



Did You Know?

A Backyard Cottage Could Make a Fantastic Retirement Plan!

If you are 10-20 years away from retirement and own a home with a backyard, one of the safest and most lucrative retirement plans available may be right outside your rear window. We can show you how a Backyard Cottage, with very little cash investment, could generate:

- An Income of **\$150,000** or more for your retirement savings
- An additional **\$300,000** or more in Equity by the time you retire
- Provide an inflation protected, annual income of **\$50,000** or more after you retire
- Provide a debt free home to live in for the **Rest of Your Life**

With today's demand for housing and the easing of California rules on backyard rental apartments, it is entirely possible for homeowners to put this retirement strategy to work for themselves. Chances are most people already have enough equity in their home to qualify for a Home Equity Loan that could finance the entire amount needed to build a Cottage. With today's rental demand, that Cottage should be a money maker from day one.

The plan is simple and about as risk free as you can get in today's world. 1) First you build a Cottage in your backyard and rent it until you chose to retire. 2) After retirement, you move from your Main House to your Backyard Cottage and rent the Main House. Although it's a simple concept, it's not so apparent what happens to the value of your property and to the potential rental income over 15 or more years when even a minor amount of inflation is calculated into the equation. We've done the numbers and it's remarkable.

Besides just the monetary rewards, here are a few of the advantages from this retirement approach:

- Your life after retirement will be simplified by living in a Cottage that you designed, with neighbors that you know, in a community that's familiar
- The plan means you need not be concerned about costly and impersonal retirement villages or nursing homes at retirement
- The plan greatly diminishes the cost and worry of retirement by providing a source of perpetual, inflation-proof, passive income, as well as, the opportunity to live the rest of your life without rent or mortgage costs
- The addition of a Rental Cottage immediately adds significantly to a property's marketable value. But furthermore, when it comes time to sell, the future marketable value is greatly enhanced by having a demonstrable income source associated with that property
- Maintaining ownership of both Cottage and Main House means that your property's value and your net worth will continue to increase with inflation. This combined with the fixed rate of property taxes in California means that you and your family will have an inflation protected, long term investment that will be available should you or your family ever decide to sell.
- The plan minimizes, or even, eliminates upfront costs by taking advantage of the underused real estate assets represented by your vacant backyard and the existing equity in your home
- Your investment is entirely in your own hands, on your own property, under your own management. Meaning you do not have to place your trust and retirement resources to a Bank, Broker or a fickle Stock Market
- The plan means that you reside on the same property as your rental unit, allowing close control of use, rent collection and maintenance of the site
- Designing a cottage with your future in mind means, you can plan a Retirement Cottage for your specific needs by adding whatever you like, i.e. Gardens, picket fences, landscaping, patios, workshops, etc.

If you think a Cottage might fit in with your retirement plans, schedule an appointment and we'll show you what the numbers reveal about your property.

CottageDepot.com

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