortgage Amount

It is possible to reduce the mortgage tax by "assignment transferring". In a nutshell, the loanee takes the assignment of loaning the mortgage to a new company, here the original tax is transferred, and therefore does not have to be paid.

- Rate: 1.05%
- Exemption: Possibility of $30 if the relevant "property is, or will be, improved by a one or two family dwelling."

Real Estate Transfer Tax

Your city, county or state may levy a Transfer Tax, which is a transaction fee for the sale of each property. It is one of the many additional costs accompanying the purchase of real estate. Depending on the location, either the seller or the buyer may be responsible for making this payment. The rate varies depending on the location. In the U.S., this variation takes place across states, across types of real estate, and across county and municipal borders.

- "A real estate transfer tax is imposed upon the privilege of transferring title to, or beneficial interest in, real property." – Civic Federation

Transfer taxes are are controversial, with many supporting it for being an effective method to increase state income with rare and comparatively small amounts. They are criticised for being regressive (i.e. disproportionately affection lower-income households), because they are unpredictable and difficult to understand, among other reasons. The National Association of Realtors has taken an official position against this tax.

What is a Transfer Tax?

A transfer tax is a tax which is paid for transferring the title of a property from the seller to the buyer. This falls into the category of ad valorem taxes. Transfer taxes are usually based on the cost of the property when being sold. In other words they are a tax on the sale of the home. Some states describe it as a fee for the work which is necessary to perform the documentation of the new ownership.

Who Pays the Transfer Tax?

In most cases, it is conventional for the seller to pay the transfer tax. Nonetheless, this number often becomes part of the negotiation process. Additionally, because there is no law stating that the seller must pay the tax, this is variable. If the seller is exempt from paying a transfer tax, the buyer is then forced to do this.

What are the Different Tax structures?

Taxes differ not only in their amount, but also in their structure. One popular tax structure is a straight percentage of the sale price, for example 4,5% in Pensylvania, or 4% in Delaware. These percentages give the amount which the seller or buyer must pay the state.

Another structure is Arizona's flat fee of $2. Or in New York State, a tax rate of $2 per $500 of a home's sale price. On top of this though, the so-called mansion tax, of 1% on the selling price when the price is larger than $1 mil. In practice, for example in New York City, the transfer taxes you have to pay can reach 2,6% of the selling price.





Property Taxes

Property taxes are levied on land, buildings and for example a boat or lift. Property taxes are a fairly broad category. Property taxes are levied once a year, as with other taxes, on the 15th of April.

What Items are taxed in Property Tax?

Property tax is often confused as being a tax on real estate property. Yet this is a misconception. The largest proportion of property taxes come from real estate, because this is the most expensive property most people own. Yet property taxes can also be levied on airplanes, computers, furniture, etc. Additionally, property taxes do not only consist of the house or building itself, but also the land, and any other item which is permanently attached. This means that wharves for example are also taxed in the property tax.

How much is Property Tax?

Property taxes are considered ad valorem taxes, meaning that it is based on the monetary value which is estimated to be attached to an item, piece of land, property, etc. The property appraiser provides the basis for calculation. This is based on the estimate of how much it would be to purchase this item in that year, which is oriented on the market value, location, condition, area, etc. Usually there is a tax rate for the specific location which is influenced by local, state, and federal laws. This tax rate is multiplied by the assessed cost or value of the property.

How are property taxes calculated?

Property taxes are ad valorem taxes, i.e. the amount you have to pay for these taxes is determined by the value of the property. This value is estimated by an appraiser and takes into account location, age, etc. Property taxes are usually a rate that is multiplied by the estimated value of the property. For example, a property in California is subject to a property tax of approximately 0.77%. For a property valued at $3 million, the owner must pay a property tax of $23,100.

- Tax calculation = property tax rate x value of the property

California Property Tax

In different states and counties, different items count as ‘property’. In California, it is important to distinguish real property and personal property. Personal property is taxed differently than real property, and can be exempt from taxation, or have a different type of taxation.

Real Property

Real property is what is often the first thought when thinking about property tax. Houses, land, or any improvements made on property of which one is an owner. The following things count as real property

- Land
- Mines or quarries, as well as all timber
- Improvements, including buildings, fences, ornamental trees, etc.
- Personal Property

Personal property is other large property. By definition, personal property is all tangible or intangible property which is not real property (see above). Some examples are tractors, boats, or even tools. Yet, not everything is taxed, for example personal effects, household goods, etc. are exempt. In California there are property taxes on bonds, mortgages, capital stock shares, etc.

Tax Exemption

All across California though, you are privy to a tax exemption on your primary residence. This means that the assessed value of the property is reduced by $7.000.

Los Angeles County

Los Angeles County is most famous for its metropolis of course. Home to Hollywood, Venice Beach, and quintessential to everything known worldwide about California, investing in property in L.A. county means a strong real estate market unlikely to crash any time soon.

- Median House Price – $495.800
- Avg. Property Tax Rate – 0.75%



New York Property Tax

In New York, property tax is quite high compared to other states. In New York State, property taxes change from year to year, depending on the needs of the state. Additionally, it is also complicated by the fact that tax rates are constructed in millage rates as opposed to tax rates.

