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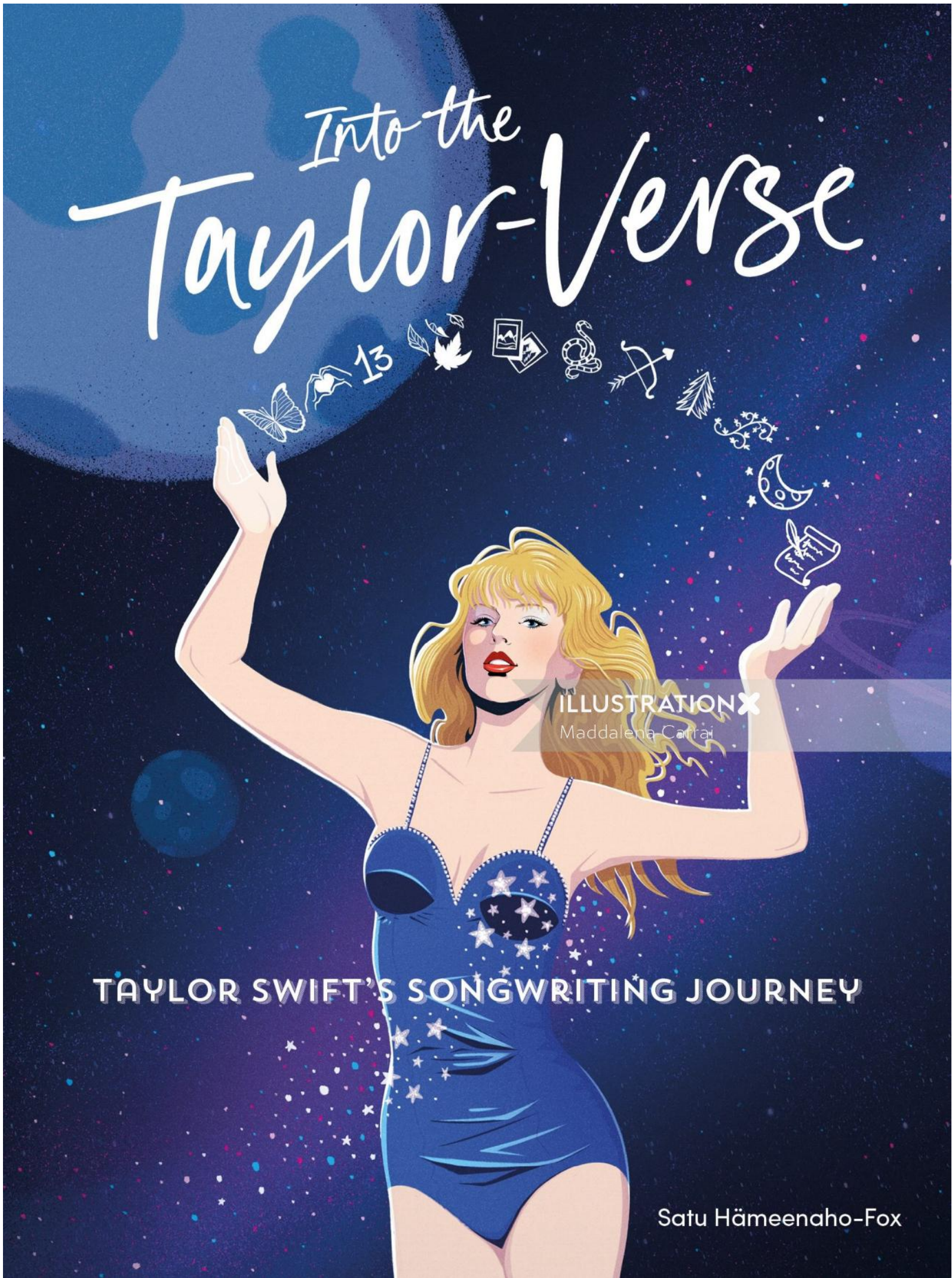
