

Michael Galasso  
O48 Realty  
4286 S. Durango Dr. Suite D  
Las Vegas NV. 89147  
Direct: (702) 421-4130  
Fax: (888) 242-6955  
mydreamhouse@hotmail.com  
[www.mydreamhouse2000.com](http://www.mydreamhouse2000.com)

### **Landlord Benefits of the Section 8 Rental Program**

As a successful real estate investor and experienced real estate agent I personally have experienced both the benefits and pitfalls of being a landlord. I understand a landlord's position because I too have my own personal portfolio of homes to manage with a personal financial interest at stake.

Whether an investor owns a single home or 20 homes as an investor you will need to maximize profits while minimizing expenses. Evictions, vacancies and damage repairs can dramatically diminish any potential profits. There are just too many expenses involved that need to be managed correctly or your monthly return will be reduced significantly.

After constantly dealing with costly evictions for unpaid rent and damaged items I finally decided that I would have to make major changes in the way I ran my rental business or I would continue to incur financial losses on a monthly basis. I decided to seek out an alternative to renting a home in the traditional manner because my tenants had become just too much of a liability to me.

Being a seasoned investor and real estate agent I became familiar with the Section 8 rental program and have had nothing but praise for the program. I now try to rent all of my homes by using this program and suggest it to my team of investors as well. My Section 8 rental units have become the most profitable and hassle free properties in my portfolio. I highly recommend this program to anyone who is interested in maximizing their return on their investment properties.

I feel the benefits of renting through a Section 8 program far exceed the pitfalls that may occur when renting to traditional tenants. Let me share my knowledge and experience with you.

- **Guaranteed Rent:** The guaranteed, on time, monthly subsidy payment from the Housing Authority of the City of Las Vegas (HACLV).
- **Rent Stability:** You are also protected from financial loss if your tenant suffers unexpected financial hardship. If this occurs, the subsidy payment is increased to compensate for your tenant's lower income.
- **Good Clients:** The HACLV conducts extensive background checks (including criminal and payment history) on all potential Housing Choice clients. Landlords are able to create their own selection criteria, too. A participating landlord is not required to rent to a family who does not meet all eligibility requirements.
- **Well-Maintained Housing:** HACLV conducts an initial property inspection and follow-up annual inspections. Along with the landlord's period checks, these inspections insure that properties are maintained.