

# Lee Jenkins

## Real Estate and Marketing Specialists

### South Florida Real Estate News

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

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### Have You Considered A Second Home?

As we start to roll into the later part of the year, I often hear from my clients that they are considering a second home in another area.

Weather and location are usually the biggest reasons for this. All across America it seems we are running from the heat, the cold or simply need a change of scenery every now and then.

It's not uncommon for someone to want to invest in a second home that they can visit during certain times of the year and now that there are options to make that a PROFIT center for you with the likes of Airbnb, it's becoming even more popular.

Imagine for a moment you could work out a deal where you could have a waterfront property or a ski resort home that you could stay at for 2 to 4 weeks per year and actually get paid to do so! If you get the right investment property, it can make enough

money to more than pay for itself and offer you a cost-free vacation in a gorgeous area!

I work with extremely smart real estate agents throughout the entire United States with an educational membership I'm involved with and in just about every desirable place in America, we have an agent that can locate great properties for you to consider.

You may be looking to make a permanent move, buy a 2<sup>nd</sup> home or even look at an investment opportunity that could offer free vacation money for you. No matter which sounds most appealing to you, this may be the time to start casually looking around and checking it out.

If you could choose ONE area throughout the United States, where would it be? Give me a quick call and let's see if maybe I can get you connected with one of my associates in that area just to look at some options and see if it makes sense to investigate further. I'll gladly help you through the process and give you my assistance in any way possible to make sure it's a good move for you.

There's nothing more fun than investigating these types of things just to see how profitable it could be and what options would be available for you. I find that most people are shocked at just how achievable it is! And this can provide profit and or vacation time for your family for many, many years to come. Let's at least chat about it!

### **This Won't Last Forever!**

I've been very happy to see that over the last 5 to 6 years, the mortgage lending guidelines have relaxed a good bit which makes homeownership more achievable for a larger number of people.

With those more normalized guidelines, also comes opportunity for those that are interested to break into the investing world with very little cash out of pocket.

We all know that nearly ALL massively successful and wealthy people have given credit to real estate for a large percentage of their empire. It seems that every time you read an article about a multi-millionaire, they'll talk about how they started with just one or two rental properties and leveraged off of that to generate a huge portfolio of properties and millions of dollars. I'm sure you've seen those articles yourself.

The problem is that it can be scary if you are venturing into something you've never done before. After all, you certainly don't want to make a mistake or get into something that costs you money.

That's why you use a professional advisor! As a licensed real estate pro, we look at these things all day - every day. We've worked with new investors as well as seasoned pro's so we know what makes the most sense and how to get started in the right direction. One thing I've always leaned on when discussing real estate investments is that absolutely EVERY SINGLE ONE of the wealthy individuals I've spoken to or learned from said that the one regret they have is that they didn't start earlier. All of them let fear stand in the way of them acquiring their first transaction.

Many times, I hear that people simply **didn't realize that investments were so attainable**. They thought that they'd need a huge down

payment or a 750 credit score or some other unknown requirements that would keep them from qualifying. That's not the case.

Lending guidelines change all the time, but it's always been exciting to me to see that someone can acquire an investment property with a minimal down payment and nearly "average" credit. Best of all, they can earn a positive cash flow each month to give them some extra money but in the meantime, that tenant is buying down the mortgage so that you'll eventually own that home free and clear!

We've heard from some families that are just looking to acquire a couple of rental houses so that they can leave something for their children once they pass on several years (hopefully decades!) down the road. It's a nice little surprise for your children to find out that you left a house to them that's owned free and clear and is consistently bringing in a large rental check every month!

Fortunately, these are things that can be done in a far away distant area and they require NONE of your own labor or time. Remember, it's always smarter to use a property manager so you never have to lift a finger.

Let the professionals handle it and you just cash the checks each month while watching your equity position grow!

My job is to help your family in making smart moves in real estate. Want to chat about it?

