

# Lee Jenkins Real Estate Specialists

## South Florida Real Estate News

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

Provided By: Lee Jenkins, Real Estate Specialist

**Just Give Us 1% of Your Trust and We Will Earn the Other 99%**  
*Our Principals, Commitments, Beliefs and Values are Very Simple.*

**“It’s not about us. It’s Only About You.”**

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#### 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 tons of money to make it happen and regular people do it every day!

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??? Call or Text 954-540-8509 or [Lee@LeeJenkins.com](mailto:Lee@LeeJenkins.com)

## 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. We have seen people invest over \$30,000 into renovations that they wanted to put their own "flair" into the property and make it feel like home for them 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, there may be a chance they won't. You don't want to lose a sale or get low offers because of this possible

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.

### Quote of The Month

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

**-T Harv Eker**

**Our Homes for Hero's Program.**

Law Enforcement / Firefighters.  
EMTS / Any kind of School Related.  
Military now or in the past.  
Anyone in any Medical Field.  
\$1,000 for moving expenses or  
Closing Costs help. Know of anyone  
plus yourself, let us know.

Want to know Complete Details of  
the **Top 10 Low, Median Priced or  
Luxury Priced Homes** in any area?  
Just a quick call, text or email.

**Not Sure Your Dream Home  
Exists In South Florida?**

At truly no cost to you, tell us what  
you're looking for and we invest our  
own money to find off market homes  
that match what you want, with  
homeowners looking to sell. So no  
competition from other buyers.

**\*\*No Money Down Loans Are Back! Not  
VA Loan. 620+ Credit Score. With the  
Very Low Mortgage Rates Now, This Is A  
Great Time to Consider This Option.  
Call us for the details. 954-540-8509.**

**\*\*Want to Know How to  
Get \$10,000 or More  
for Your Home?\***

Some very low cost ways to increase the  
value of any home. If not considering a  
move, these inexpensive projects can  
help bring your home up to date. Give  
me a call for these free ideas.

**954-540-8509**

**Coming Soon Homes**

**\*\*\*3/2.5/Lake/2 Car Garage.**

West Davie. Mid \$400,000's Range.

**\*\*\*7/6/2 Half Baths/Loft/Pool/Lake All Custom  
Upgrades. Parkland - \$1,700,000**

**\*\*\*4/4/Acre/Lake/Custom Upgrades**

West Davie. \$800,000+

**\*\*\* 2/2/Pool/Garage/Completely Remodeled  
Cooper City \$360,000+ Range**

**\*\*Buyers Actively Looking For:**

\*5/3/Pool/Acre/Cooper City Up To \$600,000

\*4+/2+ Coral Springs/Plantation Up to \$550,000

\*3/2/Cooper City/West Davie up to \$400,000

\*3/2/Garage – Plantation Up To \$400,000

\*Davie Acre+ Of Land Up To \$450,000

\*2/2 Condo up to \$100,000 First Time Buyer

In our community of Ivanhoe in West Davie, a home  
caught fire recently. They lost everything when the roof  
caved in including their pets. Thankfully the family got out  
with no injuries. But they are in need of just about all the  
basic things used on a daily basis. With two sons, 18 and  
14 they are accepting any and all donations. They have  
received some things, money, etc. We are in direct contact  
with them, so if you would like to see what they are  
needing, contact us and we will let you know how to get  
anything to them. Thanks.

Our Traditional Christmas Eve dinner with our Family.  
Daughter Michele & Husband Alex were in Germany  
with our Granddaughter Casey & her husband Andres,  
both Security Service Specialists in the US Air Force.





**Lee Jenkins**  
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 RE/MAX PowerPro Realty

**Want Free Updates about your community to keep educated about the market?**

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 2,200 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 newest 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.

**Want to Save Some Money? Our Preferred Mortgage Broker offers up to 3% closing costs to lower your down payment. Call, email if you are considering buying soon or in the future. We will work together for you and his team will help in any way they can.**

**Recommended Service Providers [www.LeeJenkinsRealEstateSpecialists.com](http://www.LeeJenkinsRealEstateSpecialists.com)**

<p>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 40+ Member Service Team. If you know of anyone plus yourself to be added, let us know. Want our full list?  <b>954-540-8509 / <a href="mailto:Lee@LeeJenkins.com">Lee@LeeJenkins.com</a>.</b></p>	<p>*Mortgages-Mike Lewis                  Florida Mortgage Solutions                  954-816-5112</p> <p>*Property Insurance - Jay Kaiser                  Brightway Insurance                  954-367-8100</p>	<p>*First International Title                  Jo Godinez - 954-349-4807</p> <p>*Real Estate Attorney                  Adam Zipper-954-659-2220</p> <p>*Family/Divorce/Estate Law                  Bernadene Rodriquez P.A.                  954-424-2121</p>
<p>*Gates/Fencing/Railings/Trellis                  Integrity Gates &amp; Access Control                  Scott Lodge – 754-265-3790</p> <p>*Painting - R&amp;M Enterprises                  Richard Clifton - 786-395-0505</p>	<p>*Restoration - Water, Mold, Fire, Smoke Damage                  Alex Caccavale - 954-605-1196</p> <p>*Plumber- Manin Plumbing Service LLC – 954-450-7057</p>	<p>*Yard Maintenance/Landscaping                  Hector Valiente - 754-224-1669</p> <p>*Air Conditioning-New &amp; Repair                  Lindstrom AC and Plumbing Co.                  Call Direct to Joe - 954-275-0692</p>
<p>*Electrician-Premier Electrical                  Jim Milardo - 954-495-3006</p> <p>*Sprinkler Service &amp; Repair                  S.T.A.R. Sprinkler Inc.                  Antonio Nieves 954-709-0304</p>	<p>*Handyman/Remodeling                  Luigi Navaro - 954-391-1147</p> <p>*Appliance Doctor                  Raul - 954-901-7887</p>	<p>*Roofing - Native Roofing                  954-966-5446</p> <p>*Patios/Driveways/ Pools                  5 Star Pavers/Pool Remodels                  Dom Ziccardi - 954-642-6169</p>