

CENTRAL FLORIDA REAL ESTATE NEWS

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

Provided By: Phil Holliday, Real Estate Specialist

May Edition

The Secret to Finding the Perfect Neighborhood for Your Family

When you're buying a home, it's easy to get caught up in square footage, kitchen upgrades, and backyard space. But let's not forget the **bigger picture**—your neighborhood. After all, you're not just buying a house; you're investing in a community.

The right neighborhood can mean better schools, convenient amenities, and a lifestyle that fits your family's needs. So, how do you find that perfect match? Let me share the secrets to choosing the best neighborhood for your family.

1. Whether you have children or not, schools play a big role in a neighborhood's overall appeal—and its property values. Research the local school district's ratings and performance. Even if you don't plan on using the schools, living in a good district can make your home more attractive to future buyers.

Pro tip: Don't just rely on rankings. Visit the schools, talk to parents, and explore extracurricular opportunities.

2. A neighborhood isn't just where your house sits—it's where you live your life. Having the right amenities nearby can make all the difference.

- If you have kids, look for parks, playgrounds, and community centers.
- Foodies? Seek out areas with great restaurants and grocery options.
- Love the outdoors? Find a neighborhood with walking trails, green spaces, or access to water.
- Drive through the area at different times of day to get a sense of how vibrant and convenient it feels.

3. Feeling safe and comfortable in your neighborhood is non-negotiable. Research crime rates and speak to local residents for their perspective. Look for well-lit streets, sidewalks, and active neighborhood watch programs. A family-friendly vibe often means neighbors who look out for one another.

4. Time spent commuting is time away from your family. Map out the distance from potential neighborhoods to your workplace, schools, and favorite spots. Test the drive during rush hour to avoid surprises later.

5. Neighborhoods evolve, and the perfect spot for your family today might feel different in a few years. Check city planning projects, zoning changes, and future development plans. Are new shopping centers, schools, or infrastructure upgrades on the horizon? This can boost both your lifestyle and your property value.

It's About More Than a House

Finding the right neighborhood is about more than bricks and mortar. It's about building a life in a community that fits your family's needs and dreams. If you're ready to start your search, let's talk. Together, we'll not only find the perfect house but also the perfect place to call home. Because when you choose the right neighborhood, everything else falls into place.

What's Inside:

2. **What Sellers Need to Know About Multiple Offers**
3. **Around Our Town**
3. **Featured Home**
4. **Service Pros In Our Area!**

What Sellers Need to Know About Multiple Offers

As a seller, getting multiple offers on your home can feel like hitting the jackpot. But when the excitement wears off, you're left with an important question:

Which offer should I choose?

The highest offer isn't always the best one, and selecting the wrong offer could cost you time, money, or both. Let's break down the key strategies for evaluating and choosing the offer that's truly right for you.

1. While it's tempting to go straight to the highest dollar amount, there's more to an offer than the price tag.

What to consider:

- **Financing:** Is the buyer pre-approved for a mortgage, or are they paying cash? Cash offers eliminate financing contingencies, making the deal more secure.
- **Contingencies:** Does the buyer need to sell their current home first? Are there inspection or appraisal contingencies? Fewer contingencies mean fewer potential roadblocks.
- **Closing Timeline:** Does the buyer's timeline align with yours? A quick closing may be better for your needs than a higher offer with delays.

2. Some buyers are more motivated than others, and their dedication can make or break the deal.

What to look for:

- **Earnest Money Deposit (EMD):** A higher EMD shows the buyer is serious about the transaction.
- **Personal Letters:** If your home has sentimental value, a buyer's letter about why they love the property might sway your decision.
- **Flexibility:** Buyers willing to accommodate your moving schedule or waive minor repairs can make the process smoother.

3. If an offer seems much higher than the others, tread carefully. It could lead to problems with appraisals or buyer financing down the line. A strong, well-rounded offer is often better than a sky-high one that falls apart mid-transaction.

4. If you're torn between two offers or want to sweeten the pot, consider making a counteroffer to one or more buyers.

What to ask for:

- A higher price or better terms.
- Removal of contingencies.
- Adjustments to the timeline that fit your needs.

5. Ultimately, the "best" offer depends on what matters most to you—whether it's price, speed, simplicity, or peace of mind.

The Right Offer Leads to a Smooth Sale

Multiple offers are a great problem to have, but the key is making the decision that aligns with your goals. With the right strategy—and the right agent—you can confidently choose the offer that gets you to the closing table quickly and stress-free.

Thinking of selling your home? Let's work together to create a plan that attracts strong offers and ensures a smooth, successful sale. Your next chapter starts here!

