

Lee Jenkins Real Estate Specialists

South Florida Real Estate News

We Sincerely Hope You, Family, Friends, Neighbors, Business Associates Are All Well.

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 never about us. It’s Only & Always About You.”

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You’ve certainly heard about lots of fear being spread throughout the marketplace. Here are the big three.

1. Corona Virus – No one is sure when this is going to end. It is causing many problems, some very significant & truly upsetting. We hope this will be over sooner than later.
2. Stock Market – Due to a lack of confidence in the marketplace, the stock market has started and is adjusting significantly.
3. Political Unrest – As we see happening every 4 years, as always, there’s a lot of major differences going on.

It may be hard if experiencing sadness from anyone you know, including yourself, unfortunately medically affected or worse, job loss or other things. But staying as positive as possible

can offer some opportunities. If you’re open to the prospects of increasing wealth due to the overall market conditions, it’s possible. Highly successful people have taken advantage of times like these. They say, “You can make money regardless of the economy or other events not in play before.” Consider looking into the options available. These cycles happen every 4 to 8 years (not including this crises) and they provide significant opportunities if you consider what’s available.

You may want to invest in real estate, stocks, bonds or anything that shows you can take advantage of your own confidence when the general public is uncertain in theirs.

If you look at nearly all people that have created wealth over several decades, you’ll see a large percentage of their wealth was created during down times or general “unrest” in the marketplace.

My recommendation would be that you get with your trusted financial advisor to see if you can get some solid advice on how to capitalize on purchases while things are available at reduced values.

If you are interested in real estate, I can help you there. That’s what we are professionals with. But all other opportunities, get with a trusted advisor that can give you some real answers on how you may position yourself for the clearance sales that often pop up during these cycles.

Spring Is Here Even Though It's Not The Normal Spring We Always Enjoy.

As I usually drive through neighborhoods throughout South Florida, I always love seeing the difference in real estate during Springtime. It's usually just one of the things home ownership is all about. As far as real estate is concerned, that has, unfortunately changed this year. Even with the current situation, you'll see families out working in the yard, still meeting on the sidewalk with distancing to catch up with neighbors and more people out for exercise or a slow stroll with their kids, baby strollers, themselves and pets.

It has been very normal in the past years that a lot of people give a friendly wave as we drive by as I'm showing homes in the area. It's not uncommon for them to strike up a conversation with me about the house I'm showing or the real estate market in general. Because of the social distancing, that has changed this year due to the virus.

When we get back to everyone's regular routines, we can all start enjoying our weather again, although it will be the summer heat. Spring is always our favorite time of the year so it will be again next year.

Normally around the country, Springtime is a great time in the real estate market. But it will hopefully be the Summer but maybe later this year. There are a small number of homes coming on the market, but not as many as normal this time of the year. We are going to have to wait to see neighboring homes popping up for sale every week and lots of people considering a move to their preferred communities.

If you are an area homeowner, one of the most important things you can still do regardless of the issues involved is to give a friendly wave when you see people driving down the streets or walking, riding bikes with their kids, etc. We all need to, hopefully, feel upbeat as much as possible these days. The simple thing of a wave and a and a welcoming smile may make all the difference in the world to someone.

Your home is most likely your largest financial asset. When neighbors do things outside to increase their home values, it can increase the value of your asset!

I've often sold homes in neighborhoods for the highest home sale price. Even if we just increase that price by \$5,000 it actually means every single homeowner in the community may have made an additional \$5,000 in the value of their home!

Our hopes for South Florida this year and every year are that homes are spruced as best as possible, thus allowing increased enjoyment for all homeowners, more marketable homes for those that require new owners and of course increased prices for the area meaning everyone increases their net worth!

Let's do something NEW with the front of our house! Let's make it fresh and exciting! If you can, maybe even hire a professional landscaper just to change some stuff up a little bit. It makes it so much more pleasing every time you pull up to your home!

I have several people I can refer to you regardless if you need a landscaper, lawn care or anything interior or exterior with your property. We have our Service Team List that's helped our clients and myself with countless projects before, so they do a great job, have fair prices and come highly recommended.

