

KEVCO NEWS

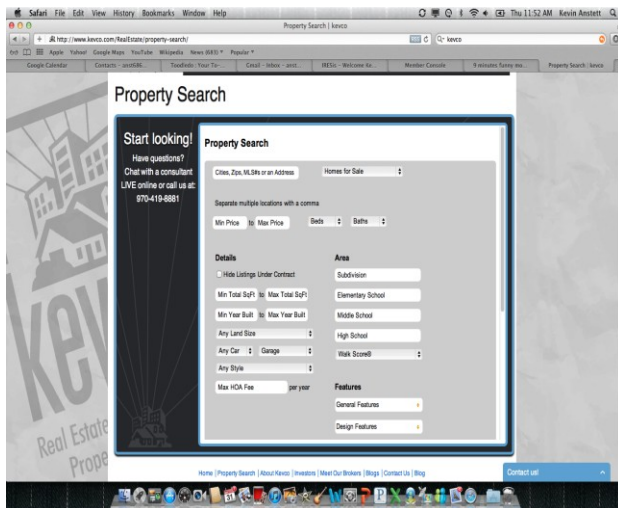
FACEBOOK

Now is a great time to "Like" KEVCO on Facebook. We send out regular market updates, local news, valuable real estate information, as well as new listings as soon as they come on the market.

PROPERTY SEARCH

Did you know that you can search for properties from the KEVCO website? Please visit us online at:

www.kevco.com/realstate



INVESTOR MORTGAGE RATE

The investor rate on a 30 year fixed is 4.125%. These outrageously low rates are making our cash flow targets even easier to hit! Call us if you are looking to purchase a home or investment property in the Fort Collins/Loveland areas. 970-419-8881



Did You Know?

- *There are over 160 words for "camel" in the Arabic language.*
- *There is a city called Rome on every continent.*
- *The word "queue" is the only word in the English language that is still pronounced the same way when the last four letters are removed.*
- *A raisin dropped in a glass of fresh champagne will bounce up and down continually from the bottom of the glass to the top.*
- *The average ear of corn has eight hundred kernels arranged in sixteen rows.*
- *Charlie Brown's father was a barber.*

1124 West Mulberry Street
Fort Collins, CO 80521
www.kevco.com
970-419-8881



Students Expect 12 Month Leases – Kevin Anstett

When buying an investment property, one of the misconceptions from investors is that because students are only in school for 9 months of the year, they only sign 9 month leases, leaving the Homeowner holding the bag for an empty house 3 months out of the year. Well, you can put those fears to rest because that simply is not the case. Students, both Graduate and Under-graduate, are willing and expect to sign a 12 month lease on virtually any property they rent, keeping the cash-flow for you coming in every month of the year!

There are still students looking for housing for the 2012 school year, so now is a great time to purchase a rental property and start a lease cycle.

Kevin Anstett
970-481-3066

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30 S Boulder Circle 30-3012,
Boulder, CO 80303

Featured Listing

This 1 Bedroom, 1 Bathroom condo features laminate floors throughout the living room and kitchen, a wood burning fireplace, private patio with storage and a 1 car attached garage. Condo complex also includes a pool.

It is approximately 3 miles from the campus of the University of Colorado, making it a great investment property. Additional pictures available on our website: www.kevco.com/realestate

For more information, please contact Greg Rittner 970-682-3050.



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Buyer's Closing Costs – Paul Hunter

It has been a very busy month for KEVCO, and the Fort Collins real estate market in general. Buyers and sellers are having to get accustomed to getting through transactions in different ways than they have in the past. Lowball offers on homes under \$250,000 are routinely getting rejected, and multiple offers are a normal occurrence.

Buyer's closing costs are another negotiation point that is changing. In the last 4 years, buyers on most residential transactions have been asking to have their closing costs paid for by the seller. But now, it has become harder to get the seller to reduce their net income on a sale by paying for the buyer's closing costs. It is definitely not impossible to negotiate those with the seller, but it is important to understand that those costs ARE the buyer's responsibility, and should not be looked at as something the seller "has to pay". We are looking at the entire offer with our buyers to calculate net proceeds to a seller, to get the most competitive offer in front of that seller, especially in a multiple offer situation.

We are handling these negotiations from both sides of the transaction and have experience representing both buyers and sellers, so please call if you have any real estate questions or know of anyone looking to buy or sell property this summer. I look forward to hearing from you!

Paul Hunter

970-673-7285

Fort Collins voted 11th on America's 50 Most Bike Friendly cities

To determine the top 50 bike-friendly cities for 2012, Bicycle Magazine evaluated cities with populations of 95,000 or more. "To make the list, a city must possess both a robust cycling infrastructure and a vibrant bike culture".

Fort Collins Claims to Fame: A 310-mile cycling network and a pioneering bike-share program that has served more than 11,000 riders since opening in 2008. New Belgium Brewing also hosts Bike-in movies to benefit local nonprofits.

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