

Steve Laevastu & Roger Turner's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Green Lake Area



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 Happy St. Patrick's Day! 

The following is a listing of some of the properties that have sold in our Green Lake neighborhood during January 2004.

Do you wonder what your home may be worth? The decor, features and condition all have a bearing on the price a home will command. We have seen the interiors of most of the homes on this chart.

If you are considering selling your home, please let us help you. By discussing the details with you, viewing your home and preparing a market analysis, we can provide you with useful information, such as a sales price that might realistically be expected in today's market.

<i>Address</i>	<i>Beds/Baths</i>	<i>Style</i>	<i>Sale Price</i>
8002 Stroud Ave N	3/1.75	1½ Story	\$280,000
105 NE 58th St	2/1	1 Story w/bsmt	\$325,000
906 N 75th St	2/1	1 Story w/bsmt	\$351,000
5427 Kensington Pl N	2/1	1 Story w/bsmt	\$365,000
1312 N 79th St	3/1.5	1 Story w/bsmt	\$422,000
7712 N 79th St	3/1.5	1 Story w/bsmt	\$437,500
7517 Linden Ave N	4/2	1½ Story w/bsmt	\$449,500
1419 N 52nd St	4/2	2 Story w/bsmt	\$539,400
123 NE 57th St	3/2.5	2 Story w/bsmt	\$545,000

Information courtesy of NWMLS & is subject to change without notice

Average List Price:	\$417,139
Average Sales Price:	\$412,711
SP%LP	99.76%
Average Days on Market	22

TAX TIPS FOR HOMEOWNERS

In addition to being a strong investment, owning real estate can really pay off at tax time. And since tax time is right around the corner, here are some tips to help maximize your tax advantages for your real estate holdings. *Check with your tax advisor on which deductions apply to you.*

Capital Gains

If you sold your home last year, you can exempt the first \$250,000 of profit (\$500,000 for married taxpayers filing a joint return).

Capital Improvements

The cost of major improvements can be deducted from the taxable gain when you sell your home.

Repairs to Rental Property

General repairs may qualify as deductions in the year they are paid for. Also, keep track of major improvements as they are deductible when you sell or through depreciation.

Points

Points paid at the time of a purchase are fully deductible in that year. The points you pay when you refinance are deductible over the life of the loan, and any remaining unamortized points from the previous loan are able to be written off in that year.

Moving Expenses

If you moved because of a change in your employer's location or because you started a new job, you may be able to deduct some of your moving expenses.

Mortgage Interest

And of course, you can deduct the interest you paid on your mortgage during the year.

Now is a great time to maximize your tax benefits by adding to your real estate investments. Call us with any questions you may have about expanding your real estate portfolio. Also, check out www.windermere.com where you can search for properties, estimate payments, and sign up for automatic e-mail notification of new listings.

We can help!

WHEN YOU WANT TO *SELL* A HOME, WE CAN-

- Help you establish the best sales price based upon sales information from similar properties that have recently sold (indicating what buyers are willing to pay for similar properties).
- Aggressively market your property and assure the greatest exposure possible to both real estate agents and prospective buyers (they have to see it to want it).
- Screen prospective buyers (weeding out those who don't qualify).
- Help you in negotiating the contract and handling all the contractual requirements after the sale.
- Assist you in relocating, whether purchasing a new home here or in any other part of the country - We can help!

WHEN YOU WANT TO *BUY* A HOME, WE CAN-

- Show you homes that meet your needs in every way - location, amenities & price.
- Assist you in finding the right financing for you and your situation.
- Guide you through the negotiations and advise you to the end.
- Be the professionals you deserve to assist you in all your real estate matters!

**WHETHER SELLING OR BUYING -
WE CAN HELP!**

**WE ARE DEDICATED TO GIVING YOU THE BEST
POSSIBLE SERVICE. CALL US!**

Steve Loovatten
Roger Turner

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