



Monthly Newsletter

September 2025

In this issue

- **Tailoring property ownership strategies to your goals requires consultation with various professionals.**
- **The last few months of the year are typically slower than other times of the year, as people avoid moving during the holiday season.**
- **California property tax due dates: stay ahead of penalties.**

Tailoring property ownership strategies to your goals requires consultation with various professionals.

As a property management company, we work with clients who have diverse long-term objectives for their real estate investments, and the way that each client holds title to their properties often reflects these goals.

For asset protection, forming a Limited Liability Company (LLC) and holding title in the name of the LLC can shield personal assets from business risks, though it involves setup and maintenance costs. Also, it is not fool-proof because if there is liability then the property itself is still exposed to liability, so robust insurance is also necessary. Alternatively, some clients opt for robust insurance policies to mitigate risks, balancing cost with protection.

Some clients choose both approaches, depending on the asset in question and whether it is owned with partners. Owning properties with partners often makes forming an LLC a more attractive option, since a well drafted LLC operating agreement can protect each member from various risks that an experienced corporate attorney can explain.

Some clients choose to hold properties in trusts to streamline estate planning, ensuring smooth asset transfer to heirs. A well drafted trust will allow heirs to own and operate a property without going through probate.

For those planning to pass properties to future generations, structuring ownership to achieve a stepped-up basis can significantly reduce tax burdens.

Many combine these strategies for maximum benefit.

These decisions are complex and require consultation with a CPA and attorney to align with your financial and estate planning goals. Every circumstance truly is different and there is no one size fits all way that works perfectly for everyone.

Our team is here to help answer questions from your CPA and attorney team as needed.

The last few months of the year are typically slower than other times of the year, as people avoid moving during the holiday season.

As the holiday season approaches, the rental market on the Central Coast of California typically slows down.

Many prospective tenants avoid moving during this busy period, preferring the summer months when school schedules allow families greater flexibility to relocate. Consequently, landlords may experience longer wait times to find qualified tenants during this season. However, life events—such as new jobs, relocations, or personal transitions—ensure a consistent demand for residential rentals year-round.

Rushing to accept a tenant who is only marginally acceptable is a recipe for disaster, so the best thing to do at this time of year is to wait for a qualified applicant and the next best thing to do is to lower your asking rent. The worst thing to do is to compromise on tenant quality.

On the Central Coast especially, we see steady demand for rentals, even in quieter months, offering opportunities for property owners to find qualified tenants. Patience and strategic marketing can help landlords secure quality tenants for their properties, no matter the season.

San Luis Obispo Office

1380 Broad Street
San Luis Obispo, CA 93401
Ph: (805) 543-9119
slo@calwest.com

Arroyo Grande Office

145 S. Halcyon #H
Arroyo Grande, CA 93420
Ph: (805) 489-9400
ag@calwest.com

Lompoc Office

119 E. Walnut Avenue
Lompoc, CA 93436
Ph: (805) 736-1293
lompoc@calwest.com

www.california-west.com

Broker: Derek Banducci
DRE Lic. No. 01276163

California property tax due dates: stay ahead of penalties.

In California, secured property tax bills—covering most residential and commercial real estate—are typically mailed by the County Assessor's office in October and divided into two equal installments. The first installment is due on November 1 and becomes delinquent after December 10, while the second is due February 1 and delinquent after April 10.

If payments are postmarked or received by these delinquency dates, no penalties apply; otherwise, a 10% penalty (plus a \$10 cost on the second installment) is added to the unpaid balance.

Our team will handle these payments promptly as bills arrive to keep your properties penalty-free, assuming the bills are sent or forwarded to our office. If you receive a bill or notice that requires attention, please reach out to us right away—we're here to ensure everything is managed seamlessly.

We can also help determine if your bill has been paid by your lender, though they usually wait until the last minute to pay the bill.