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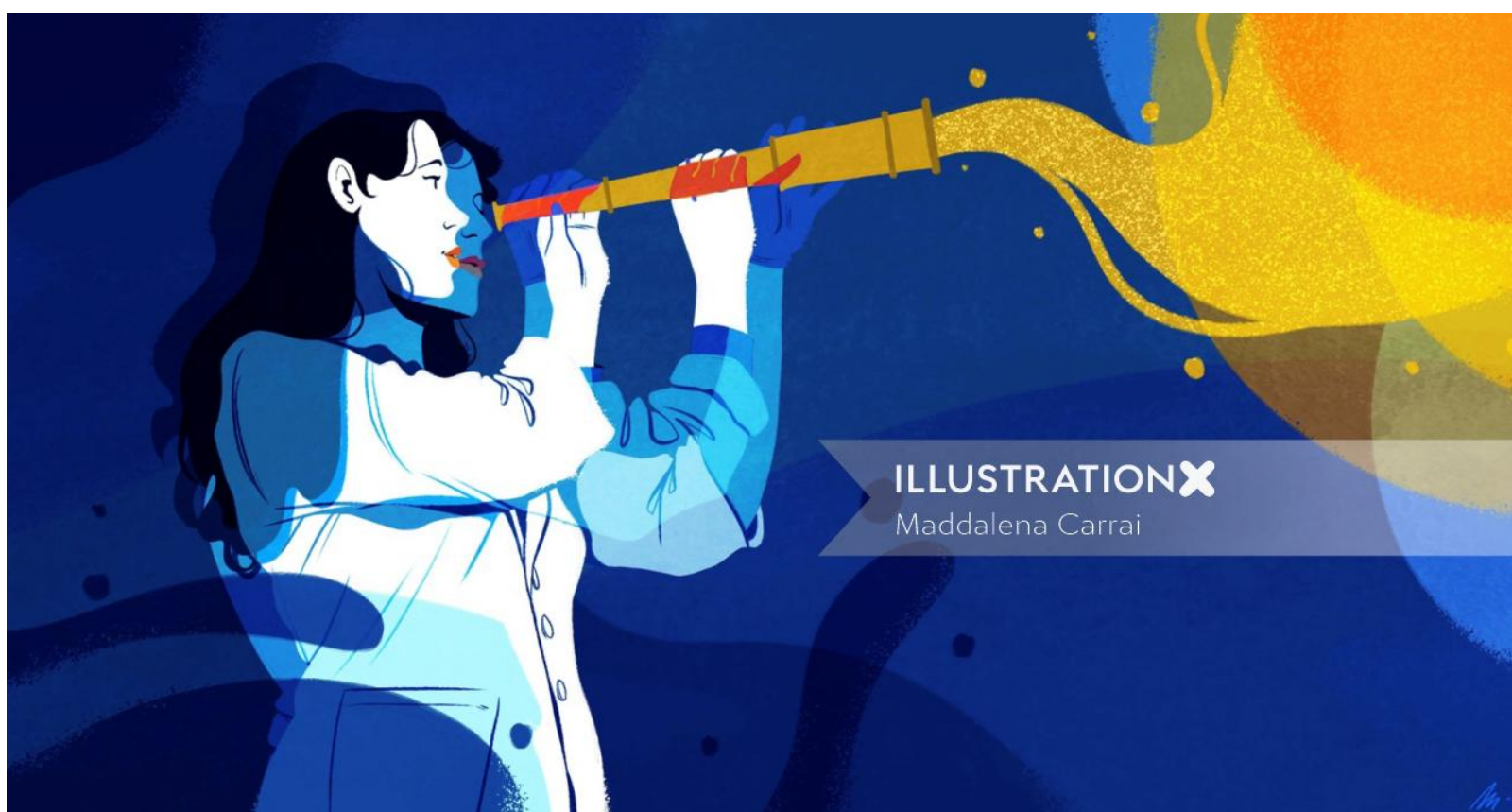
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