

# Lee Jenkins Real Estate Specialists

## South Florida Real Estate News

**We Truly Hope You, Family, Friends, Neighbors and Anyone Else Are Well Now and In the Future.**

***Our Principals, Commitments, Beliefs and Values are Very Simple:  
“It’s never about us. It’s Only & Always About You.”***

### Keeping You Up To Date On Trends & The Local Real Estate Market

Provided By: Lee Jenkins, Real Estate Specialist

January Edition

#### What’s Inside:

- P. 2 – Is This Some Kind of Dream?
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- P. 3 – Christmas Gifts To Those In Need Videos. Over 50 Kids.
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**\*\*\*The Real Estate Market is at its Highest Level Ever. The Interest Rates are at the Lowest Rates in History with many buyers looking to buy immediately in prices ranges up to \$1,500,000. Want To Really Sell Your House Fast? Go [www.FullPriceHomeSale.com](http://www.FullPriceHomeSale.com) and Enter Offer Code FL02 to see how our proven new program can get you top or over market price now\*\*\***

#### Building Wealth Through Real Estate

One of the things I always advise my real estate clients on is the development of wealth through the ownership of a couple rental properties. It surprises me how many people think they need to have perfect credit or lots of cash to buy a rental property or two. That’s simply not the case. When you go about this the right way, you can acquire a rental house and the monthly rent pays the mortgage plus a little bit of profit to boot! Additionally, the tax benefits can be outstanding due to depreciation! You’d be surprised how many people start with the purchase of just one investment property, then make it two and grow from

there. Best of all, it doesn’t take lots of money to make it happen. Regular people do it a lot!

This can be a great “retirement fund” for the typical family that would love to own a few houses outright sometime down the road.

Inside a mastermind group I belong to, we have a gentleman that acquires two more houses every year (one for each of his kids) so whenever he passes on to the next life, each of his children will own a portfolio of rental houses that are owned free and clear by that time. The best part about that story is that his children have no idea he’s been doing this so it will be one heck of a surprise for them several decades down the road!

If you’ve ever given a consideration to owning an investment property, we have a Dream Team that can help you along the way which includes property management and more. That way it’s truly a PASSIVE investment, handled by state licensed professionals and requiring none of your own time to create wealth!

I’d love to have a conversation with you, with absolutely no obligation of course. Many times we can find out a little bit about what you’d like to accomplish and some of your long-term goals. I talk to people all the time that had no idea they could create a small portfolio of properties with the entire mortgage being paid down by high quality tenants. Interested in more info??? Let us know.

954-540-8509. [Lee@LeeJenkins.com](mailto:Lee@LeeJenkins.com). Or a Free, Short Zoom Meeting. Just need your email or call/text us.

## Making Your House A Home...

There's no better feeling than putting your own touches on the house you live in. It truly makes it feel like "home" with all of the personalization and creature comforts that make it warm and inviting for your family to enjoy.

I've always loved to see the enjoyment our clients feel when they've added a patio or a deck and sometimes even do a full home renovation. It can feel great to come home and have dinner on the patio for a quiet evening enjoying the sounds of the outdoors.

Financially, we get a lot of questions about the economic sense it may make in doing additions or improvements. And those are smart questions.

After all, you don't want to sink \$10,000 into your home if you are only going to get an additional \$2,000 in resale value right? Believe me, we've seen worse. Not too long ago there was a gentleman that invested over \$30,000 into renovations that he wanted to put his own "flair" into the property and make it feel like home for him but it actually DECREASED the overall value because it didn't appeal to a maximum number of people.

You've heard before that when it comes to colors, you want to keep things as neutral as possible. The same is generally true in quality of flooring, countertops, cabinets, landscaping and more.

It's fine to paint the dining room a bright red or the kids room a fun pink or baby blue but just know that you'll need to paint it again (possibly two or three coats) to neutralize it before you'd ever want to sell it sometime down the road.

That's not to say you shouldn't personalize your home, but know that the things you put your own

touches on may need revamped again in order to appeal to the maximum number of people. This is true even if you think you have incredible, unique style that everyone will love the way you do. Trust me, they won't!

For the bigger projects that require general contractors, electricians, plumbers, landscapers and more, it's always wise to check with your real estate advisor before you move forward with the work. I can give you my professional opinion as to what it will do for the value and marketability of the home in the long run. Additionally, an additional set of eyes and ears may allow us to forwardly predict any issues that may come up as a result of the improvements or additions.

