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Reducing the number of requirements a single project has, and setting simpler milestones that are easier to complete, will help get things done faster. Instead of asking how you can make it perfect, ask, "What is the least you can do to create something useful?" You're never going to get it just right the first time around, so trying to make it perfect is often a waste of time and energy. The key is to get started as soon as possible so you can get to the second iteration of what you're doing as quickly as possible. "Done is better than perfect" allows you to test drive ideas quickly, so you can scrap a project that isn't going anywhere before you've committed too much time to it.



"Small deeds done are better than great deeds planned."
 – Peter Marshall

"Ideas are worth nothing unless executed."
 – Steve Jobs

Onward and upward!

"Done is better than perfect" is a popular axiom in Silicon Valley startup culture, where there is enormous pressure to get products out to market as quickly as possible. This imperative is understandable when you consider how being first to market can create a powerful advantage over competitors. It's tough for high achievers to embrace strict time constraints, and anyone who cares about the quality of their work can easily fall victim to procrastination or perfectionism, unless ironclad deadlines are set and respected. The temptation to add one more thing or check one more time is very powerful, but must be resisted if you want to accomplish something tangible. Mission creep is a gradual shift in objectives during the course of a military campaign, often resulting in an unplanned long-term commitment. We civilians can suffer similar 'project creep' when we lose focus or get sidetracked.

This Is How Sky Pirates Are Born
Amazon's Drone-Friendly Warehouses (Might) Take to the Skies

It's a bird! It's a plane! It's a ... really predictable intro for talking about Amazon's giant floating warehouses.



In 2016, Amazon was granted a patent for what the company is calling "airborne fulfillment centers," or AFCs. Using what would essentially be a massive zeppelin with a storage warehouse hanging beneath, the online shopping giant aims to make fulfilling orders even faster. A crew of human employees would man the warehouse with drones flying to and from the AFC, picking up packages before flying them to their destinations.

That being said, don't expect to look up and see a massive Amazon logo floating among the clouds anytime soon. Drone regulations are still extremely tight, especially in the United States, and most places demand drones remain within the line of sight of their pilot at all times. Additionally, Amazon has a habit of taking out patents that never see the light of day. This idea could change in the future, but at the moment, Amazon's patent is more "plan for the best" than an actual business model.

These AFCs wouldn't carry everything to be found in Amazon's online catalogue. Rather, the company states their floating warehouses would focus on high-demand items. With the power of flight, an AFC could station itself above an area with "expected demand, and/or actual demand." Once stock has been depleted or demand in that area has died down, the AFC would move on, navigating to a new area or returning to some main processing center. With this technology, certain orders could be delivered much faster than currently possible — perhaps two-day delivery will soon become two-hour delivery!



GERALD LUCAS
 Real Estate Expert & Best-Selling Author

Eliminate the Guesswork

What We Can Learn From Famous Routines

If you're struggling with motivation, it's likely your issue is a lack of structure within your daily life. William James, one of the most influential psychologists in history, wrote that only through strict habits and schedules can we "free our minds to advance to really interesting fields of action."

People often imagine that famous individuals spend most of their time poolside, until the moment when motivation or inspiration hits them, sending them into action. This is almost never true. Internationally famous portrait artist Chuck Close once wrote that "inspiration is for amateurs. The rest of us just show up and get to work." Routine, we can then see, is essential. Check out these successful people and their strict daily schedules:

STEVE JOBS

The famous brain behind Apple's ridiculous success once said that, each morning, he asks himself a question: "If today were the last day of my life, would I want to do what I am about to do today?" If the answer was no for too many days in a row, he knew he had to change something. He was famously a proponent of face-to-face meetings, which he held Mondays, Wednesdays, and Fridays, often with little plan in place. He preferred ordinary, intense discussion.

FRANZ KAFKA

Kafka is among the most celebrated authors of all time, but fame didn't shine on him while he still lived. Instead, he had his day job to contend with, working as a lawyer for the Workers Accident Insurance Institute, which he despised. So it was absolutely necessary that he fit his creative time into a schedule: He'd go to work, come home, eat and exercise

with family, and then write into the wee hours of the night, until he had to sleep.