Want our Service Team List? Let us know and we will email or mail it to you. As always, my team is just a phone call or email away.

Let's Try to Keep Positive

We have been waving and smiling at our neighbors and others and have gotten smiles and waves back.

Consider Trying It.

Quote of The Month

"It always seems impossible until it is done." **Nelson Mandela**

JUST SOLD & CLOSED

*6080 Ravenswicke Terrace,
Davie, FL 33331
3/2/2 Car Garage \$400,000

UNDER CONTRACT IN ONE WEEK

*9453 SW 53 Street
Cooper City, FL 33328
2/2/Pool \$353,000

*6330 W. Falcons Lea Drive
Davie, FL 33331 3/2/Pool/Lake
Fire Damaged Home
Full Price of \$275,000

NEW LISTINGS

*5838 SW 118 Avenue
Cooper City, FL 33330 3/2/2 Car
Garage/Upgraded Kitchen & Bath.
\$440,000

Our Homes for Hero's Program.

Because of the Corona Virus,
Now is the Time to Really Honor:
All Law Enforcement/Firefighters
EMTS/School Related Workers
Anyone in any Medical Field and, as
always, our total Military Personnel.

We have increased our help for
moving expenses or Closing Costs for
them to \$1,500. Know of anyone
including yourself moving
soon or in the future?
Let us know.

Buyers Actively Looking For:

- *5/3/Pool/Cooper City Up To \$600,000
- *4+/2+ Coral Springs/Plantation Up to \$550,000
- *Davie Acre+ Of Land Up To \$450,000
- *3+/2+/West Davie/Cooper City Up To \$415,000
- *3/2 Townhome/Cooper City/Davie Up To \$300,000
- *4/2/Pool/West Davie Up To \$450,000
- *3/2 West Davie \$350,000 to \$400,000
- *3/2/Garage/Boca/Deerfield Up To \$300,000
- *2+/1+ Cooper City Up To \$310,000
- *4/2/Miami Lakes/Pembroke Pines Up To \$405,000
- *2+/2+ Miramar/Pembroke Pines \$250,000
- *2/2 Rental SW Broward Area for US Coast Guard
Member in June. Up to \$1,500 per month.

***If looking to possibly sell your home or
know of anyone considering doing so, let us
know and there will be a substantial
reduction in commission or referral gift***

Brand New Loan Program

Our long time Mortgage Broker now has this truly
exciting new program. If doing a VA/FHA Loan,
most of Your Closing Costs will be paid for!
Example-\$300,000 is around \$8,000. If considering a
move soon or in the future, it would be a wise
decision to get the details. We also still provide up
to \$1,000 closing costs help for conventional or cash
buys. More information? Just give us a call.

Interest Rates Going Down?

In the next 30- 60 days, rates may be going to as
low as 2.25%- 30 Yr & 1.65%-15 Yr. Buying,
refinancing/equity loan, certainly something to get
more information about. Totally Free Call with our
Mortgage Broker. We are working through the
adversities so are happy to help in any way possible
with any kind of Real Estate or any other questions.



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Want Free Updates about your community to keep educated about the market? Call/Text 954-540-8509. or 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 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. **Considering moving? Want absolutely the BEST way to find the perfect home? You'll notice that your desirable home is not on the open market. The best properties never show on line because they are unlisted. Our [Dream Home Finder](#) is completely free and you will look at homes that are NOT on the open market. Tell us your criteria and we will show you BEAUTIFUL properties that aren't publicly listed! Call or email now and we will get you completely free access quickly!**

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 40+ Member Service Team. If you know of anyone plus yourself to be added, let us know. Want our full list? [954-540-8509](tel:954-540-8509) / 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

*Restoration Water/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 954-966-5446
 *Patios/Driveways/ Pools
 5 Star Pavers/Pool Remodels
 Dom Ziccardi - 954-642-6169
 *Garage Doors
 Rudy Guevara 954-965-9988