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March 2014 Newsletter

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Where are we in the Real Estate Cycle?

Before anything else, I want to thank Lake County for voting me 2013's [FAVORITE REAL ESTATE AGENT](#)! Our success is thanks to the people in our wonderful town who have trusted us with the selling or renting of their homes and to those who have allowed us to help them find their new home.

Last year, in an interview with CNBC, Warren Buffett, widely considered the most successful investor of the 21st century, said it's a fantastic time to buy single family homes and I believe that is still true today. Interest rates are still low, rents have risen, stock prices are even higher and there are still plenty of depressed assets on the market. Bottom line, housing is still one of the best investment opportunities out there. [Click here](#) to watch the interview with Buffett.

If you purchase low to moderately priced single family homes in owner occupied neighborhoods, you maximize the returns and liquidity of your investment. To show you how effective this strategy is, I've completed an [INVESTMENT ANALYSIS](#) for one of the foreclosure listings at the bottom of this newsletter. See for yourself the amazing opportunities still available in Real Estate.

Check out the table below. Where do YOU think we are in the real estate cycle?



We've made it our mission to help you understand the tax advantages, financing alternatives and investment benefits of home ownership. Every day is an opportunity to change your financial future! CONTACT US for a free consultation!

Andrew Purdy

Featured Listings



116 E 9TH, LEADVILLE **\$375,000**

Don't miss out on this unique opportunity to own a residence and commercial space on Hwy 24! With a turn-key ski rental business, this property will earn right away while you reside upstairs in the modern 2 bed/2 bath apartment with vaulted ceilings and unbeatable views. Purchase of this residence includes 6 snowmobiles with pickup truck and trailer, Grinder/Edger/Belt Waxer, Large inventory of rental equipment and soft goods, and a client base of 11,500 names and addresses!



119 E 11TH, LEADVILLE **\$137,000**

Walk in to wood floors highlighted with sunny windows and an inviting wood stove. The bathroom has been remodeled and features a beautifully tiled shower. Aspen paneling gives this home a cozy mountain feel. Stroll down the street and enjoy the library, parks and a revitalized historical district with restaurants, art galleries, and the national mining museum. Great central location with a fully fenced yard, outdoor shed and BIG Colorado views.



43095 CR 397, GRANITE \$125,000

Blue skies and clean air await you and your family at this cabin in beautiful Granite Colorado. This weekend getaway is adjacent to Gold Medal Trout waters and the highest put in point for the Arkansas river! Several sheds hold all your outdoor gear and a wood burning stove keeps you warm and toasty. This home has a remodeled bathroom and kitchen, plus a convenient washer/dryer! Make this home your outdoor getaway with access to Buffalo Peaks Wilderness.



1905 W GORE CREEK DR, VAIL \$1,495,000

This beautifully remodeled and fully furnished home is situated on Gore Creek. Your family and friends will certainly enjoy the quiet solitude and beauty of the river from all three levels of this well laid out and elegantly furnished home. The kitchen features stainless steel appliances and beautiful granite countertops. The deck off the dining room/living room provides relaxing views of Gore Creek. While downstairs, the large master suite is luxurious with a gas fireplace and private hot tub.

Lake County Real Estate Market Reports

For details of Homes sold in February, [Click Here](#).

For the February Market Activity Report, [Click Here](#).

Eagle County Real Estate Market Reports

For details of Homes sold in February, [Click Here](#).

For details of Land sold in February, [Click Here](#).

For details of Commercial Property sold in February, [Click Here](#).

For the February Trend Report, [Click Here](#).

Available Rentals

[630 Reva Ridge Rd, Twin Lakes, CO](#) - \$1500/mo, 3bed/2.5ba

Foreclosure Listings

[311 Poplar, Leadville, CO](#) \$76,950

[135 Stargazer, Leadville, CO](#) \$100,000

[734 Eagle Dr, Unit B, Avon, CO](#) \$557,000

[0412 Bluffs Dr, Eagle, CO](#) \$409,900

[38596 Highway 6 C401, Avon, CO](#) \$260,000

[Contact Us](#) for more information and pictures.

