



The Guting Group's ... Wealthy & Wise Digest

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Hot Deals

Great property for a family on a spacious lot tucked away in South Natomas. Spacious Corner lot in a quiet Neighborhood with quick access to shopping, schools, and the freeway. Perfect opportunity for long-term hold.



NOTE: If you live out of the area, we have a project manager who can manage and oversee the entire rehab process for you. We can also facilitate selling or renting the property on your behalf so it's a simple push-button process for you!

Address: Parody Lane
City/State: Sacramento, CA
Bed/Bath: 4 bedrooms, 2 bathrooms, 1,150 square feet not including converted garage
Purchase Price: \$115,000
Estimated Repairs: \$12,850
Estimated After Repair Retail Value (ARV): \$147,000

"A wise man will make more opportunities than he finds."

~Francis Bacon

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Chris Richtsmeier

Senior Acquisitions Specialist

Meet Chris Richtsmeier

The multi-talented **Chris Richtsmeier** is our Senior Acquisitions Specialist who spends most of his time on finding and acquiring great deals. Chris has extensive investment experience, personal involvement in over 50 transactions, and is well-versed in creative financing, lease options, private financing, joint ventures, rehabs, and various other investing & financing techniques and strategies.

"I always tried to turn every disaster into an opportunity."

~John D. Rockefeller, Jr

What was said about our latest...

Millionaire Real Estate Workshop

"Wow!!!! Every time I think you are putting on another same old seminar, I come and its better than the last one!!!

Always great information!!! And you can teach old dogs new things!!! You should be on TV with a commercial ad and make a million!!!

Your reputation as evi-

denced by your speaker looking you up and coming to the seminar and speaking was mind boggling!

Now I see why a lot of your investors are always coming back for more and leaving with smiling faces!!!!

This is probably as you said one of the best

times in our history to buy real estate!

Wonderful job and great seminar!!!!!!

Bill Gates couldn't do it any better!!!!"

~Dennis and Nancy Chandler

Hope you can join us for our next workshop



Upcoming Events

Tuesday, October 13th
6:30-8:30pm
"The Wealthy & Wise OktoberFest Business Mixer"
Riverside Café
2633 Riverside Blvd
Sacramento, CA 95818

November 10th
"The Wealthy & Wise Gratitude Mixer"

November 18th
"Private Lenders Evening Workshop"

December 8th
"The Wealthy & Wise Holiday Mixer"

Visit The Guting Group's Calendar for more information.
<http://www.thegutinggroup.com/Calendar.htm>

Real Estate Market

C.A.R.'s 2010 Housing Market Forecast released

The median home price in California will rise 3.3 percent to \$280,000 in 2010 compared with a projected median of \$271,000 this year, according to C.A.R.'s "2010 California Housing Market Forecast," presented today at CALIFORNIA REALTOR® EXPO 2009 in San Jose. Sales for 2010 are projected to decrease 2.3 percent to 527,500 units, compared with 540,000 units (projected) in 2009.

"California's housing market continued its strong sales rebound this year, resulting from the continued pace of distressed properties coming to market," said C.A.R. President James Liptak. "This follows two years of double-digit sales declines in 2006 and 2007. Looking ahead, we expect sales to moderate to a more sustainable pace."

"After experiencing its sharpest decline in history, we expect the median price to rise modestly next year," Liptak added. "2010 will mark the beginning of the

'new normal' for California's housing market. This 'new normal' likely will feature a steady stream of sales driven by distressed properties in the low end of the market, coupled with moderate home-price appreciation."

"With distressed properties accounting for nearly one-third of the sales in 2010, inventory will be relatively lean, under six months during the off-season months, and a roughly four-month supply during the peak season," said C.A.R. and Vice President Leslie Appleton-Young. "We expect the median price to decrease slightly through the remainder of 2009 and into next year, then rise before leveling off next summer. For the year as a whole, home prices are forecast to reach \$280,000. The wild cards for 2010 include foreclosures, loan resets, the labor market, and the California budget crisis, as well as the actions of the federal government."



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Recipe of the Month

- 4 small boneless skinless chicken breast halves (1 lb.)
- 2 Granny Smith apples, quartered
- 1 large red onion, quartered
- 1/4 cup KRAFT Zesty Italian Dressing
- 1/2 cup KRAFT Original Barbecue Sauce
- 6 cups torn mixed salad greens
- 1/4 cup KRAFT Ranch Dressing

BBQ Chicken Salad with Grilled Apples

HEAT grill to medium-high heat.

BRUSH chicken, apples and onions with Italian dressing.

GRILL chicken, apples and onions 10 min. or until chicken is done (165° F), turning occasionally and brushing chicken with barbecue sauce the last few minutes.

SLICE chicken. Arrange over greens along with the apples and onions. Drizzle with ranch dressing.

The Guting Group

"Providing Cash-Flow & Wealth-Building Opportunities in Real Estate"

6750 Folsom Blvd. Ste. 245
Sacramento, CA 95819

Phone: (916) 393-5400

Fax: (916) 456-1067

Website:

www.TheGutingGroup.com

If you are interested in advertising or sponsorship opportunities;

Please contact Nicole France at
Nicole@thegutinggroup.com



Actual stories of job interviews gone bad

One candidate asked for a cup of water, took a sip, swished it around in his mouth, and spat into a potted plant.

Prospect said, "Seven handicapped parking spaces next to the front door? What, are you having a wheelchair convention or something?"

When asked if he had experience with a certain programming language, the interviewee said, "I don't know, is it on my resume?" while leaning over attempting to look at his own resume.

Interviewee leaned back in the chair, put his feet on the desk and proceeded to tell me how he wanted more money than the position offered but didn't really like to work very much, so he'd need Fridays off and only wanted to work 4-5 hours the rest of the days.

Applicant asked to see the resume

of the interviewer to see if the personnel executive was qualified to interview him.

Interviewee brought a friend (without confirming first), mentioned her friend was a drug addict so would definitely have to stick around "for a few paychecks".

Candidate texted on cell phone during the interview.

Huge drop of drool came out of candidate's mouth while listening to a question.

ne applicant sang all the responses to the interview questions.

One candidate, when asked if he was ever convicted of a felony, responded, "No, I was not convicted, I pled guilty."

Applicant interrupted interview to phone her therapist for advice on how to answer specific interview

questions

Candidate fell and broke arm during interview.

Candidate announced she hadn't had lunch and proceeded to eat a hamburger and french fries in the interviewer's office.

Candidate explained that her long-term goals was to replace the interviewer.

Candidate said he never finished high school because he was kidnapped and kept in a closet in Mexico.

Balding candidate excused himself and returned to the office a few minutes later wearing a hairpiece.