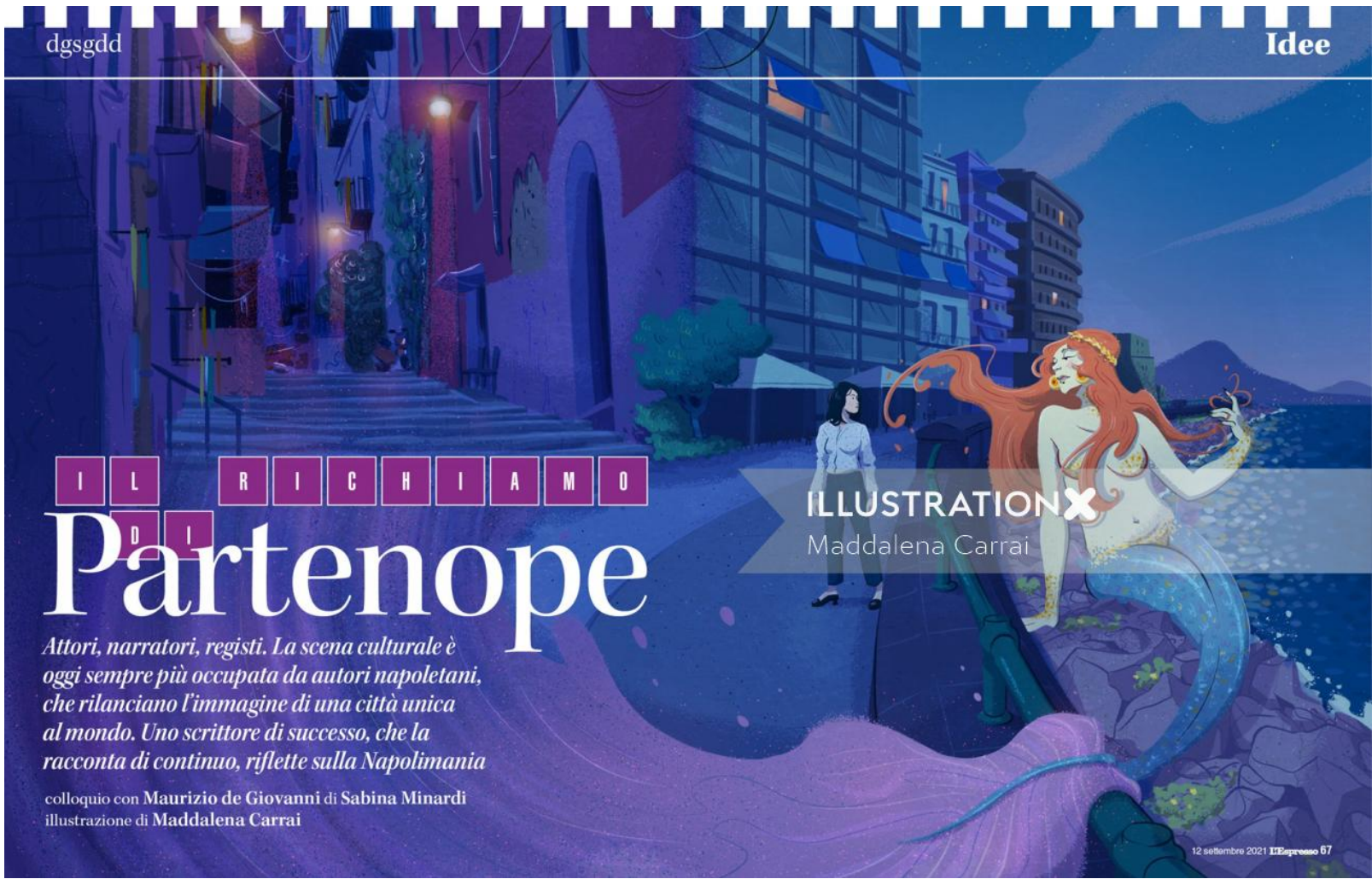
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3 CALCULATOR

