

KEVCO NEWS

CONGRATULATIONS!

KEVCO would like to congratulate Paul Hunter, our Managing Broker, on being selected as the 2013 Young Professional of the Year by the Fort Collins Board of Realtors! He received this award based on real estate knowledge, volume of sales, community involvement, and service to the Board. Greg Rittner was also a finalist for the same award. Congratulations Brokers!



What is a CMA, and why do I need one? – Kevin Anstett

With today's technology, many homeowners turn to popular real estate websites for information about their neighborhood and to determine their home values. Despite the vast knowledge available on the internet, nothing beats the accuracy and reliability of a good old-fashioned CMA or Comparable Market Analysis. Having a KEVCO Realtor do a Market Analysis means you will get the following: A detailed accounting of all the features your home offers, any updates or improvements that have been done that might not be listed in public records, cost evaluation based on the most current market trends, and the irreplaceable value of a Broker's professional opinion on curb appeal and marketability. Some of the popular websites also do not have access to individualized features of your home, or most recent sales in your area for accurate comparison purposes. CMA's are always complimentary with KEVCO and you do not have to be considering selling your home to request one. We would love to provide you with one, just call or email.

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*Paul Hunter
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UNDER CONTRACT: 340 E. STUART

Great Old Town corner lot home, A/C, brick, newer hardwood floors, updated kitchen and full bath, 2 bed with an office that could be made into 3rd bed. Formal dining area and livingroom with fireplace. Great back patio and fenced back yard. For additional information, contact Kevin Anstett at 970-481-3066.



UNDER CONTRACT: 3124 KILLDEER

Great 5 bed, 3 bath home close to CSU Vet School, Fully fenced backyard, fireplace, A/C. Great Investment Property or single family home.



NEW LISTING: 1144 W. Myrtle

Fantastic property close to Old Town/CSU. Kitchen has granite countertops, SS appliances, subway tile backsplash, & cork flooring. Slate tile in the bathroom with an awesome claw foot tub. Huge backyard with chicken coop, shed, and room for a garden. Contact Greg Rittner 970-682-3050.

UNDER CONTRACT: 1210 White Oak
Home has brand new kitchen countertops and living room carpet! 5 bed, 4 bath home located near Southridge golf course and Fossil Creek park. Large backyard and deck for entertaining. Master suite with bath attached. Great location in South Fort Collins, also in neighborhood with award winning elementary school. For more information, contact Paul Hunter 970-673-7285.

Consider the Future when Purchasing a New Home – Greg Rittner

Purchasing a home is an exciting time in life. Whether you are a first time homebuyer or looking to move to a larger place, it may be a good idea to think about the more distant future before buying. Yes, a one-bedroom loft downtown is great right out of college, but what about if you want to start a family or have a relative who needs a place to stay? Or what if you plan on only having one child and you end up with twins, will you have the space for these kinds of surprises? If you are close to retirement age or like to travel, perhaps a home with an attached rental suite would be beneficial to generate some extra income. If you are looking to purchase your first home or upsize for a growing family, be sure to consider what type of space you may be needing in a few years, not just right now. Give me a call if you have questions about what housing may be the best fit for you and potential changes in your life.

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GREAT NEWS FOR INVESTORS!

According to a recent article in the Coloradoan, "The average monthly rent in Fort Collins hit its highest point in at least four years, climbing to \$1,055.62 in the third quarter of 2013". KEVCO has also maintained 0% vacancy for the 5th year in a row. If you have considered purchasing a rental property, now is great time to capitalize on excellent rents and low vacancy rates.

Fort Collins – 3rd Quarter Housing Figures

<u>Year</u>	<u>Average Rent</u>	<u>Vacancy Rate</u>
2010	\$868.36	2.8 percent
2011	\$946.73	2.3
2012	\$1,042.14	2.1
2013	\$1,055.62	2.9

Source: Colorado Division of Housing

MERRY CHRISTMAS

KEVCO would like to wish you and your loved ones a very Merry Christmas and a Happy New Year! May your holiday season be filled with joy!

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