

**This is what we provide to anyone wanting to know their Really True, Current and Accurate Home Value whether considering a move soon or in the future, even years away. As you will see it is completely detailed and not like any online values that are wrong. Those web sites do not know anything about your home, so there no way it can be right. They have disclaimers that they are off by 10 to 15% or more. On a \$400,000 estimate that is \$60,000 off.**

**Why not let us provide you with an analysis just like this real one.**

**Which one would you really want? Also, truly must see three links on last page at the bottom.**

**To Homeowner: Owners name and address left out for privacy reasons. 11-3-2020**

We just completed the detailed research on the value of your home that you requested. Thank you giving us the details of your home. This is an extremely detailed analysis but we encourage you to read all of it for your benefit. Of the over 200 home value requests we get every year, 90% of homeowners are just curious and not looking to move soon or at all. We still prepare their current accurate values for them. Any questions, please don't hesitate to call, text, email us. We know you are not ("add" or are) considering a move now ("add" or soon)("both depending on situation"). When it may be time to move, even years away, we will show you all the updated marketing pieces we have created. The ones we use now are outlined in the included packages. We will create the marketing plans of action for your specific situation when it's the best time for you.

You know we've been in an increasing market since 2011 but it is now at the highest values in history. The market is extremely active despite the virus with homes selling in less than one week and many at over the asking price. Unless, of course, too far over asking prices. Have seen some asking for up to \$100,000 more and they stay on the market for months. As long as the current interest rates stay at the all time low, the market will stay as it is now. As always home values vary based on numbers of reasons including condition, amenities and timing of the market. We know you may not be moving right away but an important factor to consider is: **If you've considered selling your property, it will sell for today's peak values or more over the next year or so. However, prices cannot keep going up too high because that would price too many buyers out of the market causing a significant slow down.**

Based on the up to date research as of this week that we've compiled, **If you were selling now your value would be \$520,000 to \$530,000 because of your new metal roof with solar panel, impact windows, all upgraded home, AC 2017, pool with upgraded big patio, golf course lot, roofed patio. But as mentioned above, there's a real probability it would sell for more. Our last two most recent sales were \$11,000 and \$10,000 over asking with no appraisal contingency.** We checked Broward County Property Appraiser site and it shows you have 2,347 sqft of AC space. That is the biggest issue about your value as you will see the ones below that are above 3,000. That is also what you're taxed on. If it is larger, let us know, but not the Property Appraiser office so your taxes will not go up. If larger it could help your value to be higher depending on the amount.

**These are the major comparable amounts that appraisers use - see their approximate values shown next: extra sqft AC space possible \$5,000 or more in value depending on differences/extra bedroom \$5,000 to \$7,500 in value/lake lots or pools \$10,000 to \$15,000 each in value/lot sizes make a difference/roof ages/hurricane protection/upgrades/overall condition. They very rarely give what**

most owners would want for remodeled kitchens, flooring, baths, etc. However, different appraisers can show different values. Have had up to \$50,000 differences from one to another.

If roof ages are not given in any of the homes in this analysis below and those sold homes did not pass inspections, insurance may not have been issued. All insurance companies have become very strict about issuing new policies regarding roofs. Used to be 10 years of life left, now 3 to 5 years. A few companies will insure less than 3 or 5 years of life left but for higher premiums.

**\*Best comparables are Closed sales. We look at Pending/Back Up Contracts also to help with the research. Homes without a golf course view will have three \*\*\*. Dom-Days on Market**

\*3/3.5/office and separate den/2 car garage/pool/big lake view/3,880 sqft AC space/13,632 lot/2018 tile roof, AC age not given/some upgrades/gas stove & water heater/partial marble floors/carpet in bedrooms/accordions. Full price of \$549,999. Closed 5-21-20. 17 Dom.

\*4/3/pool/1 car garage/3,369 sqft AC space/9,450 lot/all upgraded/no roof, AC ages/hurricane panels. \$529,000. Closed 9-28-20. Dom 4 days.

\*4/3/office/2 car garage/pool/3,184 sqft AC space/14,767 lot/mostly upgraded/roof 2005/hurricane garage door/regular shutters. \$500,000. Closed 9-28-20. 11 Dom.

\*4/4/2 car garage/heated saltwater pool/3,098 AC space/9,893 lot/impact windows/2 zone AC/2 water heaters/some upgrades/no roof, AC ages. \$455,000. Asked \$459,900. Closed 2-21-20. Dom 16 days.

\*4/5/3 car garage/pool/4,056 sqft AC space/39,412 lot/no roof, AC ages/Said "Investors Delight and a Project". \$445,000. Asked \$569,900. Closed 5-14-20. Dom 101 days.

\*3/3/2 car garage/2,616 sqft AC space/14,354 lot/impact windows/all upgraded/2014 roof/no Ac age/new drywall & electric wiring. \$445,000. Asked \$490,000 at start. Went down to \$450,000. On market since 2-7-2019.

\*3/3/office/pool/1.5 car garage/9,450 lot/all upgraded/impact windows, doors/no roof age/newer AC. \$443,450. Asked \$494,000. Dom 8 days. **See below in red.**

\*4/3/2 car garage/pool/2,396 sqft AC space/9,832 lot/all upgraded/impact windows, doors/no roof age/newer AC. \$435,000. Asked \$449,000. Closed 9-1-20. Had 2 offers. Dom 77 days. **Compared to 2<sup>nd</sup> one above, you can see the difference of sqft space with the price of \$529,000.**

**\*Back up contracts. Will not know sold price until closed**

\*4/3/2 car garage/2,485 sqft AC space/pool/9,450 lot/all updated/regular hurricane shutters. \$535,000. Dom 42.

