

KEVCO NEWS

In Other News:

According to a recent article in the *LA Times*, Fort Collins might be the happiest place in the world. The article credits the thriving independent business market, the variety of unique cuisine, and the abundance of local microbreweries as the primary reasons our town is so full of cheer! The fact that the town is close to the Rocky Mountains, and has an active biking community was also mentioned.

How fast is the real estate market moving? According to the *Denver Post*, the Denver area is: "Number 2 in the nation for the shortest length of time that a home is listed before being sold — 33 days — far below the national average of 89 days". The article also cited a 42% drop in available inventory since March of 2011. Fort Collins has seen very similar high turnover in 2013, and buyers must act very quickly.



Did You Know?

- Fingernails grow nearly 4 times faster than toenails.
- Honey is the only food that does not spoil.
- On average a hedgehog's heart beats 300 times a minute.
- More people are allergic to cow's milk than any other food.
- Dolphins sleep with one eye open
- Earth is the only planet not named after a Greek god.
- In 1386, a pig in France was executed by public hanging for the murder of a child.

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**UNDER CONTRACT: 1540 Meachum Way,
Erie, CO**

Beautiful, well maintained 3 bed, 3 bath home with landscaped yard, and large deck.



**UNDER CONTRACT: 417-501 N
Hollywood**

Unique investment property! Triplex and single family home. All 4 units currently rented through summer 2014.



UNDER CONTRACT: 708 Riverbend

Awesome investment property, currently rented through 2014 for \$1150 a month. 4 bed, 2 bath in NE Fort Collins.



PRICE REDUCED: 1210 White Oak

5 bed, 4 bath home located near Southridge golf course and Fossil Creek park.

UNDER CONTRACT: 605 E Plum

Awesome investment property; went under contract in just 3 days! For additional information, contact Paul Hunter at 970-673-7285.



Students and Housing - Paul Hunter

Students are coming back to Fort Collins! Get ready because traffic is going to start getting worse. While some people may grumble about the extended travel times to get across town, investors should be happy about the increased market for rental properties around campus.

At KEVCO we have potential tenants calling in almost every day asking us if we have rental properties available for them for the upcoming school year. We seem to have more late comers than usual, which means if you are interested in purchasing an investment property, we can still market the home while under contract and try and get it rented even before closing (in almost every case we are able to do that!).

Rising interest rates and prices around campus seem to be keeping some investors out of the market, but even though rates have gone up, they are still historically low.

Colorado State University is adding more students to the tenant pool, and plan on adding even more over the next few years. This should have the effect of not only keeping the Fort Collins rental market stable for the future, but make it even more attractive as time goes on. Please call me if you have any questions or would like to see how we analyze these investment properties to estimate cash flow and yield.

When an investor can get an interest rate locked in at 4.75-4.875% for 30 years, that will keep payments predictable and low for the long term, allowing the investor to cash flow well starting day one, and increase that cash flow over time as rents increase as they have been over the last 5 years.

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