

KEVCO NEWS

Best Time for Investors

According to the Northern Colorado Business Report, the Fort Collins and Loveland area have the highest rental prices in the state of Colorado, bypassing even the Denver metro region.

"Rents across the state have been rising as vacancy rates drop. The still-struggling economy and some difficulty qualifying for a home loan have caused more people to turn to renting rather than buying. In Fort Collins, college students also contribute to the low vacancy rates, driving rents up. The economy in Northern Colorado, especially Fort Collins, is also improving more quickly than the rest of the state, attracting more employees and their families."

This means that for those who can qualify for a home purchase, there is no better time to buy. With rental prices so high, investors will get an excellent return on their money.

Christmas Cards for the Troops

Starting November 1st, we will be collecting Christmas cards for servicemen and women stationed overseas during the holidays.

Please bring or mail your cards to the KEVCO office before November 21st.

Please help us thank these heroes who protect our freedom and include a note of gratitude and well wishes.



Did You Know?

- *A crocodile cannot stick its tongue out.*
- *The volume of the earth's moon is the same as the volume of the Pacific Ocean.*
- *A cat's jaw cannot move sideways.*
- *Peanuts are one of the ingredients of dynamite.*
- *There are more chickens than people in the world.*
- *The shark is the only fish that can blink with both eyes.*
- *Roses may be red, but violets are indeed violet.*
- *The glue on Israeli postage stamps is certified kosher.*

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Real Estate during the Winter Months – Paul Hunter

I am sure you have heard it before: Real Estate slows down in the winter, everyone goes on vacation, and nothing happens in the business. For the last 2 years, December has been one of my most successful months for real estate sales. I am convinced it is because of the mentality outlined above. There are still people looking for homes, both residential and investment at the end of the year, and I enjoy helping them regardless of how much snow is on the ground. Sometimes there are better deals to be taken advantage of because of that same mentality.

For 2010 and 2011, there were between 600-700 properties sold in the 4th quarter in Fort Collins. Over 600 transactions is hardly a slow time of year! This year is on track to be slightly more with the increases we have had year over year up to this point. Remember, if you, or anyone you know, are looking to purchase a home in the next couple of months (and you should be if you have seen the interest rates!) remember I will be here to help you with that sale!

Paul Hunter
970-673-7285



PRICE REDUCED: 3809 Rannoch /street

Beautiful 3 bed, 2.5 bath home in Northeast Fort Collins. New paint and new flooring on main level, vaulted ceilings, bright and open floor plan. Great Location!

Call Paul Hunter for more information 970-673-7285



UNDER CONTRACT:
618 Rocky Road
Amazing investment property! Under contract in only 9 days!

UNDER CONTRACT:
414 N. Shields
3 Bed, 1 bath house in Old Town Fort Collins. Outstanding cash flow for investors.



Best Sale Price comes when Inventory is Low— Greg Rittner

If you are thinking about selling your home, NOW IS THE TIME! The summertime rush brought increased activity in the Fort Collins Real Estate market and our phones are ringing! Around the first of the year, the real estate inventory is generally at the lowest of anytime during the year, allowing those sellers in the marketplace to secure the best price because of less competition.

Current inventory of available homes is down approximately 18% from this time last year. Late spring and summertime bring a larger inventory of homes and lower prices to sellers because of the increased competition. Take advantage of the "swing" and get the best price by selling your home in winter and early springtime. That way, you are prepared to get the best buy when the market is flooded again and "bargains" are to be found! I will schedule an appointment to discuss the market with you, give you some suggestions to obtain the highest price for your home and lend assistance when you sell. Whether you are moving across town or across country, I can help!

Greg Rittner 970-682-3050



SOLD: 30 S. Boulder Circle, Boulder, CO
Excellent investment property near the University of Colorado campus.

Thinking about Building? — Kevin Anstett

Have you been thinking about building? In any Real Estate market, New Construction is by far the most responsive to economic trends, in slowing markets home builders quickly liquidate excess lots and model homes to lower overhead. In thriving markets, general contractors and developers work around the clock to complete new-builds on time.

Northern Colorado is experiencing the positive result of a strong Real Estate market that is reflected in the surge of new construction. Take notice of all the "Development Proposal Under Review" signs around town. Abandoned foundations are seeing framing start, and home buyers are once again taking advantage of multiple builders competing for the opportunity to build their dream home.

If you have been entertaining the idea of building, or just have questions about what developments are in the construction phase right now, please give me a call, I look forward to hearing from you.

Kevin Anstett
 970-481-3066