### **Quote of The Month**

***"Landlords grow rich in their sleep, without working, risking or economizing."***

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

**\*13680 SW 33 Ct. Davie  
6/5/Pool/Acre \$850,000**

**\*3601 Starboard Ave.  
Cooper City / 5/3.5/Pool  
17,110 Lot / \$630,000**

**\*9481 Evergreen Place Davie  
\$123,000/Client's Daughter  
First Time Homebuyer**

**\*\*Under Contract\*\***

**1900 Van Buren Street  
Hollywood \$230,000**

**\*\*No Money Down Loans Are Back!  
Not VA Loan. 620+ Credit Score. Up To  
\$650,000 Price Range. With Very Low  
Mortgage Rates Now, This Is A  
Great Time to Consider This Option.  
Call us for the details. 954-540-8509.**

**\*\*Want Your True & Accurate  
Home Value Even If Just Curious?  
Use Zillow or other Realty web sites?  
Best not to. Why?**

**Owner of Zillow sold his home last year  
for \$1,040,000. Zillow had \$1,750,000!**

**Better option: Our Completely Free  
Home Values are accurate, current,  
specific to your home, not off by 40%.  
Just a text or call us at 954-540-8509.**

**Coming Soon Homes**

**\*\*\*3/2.5/Lake/2 Car Garage.  
West Davie. Low \$400,000's Range.**

**\*\*\*3/2/2 Car Garage  
West Davie. \$425,000 range**

**\*\*\*7/6/2 Half Baths/Loft/Movie Room/3 Car  
Garage/Pool/Lake All Custom Upgrades Plus  
Much More. Parkland - \$1,700,000**

**\*\*\*4/4/Acre/Lake/Custom Upgrades  
West Davie. \$800,000+**

**\*\*\*We are putting together our list of people in need for  
our Annual Thanksgiving and Christmas full Turkey  
Dinners. If you know of anyone or families that due to  
hardships cannot afford to provide for themselves, please  
let us know so we can make sure they can enjoy these  
holidays like everyone else. Also, for Christmas we will be  
doing the toys, sports equipment, etc. gifts for kids and  
teenagers again. Any used but in good shape things are  
truly appreciated as well gift card donations that we can  
use to provide as many gifts as possible. Any questions or  
names of those in need, please don't hesitate to call us at  
954-540-8509. We sincerely thank all of the many that  
have helped these families and individuals in the past.**

**Trip Earlier This Month To Europe**



**Went to see our Granddaughter Casey & husband Andres,  
both Security Specialists in US Air Force in Germany. Went  
to Paris, Lake Luzern Switzerland, Rhine River in Cologne  
Germany - locks on fence with 340,000 other locks,  
Ludwigsburg - worlds largest pumpkin festival, Munich for  
Octoberfest. Had a wonderfully beautiful time every day.  
One of Top Vacations Ever!! If ever have the chance to go,  
Don't Wait!! Absolutely gorgeous countries with very nice  
people everywhere. If want info on where to go, call us.**



# Lee Jenkins

**Realtor**

**Direct and Target**

**Marketing**

**Specialists**

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RE/MAX PowerPro Realty

**Free Daily or Monthly Updates about your community to keep educated about the market.**

**Call or text us. 954-540-8509**

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 39 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 or buying? **We have our 34 Point, Up to Date Marketing Plan for homeowners detailing all our newest marketing strategies. For buyers, we find off market homes as well as notify them about new homes on the market within 1 hour.** Ask for our newest Homeowner and 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% paid closing costs to help you lower your down payment. Don't hesitate to call or email us 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

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](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

\*Restoration - Water, Mold,  
Fire, Smoke Damage  
Alex Caccavale - 954-605-1196  
  
\*Plumber - Ganz Plumbing  
Billy Ganz - 954-473-8255

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  
  
\*Sprinkler Service & Repair  
S.T.A.R. Sprinkler Inc.  
Antonio Nieves 954-709-0304

\*Handyman/Remodeling  
Luigi Navaro - 954-391-1147  
  
\*Appliance Doctor  
Raul - 954-901-7887

\*Roofing - Native Roofing  
954-966-5446  
  
\*Patios/Driveways/ Pools  
5 Star Pavers/Pool Remodels  
Dom Ziccardi - 954-642-6169