Rents in a city in New Jersey are the highest in the nation.

7 MOVING SOUTH

Some Americans are looking to Mexico for cheaper homes.



6 PRICED OUT

The 'Covid discount' is over for renters in New York City.

4 BIG TICKET

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RealEstate

The New York Times

SUNDAY, JULY 31, 2022

MB



Healing Properties

For some women, becoming an investor has helped them to rebound.

By JENNIFER MILLER

Richelle DeVoe was two weeks shy of closing on a house with her partner of 10 years, when their relationship imploded. Her future suddenly snapped into focus: She was 39 and had a successful career as a marketing strategist, but she would never feel truly secure without a permanent roof over her head.

She took a leap in 2019 and bought an investment property, a duplex in Missoula, Mont., intending to live in one unit and rent the other. "It was the crappiest house on the block," she said.

But it was what she could afford. "I made the decision entirely from a financial standpoint," she said. "What I didn't realize was how much confidence and pride and empowerment I'd feel."

She added, "It had so many tangential benefits, that emotional feeling of 'I did this, and I did this for me.'"

Investing in real estate or becoming a landlord has inherent stress, especially in a volatile market. But many women seeking independence, especially after a breakup or divorce, have discovered emotional empowerment and even healing. They've conquered a steep learning curve, often in the face of skepticism. And they've found a support system, where negotiating relationship ghosts is as important as learning to negotiate interest rates.

"You have a group of women who are really looking to develop themselves personally," said Becky Nova, 38, a cancer researcher in New York City who started an organization called Lady Landlords in March 2020. "We're not crocheting. We're building generational wealth."

Women account for nearly one-third of the membership of the National Real Estate Investors Association. But a decade ago, the women were often part of wife-husband investor teams, said Charles Tassell, chief operating officer of the association. Today, "the 30 percent holds, but they're not spouses," he said. "There are more single, individual women coming in. Not remnants

