



David Miyoshi

# The Attorney Next Door™

Volume 1, Issue 15    www.MiyoshiLaw.com    August 2010 Los Angeles, CA

*Attorney David Miyoshi's Insider Tips For Healthy, Secure & Happy Living...*

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### Here's What They're Saying...

"That's the most comprehensive estate plan ever made for me" K. Singer, Santa Ana CA

"Your expertise in real estate really made a difference in my loan workout" C. Housman, Riverside CA

"You made setting up a business in the US very simple" T. Sugimoto, Osaka Japan

**If you have a legal need, or if you simply have a question, please feel free to call me anytime at 310-378-0615 or email me at david@miyoshilaw.com.**

## The Truth About Wills: Are You Leaving A Financial and Emotional Mess For Your Family?

Heaven-forbid anything happen to you, but there's a lot you should consider when it comes to real estate, probate and your heirs.

I have watched many families, and even close friends, have their loved ones torn apart by the absence of a will or one that failed to cover all the necessary bases.

In fact, about 41 percent of Americans don't have a will! If you are one of them, you could be leaving a tangled legal hassle to your family.

Wills affect only probate property, which is whatever you individually own. A house owned by a spouse is not probate property. If you and your wife own a home together jointly, when one of you dies, the house passes directly to the other.

If you share ownership of investment property with an uncle or a couple of cousins,

you need to have a will in order to designate who gets your share.

One advantage of probate is that it allows a certain amount of time for creditors to come forward. Then, after the cutoff, any other claims are barred.

However, there are a number of things a will won't do. Life insurance goes to the person named as the beneficiary. Saying in your will that someone else gets it has no effect. Bank accounts and certificates of deposit can have a pay-on-death designation. A will can't change that designation.

A will probably won't let you avoid probate entirely. It's a state court procedure that oversees the administration of your probate property. In most states, the process is not difficult and not

very expensive. There are exceptions, such as California and Florida,

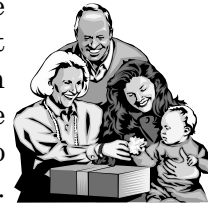
where probate costs more.

The more complex the family is, including children of various marriages, adopted

children and children with special needs, the more important it is to have an estate-planning lawyer draft a will and possibly a trust.

If your real estate is in more than one state, it's wise to create a trust so the estate won't have to be probated in each state. When funded with properly titled assets, a trust can also provide for beneficiaries with special needs and could help minimize any estate taxes.

A trust is not as expensive to set up as people think it is.



**Get Your Will In Order For Your Family's Sake!**

*Continued on page 2*

## How To Get Promoted Even In A Down Economy

There are several reasons why fewer promotions are available during slow economic times. One of them is decreased voluntary turnover.

Usually, for someone to get a promotion, somebody has to leave. But fewer people are retiring and fewer people are quitting. That means those who would likely get a promotion feel stuck. *And for good reason...*

Smart Money reports that in 2009, employers budgeted for the lowest base-salary increases in 33 years: 1.8%, down from 3.7% in each of the previous two years, according to a recent study by benefits consultant Hewitt Associates. *"An employee thinking about a raise needs to be aware that there's less money available,"* says Ken Abosch, the compensation practice leader at

Hewitt. *"High performers are first in line. Companies are going to work harder to take care of who they think are their outstanding employees."*

Here are some suggestions for increasing your value with your employer:

**\* Do volunteer work for nonprofits on the side.** You'll learn, increase your network contacts and get a new point of view.

**\* Apply for a lateral promotion.** Work at the same pay level, but get a more varied experience with the company. Be sure the new position would be something you would enjoy and something where you could supervise others. Talk with people in the department to determine whether it would be a

good fit for you.

**\* Offer to take on extra responsibilities that will allow you to develop a new skill or gain experience in a new area.** If the

extra work would overwhelm you, develop a plan to delegate some of your main duties to a colleague who would benefit in the same way.

