

So you think you'd like to own some rental apartments?

It sounds like if someone with some extra money is looking for "coffee-can return" on their investment, now might be a good time to look into buying an apartment building, duplex, four-plex or complex.

There are always two sides to every story and tenants would have a different story to tell - in fact, some have called me over the years to share their horror stories - but this one is about a property owner's experience in the current rental market here in Cheyenne.

Government likes to step in and tell everyone how they have to do things and they're omnipresent until they're needed - then they're hard to find.

"Bad" renters probably know the law better than most attorneys. They know how they can drag out an eviction and avoid paying any late rent or assessed fees.

At the risk of providing more information for renters who don't intend to pay nor vacate, I'll still lay out some specifics of a "rental gone bad" here in River City.

Property owners tell me that more and more people are arriving in Cheyenne with neither a job nor a car. Sometimes a family - almost always including a dog.

So, this anonymous couple, sharing a common surname and probably married, rented a place and paid in advance the first month's rent and a damage deposit. A damage deposit that will ultimately prove to be wholly insufficient to cover the damage done to an apartment in four short months.

The next rent was paid, as was the next. Then things went south. The first of the subsequent month, the tenant paid some of the rent on the first of the month and said the balance would be paid in the

middle of the month - which it was.

Things went downhill from there.

With that remittance, the tenant told the landlord she didn't know when they would pay the following month's rent but it wouldn't be by the tenth. It wasn't and eviction proceedings began.

A landlord has to go downtown and "buy" a Sheriff's Eviction Notice for \$15.00. After completing the details of the intended eviction, the landlord has to pay a process server to deliver the Notice. The Sheriff's department is trying to catch bad guys and don't particularly like serving these notices and shouldn't put the priority on service that private servers can - plus private servers charge less.

So the notice is taped on the front door of the apartment from which eviction is sought. Tenants are given 72 hours to vacate. Which they ignore. Next, a "Writ" has to be bought - again for \$15.00 - and taken to the Courthouse to buy a Complaint for Forcible Entry and Detainer. For \$20.00, a court date will be set - two weeks out. This Complaint has to be served on the tenant personally. Another \$20.00 for a process server. This service took four visits to effect. Sometimes more.

The court date came. The landlord showed up, the tenant didn't. The tenant seldom does. Every delay in vacating and every service fee is added to the charges - and additional days of rent. As though any of the additional charges are likely to be collected. The landlord just wants to empty the apartment so it can be rented to someone else. Not this one. Once inside, heavy damage is evident. The estimate to repair is \$1500-\$2000. Add that to the charges. Garnish? If the tenant works. \$70.00 a pop. Still want to buy an apartment? I can hook you up.

Laramie County Democratic Caucuses

Registered voters from around Wyoming will have an opportunity to attend county caucuses leading up to what Democratic Party leaders likely hope will be a more rewarding display of love for either Hillary Clinton or Barack Obama than Republicans gained from their earlier caucuses.

Wyoming Republicans, "first in the nation in embarrassing overreaching," held meaningless early caucuses and supported only those who had visited. The "love" for Mitt Romney was unrequited.

Laramie County resident and Wyoming State Party Chairmen, John Millin, has publicly expressed his displeasure over the possibility of the Democratic Party

presidential candidate being Hillary Clinton. Another county "leader" will have to peel the "Biden" stickers off his SUV before the caucuses. It's not good when leaders don't know who has a chance and who doesn't. They're supposed to know.

Anyway - the caucuses (conventions) are March 8 and anyone who has registered as a Democrat by February 22 can "participate" at the caucuses. Those now 17 but who will be 18 years old by November 4, 2008 can also "participate."

The Laramie County's soiree will be at the UW Family Practice Building, 821 E. 18th St. Party to begin at 9:00 am - registration at 8:00 am.

Tuesdays in the future

See page 4 for explanation

Cheyenne Herald

Publication dates until the 2008 Primary Election

March 4, 18
 April 1, 15, 29
 May 13, 28
 June 17
 July 1, 15, 29
 August 12 (and 26)



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www.cheyenneherald.com

6 Years

This issue of the Cheyenne Herald is the second one into our seventh year of publishing. Before the sixth anniversary date, I thought about making a big deal of "the accomplishment." I've always been told that no alternative paper has ever made it this long in Cheyenne. I don't know if that's true - it's not real important to me to find out so I haven't researched the possibility.

Readership is solid. Advertisers are loyal. The role we play is established and valued. Subscribers have been incredible - once subscribing, few do not continue. Donors have been generous. They set no conditions and ask nothing in return. They just want to help insure this advocacy journal keeps publishing. We welcome that.

Will it continue? I think so. I could probably make more money wiping down cars at Fast Car Wash but who else in the state can consistently provoke thought by their words and have those words regularly read by several thousand people biweekly? The daily paper has abandoned all pretense of journalism and there's a huge void to fill.

Maybe we can play a role in solving the Jamie Kamai murder. That'd be great. That's what advocacy is - not stroking public officials and soothing their feelings when they screw up. I'll leave that to the other paper in town.



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5322 Yellowstone Rd. Cheyenne, WY 82009

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E-MAIL ... CHEYENNEHERALD@BRESNAN.NET