OPRAH WINFREY

Running a media empire isn't easy. Oprah does it by getting up every day between 5:30 and 6 a.m. After an hour in the gym, she's in the makeup chair by 7:30. By as early as 11:30, she's filmed two separate shows. After that, she takes a break to sip on a green super juice, made of spinach, parsley, a little bit of apple juice, celery, and cucumbers. She resumes filming at 2 p.m. When she's done, she heads to the gym once again, before spending some much needed rest time with her partner, Stedman Graham, at home.

The key to inspiration is being in the same place each day, ready to receive it. With practice, you'll soon be able to bolt down your daily routine and avoid those sluggish, useless days!

ASK GERALD a Real Estate Question

Q: "Gerald, I have a tenant that's been a nightmare ever since she moved in — she's always late on rent, she only pays after I threaten to take her to court, and she bothers and harasses the other tenants in the building. What should I do?"

— Mattie, King of Prussia, Pennsylvania

A: A healthy landlord-tenant relationship must be a symbiotic one—if you

want good tenants, you have to be good landlord and it's important as a landlord that you set and manage expectations from the beginning. That said, if you have a problem tenant, it's normally in your best interest if you can to work out an agreement with the tenant to leave and avoid having to go to court. In court, you'll have to pay legal and court fees and

likely end up going before an arbitrator who'll encourage you to try to work out an agreement with the tenant anyway. Working out an agreement to avoid going to court may not be possible if your tenant is unreasonable, but it's certainly worth a try. Also, after you finally resolve the issue, you should scrutinize and update your tenant screening process to try to avoid renting to another problem tenant in the future. Thanks for your question, Mattie, good luck. For more real estate tips and information visit my blog at geraldlucas.com.



The Great Inca Citadel Visit Machu Picchu This May

Before Columbus landed on what he thought was India in 1492, and before Pizarro later wiped them out, the Incas controlled the largest empire on the North American continent — and maybe the biggest in the entire world. The religiously and culturally diverse civilization spanned a huge portion of western South America, comparable to the most robust territories of Eurasia.

Nowadays, not much remains of the Inca Empire, save for some ruins and the otherworldly constructions of Machu Picchu. The Inca citadel, probably built as an estate for the Inca Emperor Pachacuti, still stands after over 500 years, and the blocks of polished stone overlook intense, vertigo-inducing views, considered by some to be among the most beautiful in the world.

If you're thinking of visiting the enormous agricultural terraces and fantastic stone constructions of Machu Picchu, it's best to go in May, right as the rainy season ends. That way, you won't have to deal with the battering rain or the rather large crowds that form during the peak season of July and August. Both of these could potentially muddy the experience of such a historical location.



Fly into Cusco, then immediately take the train to Machu Picchu Pueblo, colloquially known as Aguas Calientes. It's a scenic 3.5-hour trip running along the Urubamba River, through the fabled hills of the Inca, with breathtaking canyon walls rising above on either side. Spend a night or two in the town, getting acclimated to the 6,700-foot elevation, then head to Machu Picchu for some exploring before you return to Cusco. This way, you'll be able to minimize the unpleasant — and sometimes dangerous — effects of altitude sickness that such heights can bring.

You might find yourself dizzy from more than the altitude, though. The views are world-class, and the feeling of being in such an ancient place imbued with cultural importance is electrifying.

Real Estate Insights



- Rents in major U.S. cities declined about 1 percent in 2016 from 2015 levels.
- Rents fell in February 2017 for Manhattan apartments of all sizes, the first across-the-board price decline in at least four years.
- Hoping to attract bigger, creditworthy tenants, landlords with big traditional office buildings are putting tech startups in small chunks of space to give their buildings a cool vibe.
- A very tight construction labor market has many apartment building developers facing a shortage of workers to complete their projects.



1. If you own rental property, monitor market rents where your property is located by looking at rental ads online, so you can see what your prospective tenants or current tenants are seeing.
2. Demand a solid written agreement with a home contractor or handyman before any work begins or any money is exchanged.
3. Buy a personal liability insurance policy if you own rental property to protect yourself from lawsuits.
4. Select a real estate attorney that specializes in real estate, rather than a jack-of-all-trades.