*There's no doubt that the current economy is rough on businesses and employees alike, but it won't last forever. When it turns around, those who have the most to offer and are doing the best job will be the first to move up. Do what you can now to set yourself up for a more promising future.*



### My Client Of The Month

Every month I choose a very special *Client Of The Month*. It's my way of acknowledging good friends and saying "thanks" to those who support me and my business with referrals, word of mouth, and repeat business. This month's *Client Of The Month* is Yojiro Kitamura. I met Yojiro in 1995 when he came to me to help him establish a corporation for his international business consulting services. We worked together on many successful and exciting projects throughout the world after which he returned to Tokyo to go on to become one of Japan's leading authorities and best selling authors on Islamic Finance and renewable energy development. Yojiro consults on projects involving private companies, government agencies and universities in diverse places as Dubai, Abu Dhabi, Tunisia, China, Malaysia, Hong Kong, Singapore, Vietnam, and of course Japan. Yojiro has sent many good people my way which I truly appreciate. Congratulations Yojiro and thanks for the support.

### Cool Stuff on the Internet

Have you recently upgraded your cell phone? Do you have an old phone in a drawer somewhere? You can turn your old phone into cash by visiting [www.Flipswap.com](http://www.Flipswap.com). Flipswap is committed to reducing electronic waste on a global level by giving old cell phones a new life. By using this website, you can recycle your old model and get credit at a store that sells cell phones. If you've already upgraded, you can get cash for your old phone or give the credit as a donation to your favorite charity. If your cell phone is in working condition or can be repaired, they provide a way for the phone to be reused. If it is beyond repair, they will recycle it in an environmentally friendly method. Best of all, this service is free, including shipping.

### Wills...continued from pg 1

Obviously, it all depends on your individual situation, however, your best bet is to sit down with a qualified legal professional that specializes in wills and probate law. They can discuss your options, review your existing will to make sure you are covered properly, and insure your loved one's will not be burdened by any mistakes or missing information.

## 4 Easy Ways To Save On Car Insurance

Everyone knows that shopping around for the best car insurance rate is a great way to save on your premiums. However, did you know that there are some other ways to lower your car insurance bill too?

**Check out these tips from MSN Money that will help you save as much as you can on your car insurance premiums:**

### 1) Maximize your discounts.

Take a moment to call your insurer and ask for any new discounts for which you may qualify. These can include discounts for buying your homeowners and car insurance from the same company, making electronic payments, or even for going paperless with your bills. If

you have a teenage driver on your policy, ask about a good student discount. You can also qualify for a discount if you have a child over 100 miles away at college.

### 2) Save if you drive less.



**Be Smart, Save Money & Stay Protected!**

Ask your insurer for a low mileage discount if you drive your vehicle less than average.

Insurers set certain mileage thresholds for annual usage. If you drive under that threshold, you can qualify for this discount.

### 3) Pull your credit report first.

Mistakes in your credit report can equal higher premiums. Many auto insurance companies routinely look at credit reports, as

drivers with high credit scores tend to file fewer insurance claims. You can improve your credit score by correcting any mistakes you find. It is best to do this a few months before you begin shopping around for car insurance.

### 4) Drive the right car.

Before buying a new car, check to see how much it costs to insure it. A smaller car usually means lower premiums, and some cars are more likely to be stolen than other models. If you are torn between two types of vehicles, and can't decide, you may find that the difference in insurance costs can help you make up your mind. Be sure to ask for an estimate from your insurance agent before you finalize your purchase.

## "Who Else Wants to Win Movie Tickets For Two?"

*Your chances to win are better than you think!*

I'm pleased to announce the three lucky winners of last month's trivia contest are: Dennis Fujita, Rolling Hills Estates, CA; Shirley Aoto, Torrance, CA and Sam Hawkins, Reseda CA. They were the first three people to correctly call with the answer to...

**Which literary character owned a mansion at West Egg, New York?**

*Answer: Jay Gatsby*

*Didn't get last month's question? Sports fans, try this one...*

**Which pitcher struck out 17 Detroit Tigers in game one of the 1968 World Series?**

a-Sandy Koufax, b-Bob Gibson, c-Jerry Koosman, d-Jim Palmer.

*The first 3 people to call me with the correct answer will win those movie tickets! 310-378-0615*

**Note:** Movie tickets are only valid within the continental U.S. Those receiving newsletters by email need to state their name and the U.S. address where to mail the tickets.