Mill Rates are Tax Rates

Millage rates serve the same purpose and work quite similarly to conventional property tax rates. A millage rate, is first and foremost a number. This number indicates the amount of property tax a property owner is required to pay for their property. A mill rate of 1 indicates 1$ of tax for $1.000 worth of property, a mill rate of 24 indicates $24 of tax per $1.000 worth of property.

- Mill Rate of 1 indicates 1$ of tax for $1.000 worth of property

Residential Assessment Ratios

Sounds complicated, but if you're looking into buying real estate in New York, you have to know what RAR's are. RAR's are a method by which the state accounts for fluctuations in the real estate market. You can challenge the assessment given to you via the RAR when you believe you property is worth 10% less than the assessment. By law, the equalization rates are used to divide taxes in tax zones that cross municipal boundaries. These tax jurisdictions can be school districts or the county.

- RAR is a ratio determining the assessment of your home

Too Much Property Taxes on your home?

As always, there is an assessment on the value of your home. To calculate the property taxes you have to pay, you would usually calculate your property tax by multiplying this by the tax rate of your county. In New York state, you receive an approximate value which you multiply by the Residential Assessment Ratio. This gives you a value on your property, based on which you will pay your property tax.

- Estimated Value = Assessment Value x RAR

Property Tax Exemptions In New York

In New York, a wide variety of tax exemptions exist. They exist with the intention of supporting those disadvantaged. Note, that these exemptions are tax breaks, meaning

that they reduce the value of the property which you are paying taxes on.

STAR (School Tax Relief) is for owners of residential properties with an income <$250.000. This can save about $300/year. For owners of residentials older than 65, and with an income lower than $90.550 this can be improved to enhanced STAR, with approximate savings of $650/year. All need to be appliedd for before the deadline of March 15.

Buying Property: Mansion Tax

When buying a property in New York city, you may be subject to the “mansion tax”, beginning with an extra rate of 1% when buying properties worth more than $1.000.000. This tax is intended to provide the state more funding from high earners or those with more capital. This tax, unlike property transfer tax, is paid by the buyer. For this reason it is also a staggered tax, with higher property prices incurring higher rates. These rates are from 1% up to 3.9% depending on the value of the property. Below the mansion tax rates, depending on the amount the property is bought for.

Building Classes

In New York City there are different tax classes for different buildings. These set the assessment ratios, mentioned in the RAR’s above. That means that depending on which building class your property falls under, you pay a different tax rate. You are most likely to be owner of a class 1 property, as these are residential properties. Class 2 includes all properties not included in class 1, but still fall into the category of residentials. Class 3, is what is known as utility property, and class 4 commerical and industrial properties. This final class is where you would be taxed as the owner of an office space or factory. The tax rates for these classes are:

- Class 1 – 21.05%
- Class 2 – 12.27%
- Class 3 – 12.83%
- Class 4 – 10.69%

New York City Counties rates

The individual counties in New York city have varying property tax rates, but also make up the 5 lowest property tax rates in the whole state. This makes them an attractive place for investment, with low capital losses each year.

- Kings (Manhattan) – 0.65%
- Queens – 0.87%
- New York – 0.90%
- Richmond (Staten Island) – 0.91%
- Bronx – 0.97%

Wealth tax in Florida

In Florida the state itself does not actually levy any kind of wealth tax. It is the counties that levy these taxes. Note that you may already be paying property tax without knowing it. In Florida, property tax payments are often included in the mortgage payments. While you can expect Florida, like other states, to include items such as boats in their property taxes, they do stick to real property. I.e. land, buildings on land and other improvements. For this reason, the tax in Florida is legally known as real estate tax.

What is Florida Property Tax used for?

In Florida, the majority of property tax are used for citizen support measures such as protective services, first responders and law enforcement. Other agencies include payment of other municipal employees, citizen services like garbage collection, and recreational services. Florida's uses for property tax aren't much different than all states' uses for e.g. transfer tax. These typically are always motivated by a payment to the government to improve public good.

Property Tax Exemptions

In Florida, taxes on your real estate inevitably mean, saving money on taxes on your real estate. Its wealth of property tax exemptions mean that fairly high initial rates can be lessened by clever handling. One important fact to know right off the bat is the Save our Homes cap, an initiative which caps increases in assessed value at 3%. There is much more to learn though, and these are the most important property tax exemptions you have to know.

How high are taxes in Miami?

Miami lies in Miami-Dade county. Meaning that a house likely pays around 1.04% property tax, as this is the county average. So for example, a Miami Beach property taxes on a $2 mil. home are somewhere in the range of $20.780. Here, like in all of Florida, property taxes are calculated in millage rates. These lie between 17 and 25 mills. The highest rate is therefore in Biscayne Park, with 25 mills. Miami-Dade has the 11th highest effective tax rate in the state.

- Avg. Property Tax Rate – 1.04%

Lowering your Property Tax in Miami

Homeowners in Miami, just as in Florida also make use of the popular homestead exemption. Where up to $50.000 can be exempted. Otherwise, you can apply for the Save our Homes Portability benefit, in case you have moved, where you can accredit the difference in value between the assessed and the market value of the home which you



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