

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 Housing Trends & The Local Real Estate Market
Provided By: Lee Jenkins, Real Estate Specialist First Quarter Edition

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- P. 3 – Christmas Gifts to Families in Need. Sellers/Buyers New Programs. Home Values Still Going UP!
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Separate Updated 50+ Service Team List.
Example of True Home Value Analysis.

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???

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. In today's market, may not be needed.

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 us, 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 to anyone.

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 listed at the bottom!

Quote of The Month

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

-T Harv Eker

The market is still VERY HOT. So, if considering a move, there's still time to do it for the highest price in history.

Want the FREE True, Accurate, Current Value of your home even if just curious and not considering a move? We do truly detailed research and provide you with a 4 to 5 page analysis that is complete with the value and other valuable information about the market. Call, email or text us.

******INSTANT CASH OFFER******

www.SellMyBrowardCountyHome.com

Not A Discounted Price Cash Offer

*How Any South Florida Homeowner Can Get A Check For An Additional \$10,000 to \$50,000 Or More (and why this peak in your home's value won't last for long).

<https://leejenkinsrealestatespecialists.com/homeowner-bonus>

*Does Your Perfect Home Exist in South Florida? Free Just Looking, Perfect Home Finder Program Even If Not Moving soon.

https://youtu.be/GOxErt_M9D4

Only 2 homes listed now - all others sold.

#1 - West Davie/4/3/pool/acre, new roof/impact windows/horse stalls.

\$1,100,000. **Go to**

<https://14151SW26Ct.2SeeIt.com>

#2 - Miami 3/2 condo, views of bay/top floor/impact/move in condition. \$250,000

<https://1251NE108Street825.2Seeit.com>

Last Listing Under Contract in 5 days.

3/2/pool/1 car garage for \$600,000.

\$40,000 over of \$560,000. Cooper City.

<https://5213SW90Terrace.2Seeit.com>

Christmas Gifts to Families and Kids in Need. It 's a Lot to Look at but Really and Truly Worth the Short Minutes to Write it Down and Look at Them.

<https://photos.app.goo.gl/b6zr8hLfZcK6wqtH7> - Start of kids getting gifts. There were more than it shows.

<https://photos.app.goo.gl/GAFGwFZtQwMffmJS6> - Little girl getting bike. She told us had seen Santa at school and asked for a bike. We are so happy she got one. Others picking out things. Also our friends Greg and Edgar being applauded by everyone for helping.

<https://photos.app.goo.gl/FBUKJncnr61pKqiA6> - Shy 9 year old girl with coat she got and with Lee, Greg and Edgar. She also got a bike and lots of clothes plus more. We had 8 bikes.

<https://photos.app.goo.gl/eoe19FKHuBipLa9x9> - kids playing with gifts and Mom folding clothes plus lots of toys on the ground.

<https://photos.app.goo.gl/SbBHxYg8y8A3doz38> - Short video of left over gifts

There were more but we think these show why we do this and it would not have happened without everyone's truly wonderful help and donations. We went to \$5 and Below and did around \$450 worth of things because of money donations and ourselves.

For Christmas Eve at our home - First year not having 6 Grandkids, Jennifer daughter & JC Son In Law now in Orlando. Had Daughter Michele & husband Alex, Daughter Rhonda, Sister Vanessa & husband Jaime. We miss everyone totally but life goes on. 2 Grandsons, Sean & Dean just in the Marines, Granddaughter Casey married to Andres both in Air Force for 5 years now in Colorado, Ashley 22 here & going into Air Force, Victoria & Ava in high school in Orlando on Wrestling Team and beat boys!! Needed to & felt like sharing. Have other family across USA. Love talking about them.

We hope your holidays were just great and that 2022 will be a better year regardless of these trying times.



Lee Jenkins

Realtor

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RE/MAX PowerPro Realty

**We answer the phone
nights and weekends!!**

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 41 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. *Sell Your House Fast***. Get True Market Not Discounted Price Offer at www.SellMyBrowardCountyHome.com**

Go To www.LeeJenkinsRealEstateSpecialists.com For Lots of Info About Us.

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.**

*Mortgages-Jenny Standifer
Family Home Loans
954-512-3880

*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, Smoke Damage
Alex Caccavale - 954-605-1196
*Plumber – Manin Plumbing
Shawn Manin 954-473-8255

Yard Maintenance/
Landscaping/Tree Service/New
Sprinklers & Repair
Empire Property/Tree Service
Greg Oconnell – 954-980-9803

*Electrician-Premier Electrical
Jim Milardo - 954-495-3006

*Appliance Doctor
Raul - 954-901-7887

*Handyman/Remodeling
Luigi Navaro - 954-391-1147

* Lindstrom AC. New & Repair.
Plus Major Plumbing Work.
Joe - 954-275-0692

*Roofing - Native Roofing
954-966-5446

*Patios/Driveways/ Pools
5 Star Pavers/Pool Remodels
Dom Ziccardi - 954-642-6169