\*4/3/2 car garage/2017 pool/2,396 AC space/9,641 lot/impact windows 2019/shingle roof/AC 2020/water heater 2013. \$475,000. Dom 23.

\*\*\*3/2.5/2 car garage/no pool/3,049 sqft AC space/13,727 lot/shingle roof 2019/AC 2015/water heater 2018/updated kitchen & baths. \$425,000. Dom 7.

**Pending Sales. Will not know sold price until closed.**

**\*\* 3/2.5/2 car garage/pool/2,423 sqft AC space/12,536 water lot/metal roof/all upgraded/impact windows. \$520,000. Dom 195.**

**\* 4/3.5/pool/2 car garage/3,737 sqft AC space/12,293 lot/some upgrades/no roof, AC ages. \$485,000. 3 offers since started 3-1-2020. Last one on 9-30-2020. No reasons. Total Dom 142.**

**\* 3/3/3 car garage/2,527 sqft AC space/9,365 lot/shingle roof 2017/AC 2019/some upgrades/new vinyl wood look laminate floors/started at \$444,900, now \$425,000. Dom 260.**

### **\*Current Active Homes For Sale**

**\*There are 11 homes for sale from \$1,150,000 to \$298,000.**

**\*\$1,150,000 is 4/4.5/pool/2 car garage/44,045 water lot/4,788 sqft AC/metal roof. Days on market (Dom) 119. Started at \$1,390,000.**

**\*\$949,900 4/4.5/pool/4 car garage/54,198 lot/6,972 AC space/no roof age given. Dom 426. Price raised from \$899,500. No offers shown.**

**\*\$535,000 3/3/2 car garage/2,551 AC space/no roof age, AC age or lot size given/water lot. Dom 481. No offers shown. Raised and lowered price 7 times. Agent owned home. Doesn't know what he's doing.**

**\*Four others all under \$400,000 so no need to use.**

**Until closed, the Back Up, Pending Sale and Active homes above have no bearing on current values because only closed homes are used by appraisers. But it's good information for you to know.**

**You will be set up on our Free Market Update Program that will keep you updated by showing any new homes on the market, under contract, up or down in price, back on the market, closed, etc. We will also do extra research of any ones you have questions about to find out roof and AC ages, if back on the market and why, true days on the market, etc.**

If considering doing any more upgrades than you already have and would like some suggestions of how much to do, we will be happy to give you completely free advice. We just want to make sure you get your investment back or more.

**We'll caution you not to pay any attention to tax assessed values or online computer generated searches such as Zillow, etc.** These online sites use a dollar cost average per square foot which may include larger homes or smaller homes in the same area as comparables to your home. Their "estimates" have absolutely ZERO bearing on real home sale values. **As proof, the owner of Zillow sold his home in Seattle in 2018 for \$710,000 LESS than what Zillow said it was worth.**

**We hope the information provided in this evaluation is truly helpful to you because the data is detailed and current for your benefit, not just a maybe value. We will keep you updated on the market and you can contact us at any time about anything with any questions.**

Whenever you consider moving in the future, we will provide a new, current value. We provide this **free of charge** as our sole purpose is to ensure we are consistently keeping you up to date on the market. Projections by the experts nationwide about the real estate market are that the values will

be staying the same or rising higher over the next year or more. Of course, there is no crystal ball but that is why we will keep you updated so you can make the best decisions for your specific situation. We give free tips to many homeowners on a regular basis about some inexpensive changes to your home to add value. Feel free to reply to us if you have questions about your current value. You can simply give us a call, text or email at the numbers below. We are always happy to help.

The **28 Tips report included** has very valuable information whenever you are considering a move.

If you like what we do based on this analysis and other included information, we would be truly happy to help any family, friends, neighbors, business associates or anyone else you may know, either selling or buying. We will send them the same kind of home value if wanted and other included detailed information by email, mail or in person for them to know all about us before actually considering a meeting with us. Plus, a \$25 Publix Gift Card for you just for the referral and an additional exceptionally generous gift card for you if they decide to let us help them.

We are very pleased to say we are **old school and actually answer the phone days, nights and weekends**. If we are with clients, in a pool or ocean, having surgery (hopefully not), driving, etc., we always call back as soon as we can. We honestly enjoy hearing and talking with anyone. So call, text, email us for any reason at any time about anything, real estate related or not. In person meetings have always worked out the best for clients over the last 40 years but with today's problems and the new way of doing many things, we are also doing Zoom meetings so we can see each other! We are grateful for any and all opportunities of providing you or anyone else with all our professional services and expert advice.

We truly hope you, all family, friends, neighbors, business associates and anyone else you know are all really well now and in the future.

Warmest Regards,

Lee – Team Leader and Tim – Marketing/Analysis/Client Coordinator  
Lee Jenkins Real Estate Professionals – RE/MAX PowerPro Realty  
Direct and Text: 954-540-8509 Lee@LeeJenkins.com

[www.LeeJenkinsRealEstateSpecilaists.com](http://www.LeeJenkinsRealEstateSpecilaists.com) – **Take a look**

**It's never about us. It's Only and Always About You.**

**Just Give Us 1% of Your Trust and We Will Earn the Other 99%.**

**Go to links to see: "How To Get More Money For Your Home"**

**<https://youtu.be/MIKWxSNHTo>**

**Does Your Dream Home Exist In South Florida? [https://youtu.be/GOxErt\\_M9D4](https://youtu.be/GOxErt_M9D4)**

**Just for Fun, Take a Look at Tim's Very Sweet (spicy added if wanted) Chicken Wings Recipe Video at <https://photos.app.goo.gl/AjapGEK979oZo5qt6> Everyone Loves Them!!**