CONTINUED ON PAGE 8



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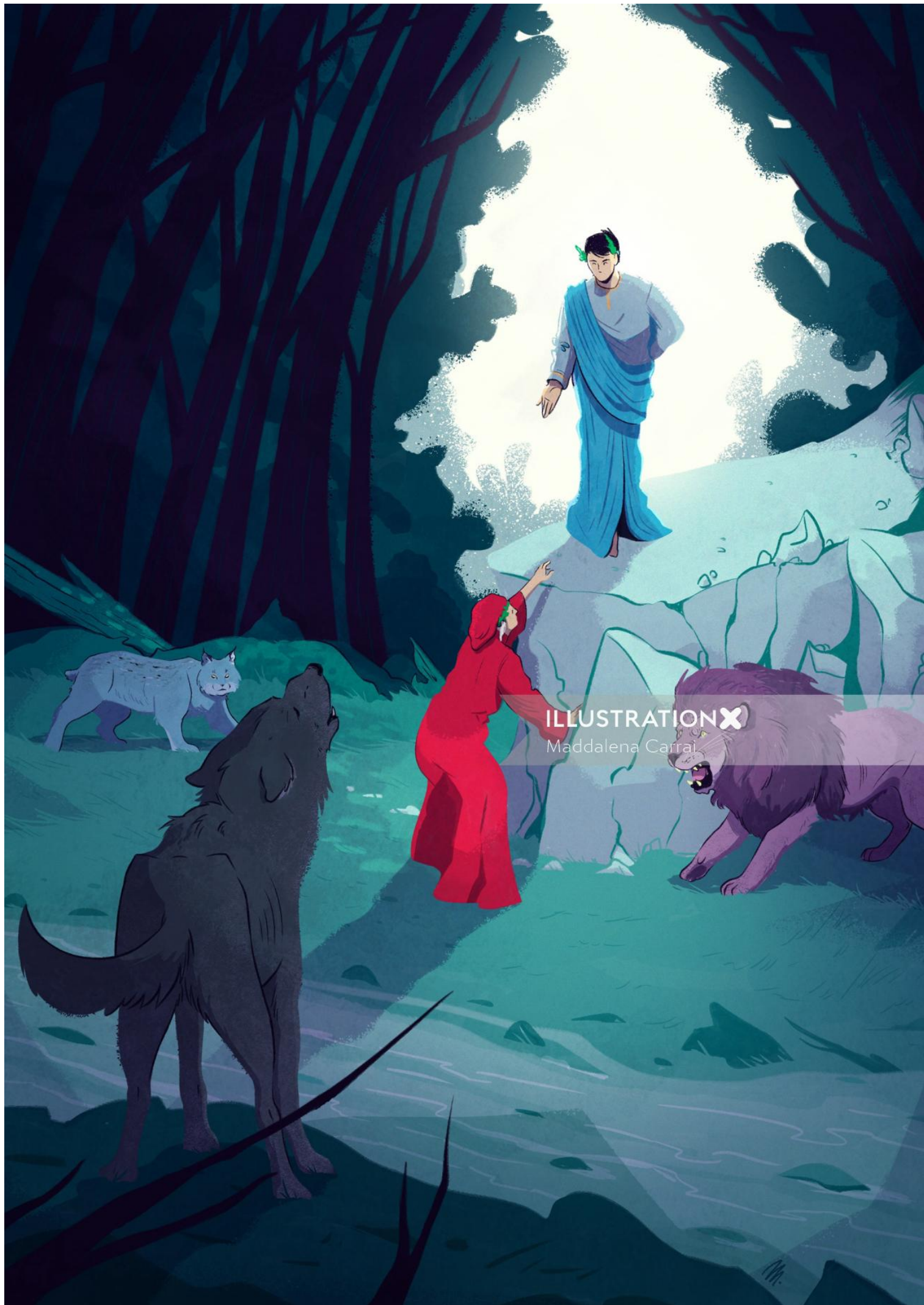
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