Being that your house is many times the largest investment of your life, you don't want to go making major changes without professional real estate advice.

A quick chat on the phone is sometimes all it requires, while other times, we may stop out to take a look and get a better feel for what you have in mind. Of course, we always provide this opinion free of charge as a service for our most trusted clients.

Have you considered some additions or changes? Do you need a professional opinion about it? Would you like us to refer you to some good quality professionals that can do a good job for you? Give me a call and let's chat! That's what I'm here for! My number is 954-540-8509! Email [Lee@LeeJenkins.com](mailto:Lee@LeeJenkins.com). Also doing Zoom!!

### Quote of The Month

*"Don't wait to buy real estate. Buy real estate and wait!"*

**-T Harv Eker**

**\*\*Sold & Closed\*\***

- \*3052 SW 141 Terr. Davie**  
4/4/Office/Lake/Acre \$805,000
- \*13951 SW 31 St. Davie**  
4/3.5/Pool/Lake/Acre \$850,000
- \*2633 Baccarat Dr. Cooper City.**  
4/3.5/Pool/Lake \$630,000.
- \*4941 Hawkes Bluff Ave. Davie**  
3/2/Pool/Water Lot \$561,000
- \*15030 W. Tetherclift St. Davie**  
3/2/Pool \$550,000
- \*9200 SW 56 St. Cooper City**  
4/2/Pool/Water Lot \$505,000

**\*\*Coming Soon\*\***

- \*3/2/Pool/Lake/West Davie**  
\$575,000 to \$580,000 Range
- \*3/2/West Davie/Accordion &**  
**Impact Windows \$550,000 Range**

We are doing Zoom Meetings. We are happy to meet, answer any questions, give free advice about anything real estate related or not, show you our marketing plans of action whether selling or buying soon or in the future. Simple email, call text to 954-540-8509. [Lee@LeeJenkins.com](mailto:Lee@LeeJenkins.com)

**\*Want Your True & Accurate Home Value Even If Just Curious? Don't use Zillow or other sites! Why? Owner of Zillow sold his home for \$1,040,000. Zillow had \$1,750,000! Better: Our Completely Free 4 page Home Values are accurate, current, & specific to your home. Which one would you want? Let us know your area & will send you a free website to go to get your value started. Or just [Lee@LeeJenkins.com](mailto:Lee@LeeJenkins.com) or Call or Text 954-540-8509. We average 200 per year. 90+% are just curious. We Still do Free, No Obligation Complete 4 Page Values.**

Below are video links to our Christmas Gifts to families at Orange Blossom and Kings Manor Trailer Parks in Davie. *We know it would be an investment of some time to take a look, but these videos show why it is always very humbling to see how thankful all of the kids, Moms and Dads are.* As you will see, we have to talk them into taking more than just one gift & start to walk away. It shows they are very good, not greedy people.

<https://photos.app.goo.gl/yPBFFwFLqt4YbfPX8>  
<https://photos.app.goo.gl/BdfN6k14tuEcnCty5>  
<https://photos.app.goo.gl/aQsXjUYgUdbW4NDA8>  
<https://photos.app.goo.gl/9BpFPsUwPuBGcTZ29>  
<https://photos.app.goo.gl/5m4Qsg4yWKFNXi7Z7>  
<https://photos.app.goo.gl/EcJT56NevkXMowoh8>  
<https://photos.app.goo.gl/6sG13XhqmjTvMLNn6>  
<https://photos.app.goo.gl/aX9Se8a5QSfWwclS9>  
<https://photos.app.goo.gl/peNRBSbauixc7vhj8>  
<https://photos.app.goo.gl/Mg6NcsuwNY4pREBDA>  
<https://photos.app.goo.gl/ktJuMNPLupB7SsKFA>  
<https://photos.app.goo.gl/jQ4BqEZPzJSuP22N7>  
<https://photos.app.goo.gl/EcJT56NevkXMowoh8>  
<https://photos.app.goo.gl/aNLCGucmmTSCqSuA6>  
<https://photos.app.goo.gl/McYep5Hrboc4sPMSA>  
<https://photos.app.goo.gl/WSunSRBh9cbK1QeHA>

If you would like to let us know your email, we will be happy to send the links so much easier to open.