Quote of the Month

Owning a home is a keystone of wealth... both financial affluence and emotional security

-Suze Orman

Around Our Town

FINDING THE PERFECT HOME IN CENTRAL FLORIDA — BEFORE ANYONE ELSE DOES

If you've been searching for a home in Central Florida lately, you already know—it's a competitive market. The best homes often sell before they even hit the public MLS. So how do you get ahead of the curve?

That's where my Perfect Home Finder Program comes in, and it's designed specifically to help serious homebuyers like you gain access to homes before they're listed online or advertised to the public. In fact, the home that brought you here may already be under contract—homes are moving that quickly! But the good news? Many others never even make it to the open market, and I can give you private access.

Here's how it works:

- ✓ You tell me exactly what you're looking for
- ✓ I search my network for homes that match—including unlisted and premarket properties
- ✓ You get private access to view those homes before anyone else
- ✓ No pressure, no sales pitch, just homes that fit your criteria
- ✓ Completely free to you

Whether you're just starting to look or you've been hunting for a while with no luck, this exclusive program can open doors—literally and figuratively—to homes you won't find on Zillow or Realtor.com.

Ready to take the first step? Reach out today to get access to The House You Are Looking For!

Phil Holliday

Preferred Real Estate Brokers

📞 702-525-7655

✉️ Doc@PhilHolliday-Realtor.com

🌐 PhilHolliday-Realtor.com

🌐 PhilipHolliday.PreferredreBrokers.com

Armed Forces and Memorial Day

D	I	S	C	I	P	L	I	N	E	D	E	MARINES
N	A	V	Y	P	O	R	A	L	S	L	C	NAVY
R	O	I	R	R	A	W	M	G	E	S	I	ARMY
C	H	E	T	O	I	C	E	C	E	M	V	AIR FORCE
O	O	P	Y	U	P	V	R	N	T	E	R	COAST GUARD
A	N	E	M	D	I	O	I	M	U	D	E	HONOR
S	O	A	R	T	F	R	C	U	L	A	S	SERVICE
T	R	C	A	R	A	G	A	C	A	L	O	COUNTRY
G	O	E	I	M	S	O	D	D	S	S	L	LOYALTY
U	O	A	D	E	D	I	C	A	T	E	D	DEDICATED
A	S	C	E	L	O	Y	A	L	T	Y	I	DISCIPLINED
R	D	I	S	A	B	I	L	E	D	L	E	AMERICA
D	C	O	M	M	I	T	M	E	N	T	R	PROUD
C	O	U	N	T	R	Y	D	O	O	I	C	MEDALS

FEATURED HOME OF THE MONTH!

Opulence at its best. Stunning designs throughout this 6 bedroom, 3.5 Bathroom 3108 Square Foot residence. Perfect opportunity to own this luxurious home which can be utilized as a turn-key short-term rental.



6 BEDS -4 BATHS - 3108 SQFT
\$668,500

**CALL ME TO SCHEDULE A TOUR OR ASK ME
HOW I CAN FIND YOU THE PERFECT HOME!**

📞 402-525-7655

✉️ Doc@PhilHolliday-Realtor.com



Phil Holliday
Real Estate Specialist



702-525-7655



Doc@PhilHolliday-
Realtor.com

PhilHolliday-Realtor.com



PREFERRED
REAL ESTATE
BROKERS

Agent Spotlight

Phil Holliday is a dedicated real estate professional with Preferred Real Estate Brokers, specializing in helping clients buy and sell homes in both Central Florida and Las Vegas. With years of experience in the industry, Phil combines local market knowledge, cutting-edge technology, and a client-focused approach to make every real estate transaction smooth and successful. One of Phil's unique offerings is his Perfect Home Finder program, a personalized service that goes beyond the standard MLS listings. By working closely with clients to identify their precise needs and preferences, Phil uses advanced target marketing to identify pre-listed and off-market properties that perfectly match each client's criteria. This program is especially valuable for buyers who want exclusive access to homes that aren't widely available. Whether you're a first-time homebuyer, a seasoned investor, or looking to relocate, Phil is committed to helping you find your dream home with ease and expertise. Reach out today to experience a superior level of service in Central Florida or Las Vegas real estate.

Recommended Service Professionals

As a real estate professional, I work with many local professionals and want to recommend those that found to give exceptional service. Here are a few of my top choices, please be sure to tell them I referred them to you

Vince Gaudio
407-961-2203
Guaranteed Rate

VinceGaudio@Rate.com



Jacob Bonnell
407-999-0045
Florida DUI Group

jacob@flduigroup.com



Omar Carmona
407-757-1628
Carmona Law

carmona@carmonalaw.com



Marc Burke
407-901-5161
Condo Metropolis

Marc@Condometropolis.com



Ahmadd Saddiq
407-716-7715
Land Trust Title of Central Florida

Ahmad@landtrusttitlecfl.com