## Enjoy this Newsletter? Let me send an email copy to your family and friends!

If you enjoy reading this newsletter each month, why not let me send an email copy to your family, friends, business associates, co-workers, or anyone who would enjoy this fun and informative newsletter. Simply email me at [david@miyoshilaw.com](mailto:david@miyoshilaw.com) or call my office at 310-378-0615 anytime and give me their name and email address and I'll make sure they get an email subscription. As always...it's totally free. It's That Easy!

## Word Of The Month . . .

Studies have shown that your income and wealth is directly related to the size and depth of your vocabulary. Let's put it to the test and maybe fatten our wallets too!

**inane** • \ih-NAYN\ , *adj*: One that lacks sense or substance

**Example Sentence:** Susan kept interrupting our conversation with inane comments. (The American Heritage® Dictionary)

## Quick Tips of the Month

**SAFETY** - If you wear your seat belt when in a vehicle, you may think you are as safe as possible, but you should also make sure you are wearing your seat belt correctly. The lap belt should be positioned across your upper thighs, with the shoulder belt across your chest. Never slip the shoulder belt behind your body or under your arm. You could be severely injured in the event of an accident. Your seat should be moved back as far as is comfortable, generally at least ten inches from the airbag unit. This will help prevent injuries during an airbag deployment.



Great tips to help you enjoy life to it's fullest!

**MONEY-** If you are finding it harder to see clearly as you get older, you may find a cheap solution at your local drugstore. While you can spend over \$100 on designer reading glasses from an optical store, you may find that the glasses

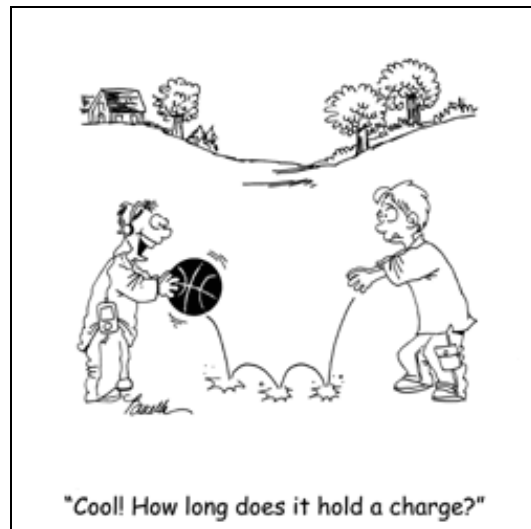
you get at the drugstore are just as effective. These stores often display their reading glasses in racks that make it easy for you to try them on, giving you an opportunity to find one with the right strength and comfort. If you find the solution there, you can read easier without spending a fortune.

**FOOD** - A decrease in your sodium consumption can help lower your high blood pressure, but just reaching for a lower sodium product might not be enough. The law requires that products labeled as "less-sodium" must have 25 percent less sodium than the original product. But if that product is very high in salt to begin with, you may still be getting a lot of sodium. Be sure the label says "low-sodium" to ensure that you are cutting your sodium intake. If you are unsure, read the label. The recommended maximum level of sodium for healthy people is 2,300 milligrams and is lower for those with high blood pressure.

### Did You Know That We Handle Many Different Areas of Legal Representation?

- ✓ US Business
- ✓ Int'l Business
- ✓ Estate Planning
- ✓ Wills/Trusts
- ✓ Employment
- ✓ Real Estate

Call today and I will be happy to discuss your individual need or situation. Don't trust just anyone with your legal matters, work with the best. Initial consultation is FREE, call 310-378-0615 today!



## Quotes to Live By...

"Progress involves taking risks. You can't steal second base and keep your foot on first."

~ Frederick Wilcox

"When faced with a challenge, look for a way, not a way out".

~ David L. Weatherford

"The difference between try and triumph is a little umph".

~ Zig Ziglar

"Don't be afraid of new ideas. Be afraid of old ideas. They keep you where you are and stop you from growing and moving forward. Concentrate on where you want to go, not on what you fear".

~ Anthony Robbins

*David Miyoshi*

**The Attorney Next Door®**

Whether you need legal advice, or if you simply want to stop by and say "hello", that would be great too. Please contact me anytime, I'd love to hear from you!

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