



Flora DuPree

Broker Owner

Experience You Can Trust

www.dupreerealestategroup.com

A Family Affair

As a third and fourth generation investors and landlords, we love everything about the real estate business.

Our mother-daughter team includes: Flora, who has over 40 years experience as a realtor, investor, flipper, and manager of both residential and commercial properties –and Rosie, who, having grown up in the industry, brings her in-depth community and market knowledge and technological skills to the team.

There are many qualities that go into being an excellent real estate professional: integrity, marketing savvy, effective negotiation skills, and a high-quality professional network- these are all hallmarks of how we work. As your dedicated real estate advisors, our intention is to cultivate a relationship over the span of a lifetime. It is our privilege to see you and your family through the milestones of:

- Purchasing your first home
- Securing your first investment property
- Developing your investment portfolio
- Right-sizing in your golden years

We have a team of seasoned professionals working with us to ensure you receive the best possible service and all your needs are met. Allow our team to work hard for you! Let's uncover your needs and discover how we can help you to realize your real estate goals.



. Rosie and Flora, 1990

Denver's home prices are high, but so is the return on investment

The downside of the Denver metro's rising housing costs is obvious: a smaller and smaller percentage of residents can afford to buy a home. But for those who can, the return on investment in Denver is one of the most advantageous in the country, according to a [recent survey](#) by realtor.com.



The analysis found that the median return for homes was 8 percent nationally over the past year. Of the 100 largest metro areas, the annual

return was as high as 14 percent and as low as 2 percent.

The rates were figured by comparing homes that sold over the past year and comparing that sales price with the previous one, going back as far as 2008. The profit was defined as the difference between the two sales, according to realtor.com.

Denver was sixth on the list with an 11-percent return. Bridgeport, Conn., was No. 1 at 14 percent with a median home list price of \$467,600.

It's not simply Denver's growth that has affected real estate, but where some buyers are relocating from.

"There's been just a huge influx of people and money into Denver," Ryan Penn, an associate broker at 360dwellings Real Estate, said in the news release about the study. "I'm representing a couple of buyers who are relocating from Los Angeles, and they're in contract to sign for a \$1.3 million home. In California, they would pay three times more for something the same size."

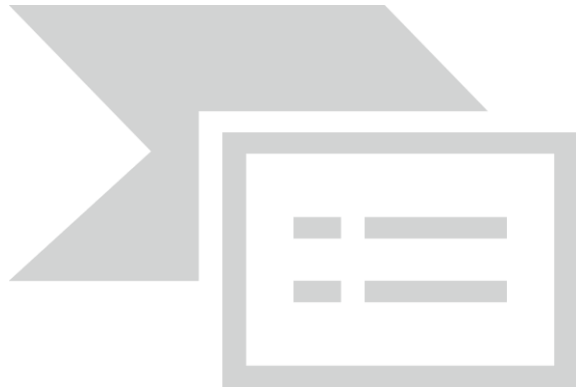
For those fortunate enough to have entered the market at the right time, and found value based on the the location of their home, the could be sitting on a nice return.

"Even if you bought a home two years ago, you can be sitting on \$100,000 of equity," Penn said.

<https://www.denverpost.com/2018/08/27/denver-homes-return-on-investment/>

What Home Inspectors See that You Can't

When you make an offer on a home, it's a smart idea to have a professional home inspector check it out from top to bottom. This inspection will ensure that the property doesn't have any unexpected "issues". After all, you don't want to buy a home only to discover that the roof needs to be replaced, immediately, for thousands of dollars.



Nevertheless, you might question whether you really need to invest the few hundred dollars it costs for a professional home inspection. "The home we want to buy looks like it's in very good shape," you might be thinking. "I can't see anything wrong with it."

However, a professional home inspector can see things you can't. When you view a property that's on the market, you might be able to notice obvious issues, like a crack in the foundation or a dripping faucet. If you're experienced with home maintenance, you might even notice roofing tiles that look like they're overdue for replacement.

But, most people don't have the equipment, knowledge or experience to identify all the issues a home inspector can.

A home inspector will, for example, use a special device to check for moisture build-up in the washrooms - which can be an indication of mold. A home inspector will also inspect wiring to make sure everything is safe and compliant with the building code.

That's not all.

Like a determined detective, a home inspector will investigate the property's structure, electrical and plumbing systems, insulation, and other components - and then report the findings to you.

In the end, a professional home inspection gives you peace-of-mind and protects your investment. So, getting one is highly recommended - even for recently built homes.

Looking for more ideas on making smart decisions when buying a home? Call today.

Investor's Corner: What Everyone Should Know Before Investing In Real Estate

Real estate is a tricky business with a lot of ins and outs that can be difficult to navigate. Getting informed is the key to battling information overload and fatigue. We wanted to know more about what first-time investors should consider when looking for properties to put money into.

We asked members of the [Forbes Real Estate Council](#) for their best tips for investors setting out after their first deal. Consider this advice if you're in the market for your first property investment.



1. Don't Speculate

All too often, I see first-time real estate investors speculating on a home or condo with an eye toward a price appreciation. My advice is for a first investment property to be one that generates cash flow. A good, stable, middle-class rental property is an example. By doing so, the investor limits their risk in a downturn. True real estate wealth is based on cash flow. - Blake Plumley, Capital Pursuits LLC

2. Don't Over-Improve Your First Flip

Investors need to reexamine the "Why?" of their first investment. Who is your target demo and what are their limitations? If you are improving for the purpose of renting, choose a simpler and replaceable finish (butcherblock counters and subway tile). If you are buying to resell, look at what is working best in the neighborhood where you sell and use it as guidance. - Courtney Poulos, ACME Real Estate

3. Dig Deep

Take your best three available deals and compare them. Be realistic in costs, your expected return and holding timeframe. If there are existing leases on the property, read each one and make sure there are no requirements for the landlord to reinvest down the road or other obligations. Check the areas and go to city departments and make sure there are not any road changes or new developments. - Jill Szymanski, Bar Louie

Read More At:

<https://www.forbes.com/sites/forbesrealestatecouncil/2018/08/24/what-everyone-should-know-before-investing-in-real-estate/#401761181957>

Notable, Quotable, Quotes!



“It’s choice - not chance - that determines your destiny.”

Jean Nidetch

“Character is like a tree, and reputation like its shadow.”

Abraham Lincoln

“The bitterness of poor quality remains long after the
sweetness of low price is forgotten.”

Benjamin Franklin

Not intended to solicit buyers or sellers currently under contract.
IXACT Contact Solutions Inc.

Share:



If you do not wish to receive future emails, please click [unsubscribe](#).

Trusted Email Powered by IXACT Contact®