

RCFE resource

"Most Accurate RCFE Home & Business Valuations"

WHAT'S THE VALUE OF YOUR RCFE?

For a **FREE** No Obligation Consultation **CALL** us at **(949) 397-4506**



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SO CAL RCFE REPORT: LOCK IT IN!

Mortgage rates may be at record lows, but they are poised to increase this year.



Black Friday, Cyber Monday, Amazon Prime Day are all days that countless Americans look forward when cashing in on the very best deals of the year. From flatscreen televisions to blenders to puffy winter jackets, prices are slashed, and eager shoppers line up to take advantage of the mind-blowing discounts. Many stores carry a limited quantity, so if "you snooze, you lose." For 2020, those days are in the past and it will not be until the end of 2021 when they return.

Today's mortgage rates are at a record low and they offer the very best deal of the year. Soon, that deal will vanish, and rates will rise, which will impact monthly payments and affordability. Prior to this year, mortgage rates have never been below 3% (they are at 2.7% today).

The United States economy has been on the mend. Retail sales have rebounded. New home sales and residential resales have rebounded. Consumers are consuming again. Manufacturing has returned. And, Coronavirus vaccines are

here, as well. By mid-2021, the bulk of the U.S. population will be inoculated from the virus. The economy will undoubtedly improve. It will not be long before the 10-Year pops above 1%. **As a result, expect mortgage rates to increase from today's exceptional 2.7% level to 3.5% by the end of 2021.**

INTEREST RATES

The current 30-year mortgage rate is at 2.7%, a 14th record low since March

For a \$750,000 mortgage, today's 2.7% payment of \$3,042 per month would rise to \$3,368 at 3.5%. That is a difference of \$326 per month, or \$3,912 per year. 3.5% is still a great rate, yet there is still a significant impact in the monthly mortgage payment. In November 2018, about two years ago, mortgage rates climbed to 5%. In comparison to today, for a \$750,000 mortgage, the payment would be an additional \$1,004 per month, or \$12,048 per year. Today's record low rates provide RCFE buyers the ability to save a lot of money.

Mortgage Amount	2.7% (Today)	3%	3.25%	3.5%	3.75%	4%	5%
\$500,000	\$2,028	\$2,108	\$2,176	\$2,245	\$2,316	\$2,387	\$2,684
\$750,000	\$3,042	\$3,162	\$3,264	\$3,368	\$3,473	\$3,581	\$4,026
\$1,000,000	\$4,055	\$4,216	\$4,352	\$4,490	\$4,631	\$4,774	\$5,368

Today's 2.7% mortgage rate is a Black Friday, Cyber Monday, or Amazon Prime Day type of deal. It is a record low that is motivating buyers to storm the housing market. **With rising rates and rising home values, the time for RCFE buyers to act is right now. Lock it in!**

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Current Listings



To view our current listings
visit our website at
www.rcferesource.com

COMING SOON:

CYPRESS - RCFE FOR LEASE

- 5 BDR/2 BA, 1,840 sf RCFE For Lease
- \$5,500/MO + Business \$200K

ANAHEIM - RCFE FOR SALE

- 7 BDR/6 BA, 3000 sf For Sale
- \$850K Home + Business \$175K

ORANGE - PACKAGE OF 2 RCFES ONE FOR SALE; ONE FOR LEASE

- Must be sold together (1/2 Block apart)
- 6 BDR/2 BA 1,986 s.f. RCFE For Sale
- 5 BDR/2 BA 1,928 s.f. RCFE For Lease
- \$1.15M Home + \$3,500/mo Lease
- Additional for Businesses

ANAHEIM & FULLERTON - FOR LEASE PACKAGE OF 2 RCFES

- Package of two 4 BDR/2 BA RCFEs For Lease
- 1,831 s.f. and 1,594 s.f., respectively
- \$150K each business or 2 for \$250K
- 10 minutes (5.1 miles) apart

WHITTIER - VACANT RCFE FOR SALE

- 5 BDR/3 BA 1,803 s.f.
- Home \$750K



THERAPY SERVICES TO SENIORS IN THE AGE OF COVID-19

Therapy providers are facing a 9% cut to their Medicare reimbursements in 2021, which threatens access to care for older adults and potentially complicates senior living operations. And this comes at a time when residents' needs are particularly pressing, and providers are under intense pressure related to the ongoing Covid-19 pandemic.

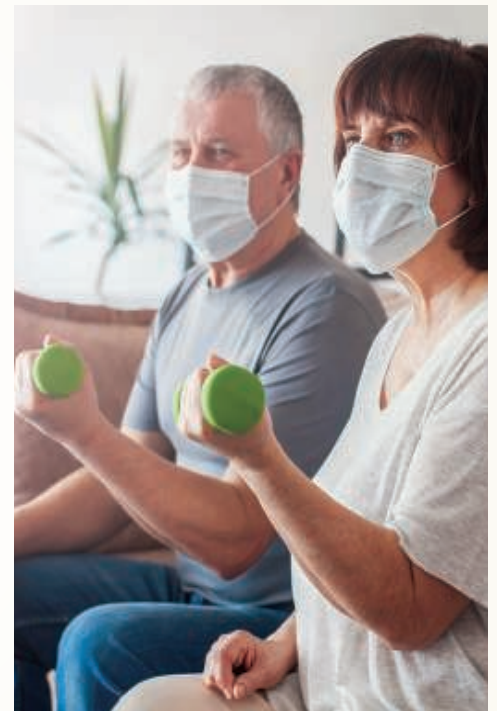
CMS made large cuts, which will begin January 1, 2021, to a variety of Part B provider groups in order to offset reimbursement increases for evaluation and management (E/M) services furnished by primary care providers. Therapy providers will have to be focused on reducing costs wherever possible. Speech-language pathologists (SLPs) are particularly hard to find, and so these therapists might be in particularly high demand.

While the situation is challenging, therapy providers are taking steps to maintain their current levels of service within senior living communities. Many believe that they can make changes internally to avoid service disruption.

Expanding the use of telehealth is a potential way to provide services at a lower cost. However, telehealth is not suitable in all cases, considering that therapists often need to physically interact with patients. And, while teletherapy has been reimbursable during the public health emergency, CMS has not made these policies permanent.

Therapy providers agree that the therapy reimbursement cuts come at a particularly inopportune moment, because the Covid-19 pandemic has limited many senior living residents' ability to exercise and ambulate.

As a result, residents' strength and mobility have been compromised, putting them at



*Article from Senior Housing News

greater risk for falls and other incidents. Considering these needs, the CMS policy is especially short-sighted, many experts say.

Home health providers — which are reimbursed under Medicare Part A — also are finding it more difficult than in the past to provide therapy services, due to the new Patient-Driven Groupings Model payment framework that took effect this year.

So, it may be in the best interest of senior living providers and their residents to add their voices to the effort to stop the reimbursement reductions from taking effect. Participating in advocacy efforts for the professions that impact residents is a worthwhile endeavor as we move toward a post-pandemic world.

"All Information is deemed reliable but not guaranteed"