



## Oct 2023 Newsletter



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### Celebration Party!



**30**  
Years of Service

It was a beautiful night in September when a large group of Pack First Properties' fans came out to enjoy a good barbecue and beverages, celebration cake and prizes plus a great ball game w/Barley in the center of it all! Thanks to all who attended. It was great to see all your smiling faces and families again!

Pack First Properties celebrated its 30th year of real estate service in the community this year. I feel so privileged to have been a part of your lives during the largest financial decision in your lifetime, your home! I am looking forward to helping some of you with your third generation of homebuyers and sellers in the coming years. There will be a special story to share here when that happens!



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PackFirst.com

## We Offer Property Management Services

In 2010, a Property Management division was created as part of Pack First Properties. Since then, we have effectively and responsibly handled residential rentals including single family homes, duplexes and condos/townhouses for a number of investors, both experienced and novice. Whatever type of residential property you own, or would like to invest in, you can trust Pack First Properties for our top-rated property management services. We remove the hassle, keep you informed and keep you compliant, all with good reporting, communication and industry knowledge.

If you, or someone you know, would like further information about what property management services we offer, please contact LeeAnn Pack. We appreciate your business and referrals.



*Townhouses  
&  
Condos*



*Multi Family  
&  
Single Family  
Homes*



## Fireplace Cleaning for the Fall Season

There's nothing quite like the warmth and ambiance of a roaring fireplace, both indoors and outdoors, in the chilly autumn months. But before you light that first fire of the season, you'll want to make sure your fireplace is clean, safe and ready to go. Whether you're firing up an old wood-burning hearth or about to switch on a gas-powered insert, here are some tips for fall fireplace cleaning to help you prepare for the season ahead.

**Start with a good sweep:** Before you do anything else, you'll want to give your fireplace a good sweeping. Clear out all the ashes, soot and debris using a dustpan and brush, ash vac or shop vac. Be sure to wear a mask and gloves to protect yourself.

**Get your chimney inspected:** Your chimney is an important part of your fireplace system, and it should be inspected annually to ensure that it's structurally sound and free from any creosote or debris buildup.

**Check your firebrick and grates:** Are your firebrick and grates in good condition? Damaged or worn-out firebrick can cause hot spots or even a chimney fire, while rusty or warped grates can obstruct airflow and reduce the efficiency of your fire.

**Clean your glass doors and screens:** If you have glass doors or screens on your fireplace, now's the time to clean them inside and out. Use a glass cleaner or a mixture of white vinegar and water to wipe away any grime or buildup.

**Clean gas fireplace inserts:** Turn off the gas and wait a few minutes for it to leave the pipes. Take the gas logs outside and brush them down with a soft paintbrush to remove any debris. Vacuum off lava rocks, covering the nozzle with cheesecloth if some stones are small enough to be sucked into the vacuum. Vacuum out the firebox, then replace the rocks and logs in their original positions to ensure proper function. It's a good idea to have an HVAC pro inspect the fireplace insert and chimney annually.

**"Pack" first, you'll soon be *Moving!***

### Will Insurance Companies Weather the Storm?



Weather catastrophes, roofing scams, and litigation are driving losses in Florida. 76% of homeowner's insurance lawsuits nationwide came from Florida in 2021. Farmers Insurance will no longer write home or auto policies there. AAA is sunsetting some policies. State Farm and Allstate have exited the market in California, citing exposure to catastrophes, increased construction costs and inflation. Less competition in these markets means higher premiums for homeowners, higher debt-to-income ratios for borrowers and increased affordability challenges for buyers. If you need to make a claim on your home, be sure you know the consequences before you make the claim. An innocent dishwasher leak damaging your floor can raise your insurance rates for the next buyer.

Most agents "know" what's happening.  
Good agents "understand" what's happening.  
Great agents "can explain" what's happening.

Call LeeAnn Pack today  
with your questions or thoughts.

### Real Estate Highlights

**Below are the 12 month appreciation figures for your area during September 2022 to September 2023.**

N Portland	-6.7%	Gresham/Troutdale	-3.5%
NE Portland	-1.2%	Milwaukie/Clackamas	-2.8%
SE Portland	-5.4%	Oregon City/Canby	-2.1%
W Portland	-5.1%	Lake Oswego/West Linn	3.7%
Mt. Hood	6.1%	NW Washington Co.	1.4%
Beaverton/Aloha	-0.8%	Hillsboro/Forest Grove	0.6%
Tigard/Wilsonville	0.2%	Columbia County	-7.2%
		Yamhill County	0.9%



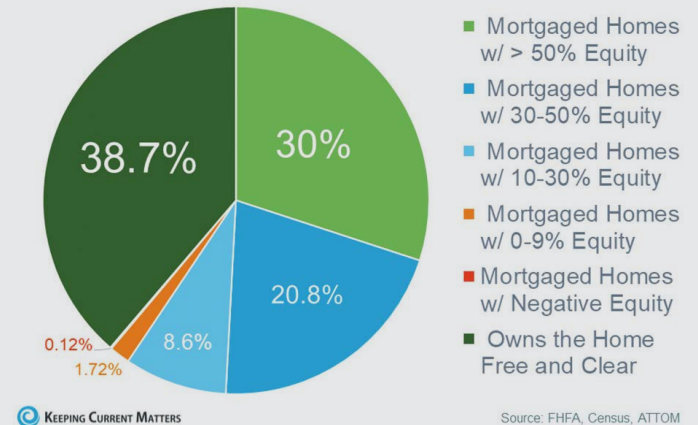
**Do you know someone who is buying or selling?**

A beautiful cake can be yours for sending me your referral name and number.

Simply call or email me with the details and cake will be waiting for you!

### Americans Sitting on Tremendous Equity

68.7% have paid off their mortgage or have at least 50% equity.



### 1031 Tax Deferred Exchange: 45-Day ID Rule

When it comes to the 1031 Exchange, what is the 45-day ID rule and why is it so important? Measured from when the relinquished property closes, the Exchanger has 45 days to nominate (identify) potential replacement properties and 180 days to acquire the replacement property. The exchange is completed in 180 days, not 45 days plus 180 days. If this does not happen on time, there can be consequences for you and your Exchange. Need more information? Contact LeeAnn Pack at 503.708.0940 or Homes4U@PackFirst.com for resources and direction.



**Are you planning to sell?**  
Call 503.708.0940 or visit [PackFirst.com](https://PackFirst.com)  
for a **FREE MARKET EVALUATION!**