Only 2 pictures we have. Our garage the night before first delivery & our 105 Year Young Eme. As vibrant as ever!! Have videos of her dancing, talking with us (only speaks Spanish. Daughter In Law translates), walking around, etc. As we have said before, her philosophy of her Long Life is: "I Take Care Of Others Before Myself". And, as we have said before – What if whole world was like that. Happiness everywhere!! Lets help what we have control over and more.



**Lee Jenkins**  
**Realtor**  
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**Specialists**

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RE/MAX PowerPro Realty

**Want Free Updates about your community to keep educated about the market? Call/Text 954-540-8509 or [Lee@LeeJenkins.com](mailto:Lee@LeeJenkins.com)**

Our ongoing research of absolutely the best new, proven strategies to help all our clients is what is most important to us. **We just want to do a great job for you.**

**Happily working with sellers and buyers in South Florida for 40 years in all price ranges. We are very grateful every day for the opportunity of having helped over 3.000 clients with their real estate needs.** Thank you to all who continue to refer your family, friends, business associates and any others for us to help.

**Thinking of selling? We have our 34 Point, Up to Date Marketing with our newest marketing strategies. Buying? We find off market homes as well as notify about new homes in 1 hour.** Ask for our Homeowner or Buyer Assistance Packages.

**We are Specialists in the Luxury Market and Horse Properties also.** Lee is a Certified Premier Luxury Marketing Consultant, Certified Residential Specialist and Master Broker Member. Some agents don't work with First Time Buyers but We Love Them. We help Investors find properties to boost their portfolios.

**We have been through all the real estate cycles since the 1980's so we are completely knowledgeable about how, why and when the market changes.** Plus, how it affects anyone whether selling or buying and what to do to make sure you have absolutely the best outcome for your personal situation. **Without us actually coming to see you in person, please see complete information when considering a move soon or in the future.** \*\*\***Want To Know How To Get More Money For Your Home? Go to: <https://youtu.be/MIKWxSWNHTo>.** \*\*\***Does Your Dream Home Exist in South Florida? Go To: [https://youtu.be/GOxert\\_M9D4](https://youtu.be/GOxert_M9D4)**

**Recommended Service Providers**

**As a Real Estate Professional, I work with many local vendors and recommend those that give great service. Here are just a few of many professionals on our 50+ Member Service Team. If you know of anyone plus yourself to be added, let us know. Want our full list? 954-540-8509 / [Lee@LeeJenkins.com](mailto:Lee@LeeJenkins.com).**

Mortgages: Mike Lewis  
 Florida Mortgage Solutions  
 954-816-5112  
 \*Property Insurance:  
 Jay Kaiser Brightway  
 Insurance 954-367-8100

\*First International Title  
 Jo Godinez - 954-349-4807  
 \*Real Estate Attorney  
 Adam Zipper-954-659-2220  
 \*Family/Divorce/Estate Law  
 Bernadene Rodriquez P.A.  
 954-424-2121

\*Gates/Fencing/Railings/Trellis  
 Integrity Gates & Access Control  
 Scott Lodge – 754-265-3790  
 \*Painting - R&M Enterprises  
 Richard Clifton - 786-395-0505

\*RestorationWater/Mold/Fire  
 Alex Caccavale - 954-605-1196  
 \*Plumber- Manin Plumbing  
 Service LLC – 954-450-7057  
 \*Lighting - Interior/Exterior  
 Andy Dieppa – 786-344-9888

\*Yard Maintenance/Landscaping  
 Hector Valiente - 754-224-1669  
 \*Air Conditioning-New & Repair  
 Lindstrom AC and Plumbing Co.  
 Call Direct to Joe - 954-275-0692

\*Electrician-Premier Electrical  
 Jim Milardo - 954-495-3006  
 \*Public Adjuster Gil Martin  
 5 Star Claims 305-342-8111  
 \*General Contractor  
 Paul Carrabba 305-297-6533

\*Handyman/Remodeling  
 Luigi Navaro - 954-391-1147  
 \*Appliance Doctor  
 Raul Menendez 954-901-7887  
 \*S.T.A.R Sprinklers, Inc.  
 Antonio Nieves -954-709-0304

\*Native Roofing 954-214-1989  
 Jim Anderson  
 \*Patios/Driveways/ Pools  
 5 Star Pavers/Pool Remodels  
 Dom Ziccardi - 954-642-6169  
 \*Garage Doors  
 Rudy Guevara 954-965-9988