

# KEVCO NEWS

## THANK YOU!

*Although Memorial Day has already passed, KEVCO would like to take this opportunity to say THANK YOU to all the brave men and women who serve in the armed forces. We truly appreciate your sacrifice for this great nation and all you do to protect our freedoms!*



## Fort Collins is Under Construction!

*As normally occurs during the summer months, Fort Collins is undergoing some major construction projects. New apartment complexes are being built near the CSU campus, landscapes are being re-done, and MANY of the streets are being repaired and resurfaced. While all of these are signs of a thriving economy, the road construction can be very difficult to navigate.*

*To make your commute easier and for help mapping your route to work in the morning, check out the City of Fort Collins website for current road closures.*

<http://www.fcgov.com/news/>

Kevin Anstett  
970-481-3066  
kanstett@kevco.com

Greg Rittner  
970-682-3050  
greg@kevco.com

## Did You Know?

- *France's Eiffel Tower can grow by more than 6 inches in summer due to the expansion of the iron on hot days.*
- *More ice cream is consumed in July than any other month.*
- *Frisbees were invented by accident in 1870 when young people began throwing empty pie plates.*
- *Until 1900, only men were permitted to compete in the Summer Olympics.*
- *Popsicles were also invented by accident in 1905 by an 11 year old. He mixed soda and water and left the mixture out in the cold overnight with the stirring stick still in it. He patented the idea in 1924.*



**SOLD: 325 E Laurel Street**  
 3 bed, 2 bath home with HUGE Master suite.  
 Great backyard with pergola. Amazing location  
 close to Old Town Fort Collins.



**SOLD: 1919  
 Ross Court  
 C-6**  
 2 bed, 1.5  
 bath condo  
 near  
 Horsetooth  
 Reservoir.  
**UNDER  
 CONTRACT**  
 in 36 hours!



**COMING  
 SOON:  
 417 N  
 Hollywood**  
 Amazing 4-plex  
 investment  
 property  
 bringing \$3800  
 a month



**PRICE REDUCED: 1210 White Oak**  
 5 bed, 4 bath home located near Werner  
 Elementary, winner of the prestigious Blue  
 Ribbon award, the Governor's Distinguished  
 Improvement award, and since 2002 has been  
 recognized as a school of Excellence.



**COMING SOON: 708 Riverbend**  
 3 bed, 2 bath home close to shopping,  
 dining, and easy access to I-25.

**FOR SALE: 1024 E Swallow, C332**  
 2 bed/1 bath condo in Central Fort Collins.  
 Great for first time home buyers or investors.



## Why Buying is a GREAT Option - Paul Hunter

*Renting is something that almost everyone in college has done, or has done for their kids in college. While renting can be beneficial if you or your child do not know if they will stay at Colorado State University for the full 4-5 years (or 6 if you are having a great time!), buying is almost always less expensive on a monthly basis. Plus, at the end of that time you have built equity at no cost, if you have had roommates helping to cover your mortgage payment.*

*The only real barrier to purchasing is the down payment, and if you or your parents have 3.5%-5% down, then buying a home may be the right move for you. At the end of school you will have an income producing property, making money even before you go out and get a job!*

*We have seen an increase in prices over the last 5 years here in Fort Collins, and we have always been a stable market because of the University. Colorado State is increasing enrollment as well, so your investment property will be kept filled with tenants as long as you own it.*

*Call me to talk more about purchasing an investment home in Fort Collins. I would be happy to review the areas with the best potential rental rates and appreciation over time.*

Paul Hunter  
970-673-7285  
paul@kevco.com

## Rising Mortgage Rates

*Although mortgage rates have been at all time lows for several months, we are starting to see an upward trend. Rates have been hovering around 3.5% for the last year, but due to a recovering economy, be prepared to have these go up.*

*According to the National Association of Realtors, "Mortgage rates will continue to rise. They will probably be near 5 percent by this time next year, compared to the 3.5 percent average of the past 12 months. The rates will be even higher in 2015 and 2016".*

*Since time is running out to take advantage of the lowest rates we may ever see, now might be a good time to talk to a lender to see what kind of a loan you may qualify for. You may also want to contact your broker as soon as possible to start looking for a new home!*

1124 West Mulberry Street  
Fort Collins, CO 80521  
[www.kevco.com](http://www.kevco.com)  
970-419-8881