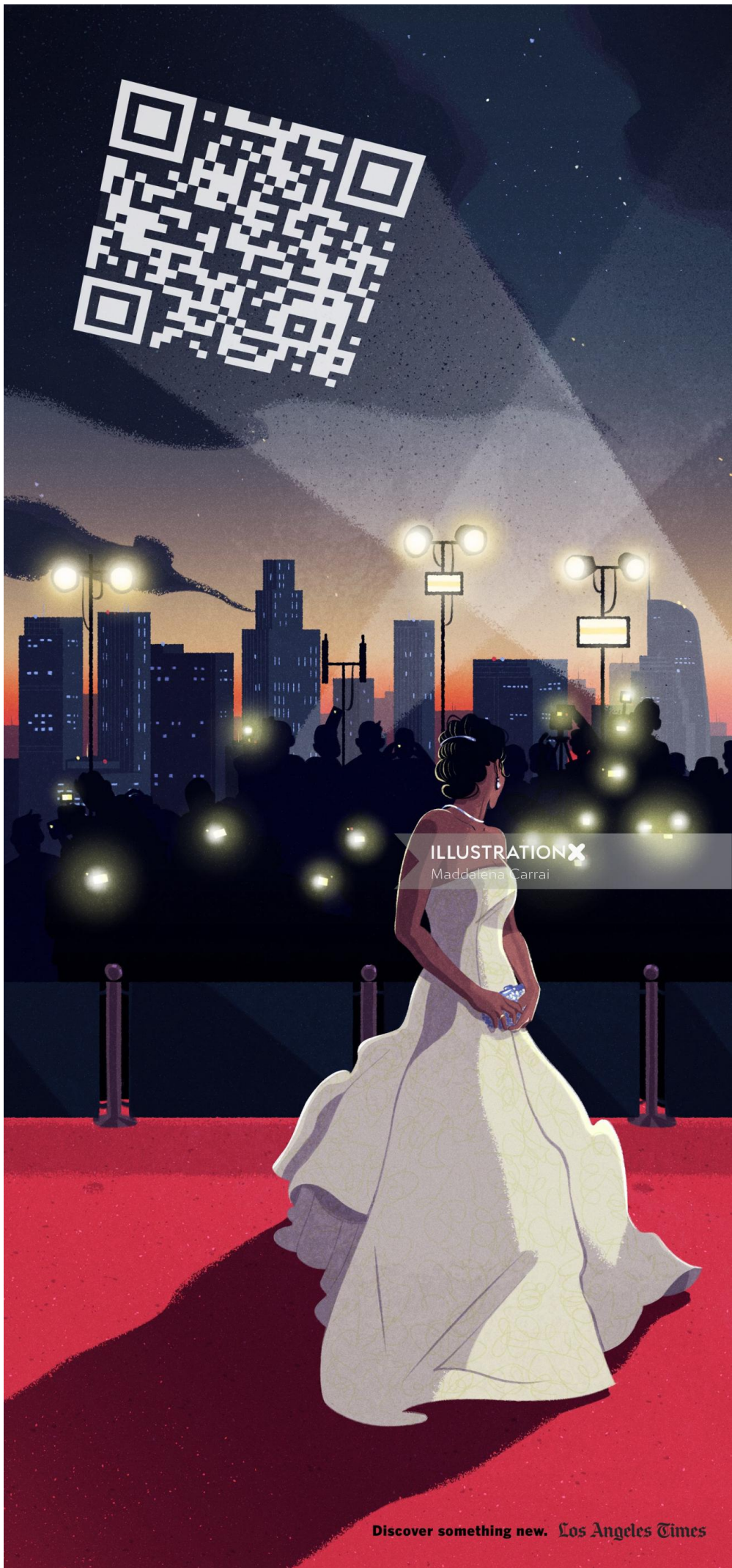
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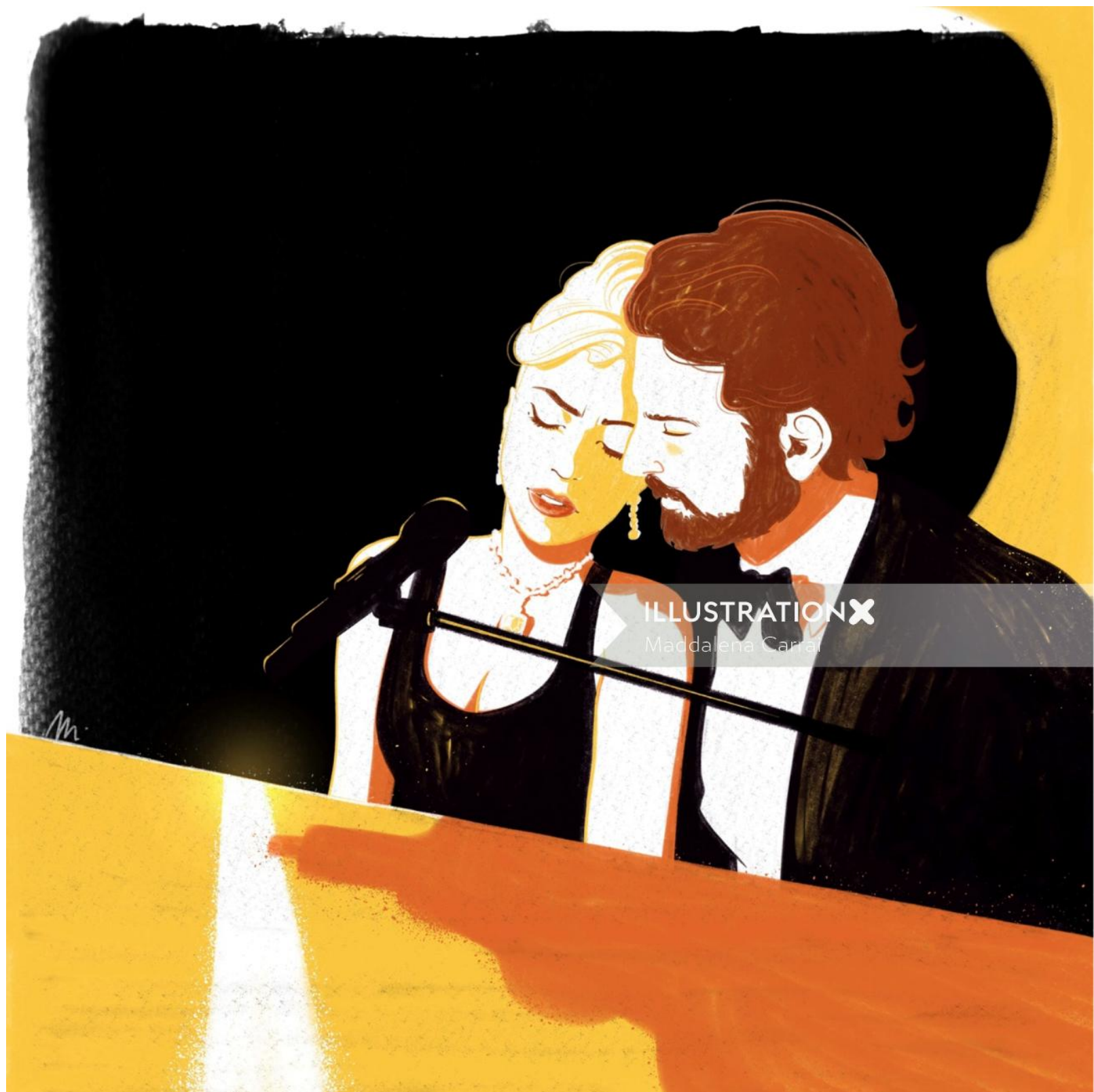
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