

ROCKY, JASON & JEREMY'S REAL ESTATE REPORT

Published by Rocky Reynebeau ♦ Jason Reynebeau ♦ Jeremy Kendall

Inside This Issue

Analysis of Denver's real estate market 1
 Our current inventory 2-10
 Shopping for a home 3
 Current Market Pressures 4
 Recent sales - 2/24/16 - 6/1/16 5-8
 South Slope Products 5
 Green Mountain Village 6
 Green Mountain Core Neighborhoods 7
 Sixth Avenue West & Mesa View Estates 8
 Union Square Products 8
 Increase the value of your home 7
 Inspections for Buyers & Sellers 7
 Other broker sales 8
 One-phone-call solutions 11



Jason, Rocky & Jeremy

PRSR STD
 U.S. Postage Paid
 Denver, Co
 Permit No. 573

Rocky, Jason and Jeremy
 Metro Brokers - Reynebeau & Company
 215 Union Blvd., Suite #125
 Lakewood, Colorado 80228
303-989-5462



ANALYSIS OF OUR CURRENT REAL ESTATE MARKETPLACE

The markets of Green Mountain and Sixth Avenue West / Mesa View remain very strong.



By Rocky Reynebeau

There are some slight changes taking place in Denver's real estate marketplace - inventory is building slightly, the manic buying is mostly over with and price resistance is becoming part of the narrative. The market may be stabilizing but the overall health remains very robust reflecting Colorado's growth and expanding job base. Green Mountain's real estate orbit typically out-performs the broader market as quantified in the data below. We're a high-demand, low-supply and geographically narrow market. Further, we have very little builder activity, the exception being Solterra, which typically bleeds off demand from resale properties.

This tweaking (which is discussed in the bullet points below) is complicated by organic broader market dichotomies - each individual market / individual home has varying degrees of strength or weakness. Example: At the beginning of this seller's market in April of

2012, the entry level products were extremely strong but the high-end market remained soft. Today, the high-end market is very strong. And, in any market one home can be in a seller's market and while the home across the street is in a buyer's market - in the final analysis, market pressures come down to that one home!

Market dichotomies exist because markets are always fluid. Nothing remains constant in any real estate market and "a normal market" does not exist. Markets always favor either the buyer or the seller *or are building pressures* to switch to a new favorite. Seriously, a good "market analysis" evaluates the market, product type, price range, neighborhood, the street and the individual home under the umbrella of current market pressures and who those pressures are favoring at the moment. Let's talk about various subjects and products within the framework of current pressures.

Pressure on Prices:

There's been little price resistance for the last four years - ever so slightly, price resistance is becoming part of the narrative. Price reductions are not the same as falling values - it simply means that the pricing envelope has been pushed too far. Recognize that markets continually search for value equilibrium. We typically recommend pushing the price envelope, let the market talk to us and respond quickly if we're kicked in the teeth. Buyers always decide value trendlines.

Bidding up of Prices:

There's little bidding-up of prices. This could be a result of having reached value equilibrium, of seasonal issues; election year psychology or the market simply taking a breather? Whatever the reason we remain in a strong seller's market!

Seller's Psychology: Sellers are the last to recognize that value equilibrium has been reached. In economic circles it's called inelasticity - that's a subject for another day. For both the benefit or detriment of the seller, the buyer decides value.

Buyer's Psychology: Buyers care about prices, but for the last 4 years they cared less about price than they did about finding a home to buy. Today, on the margins, buyers are displaying price resistance but only on over-priced properties. Buyers subconsciously know when value equilibrium has been reached and demonstrate that by their behavioral patterns.

Does this Seller's Market have Legs: As long as interest rates stay low and Colorado continues to grow we are going to see a strong market with a seller bias.

Strength by Price Ranges: This is a broadly-based seller's market with the Green Mountain orbit out-performing the metroplex. Again, this is quantified by the insert box data.

Equity Positions: A robust real estate market bubbles up from entry level products. As values rise, equity builds allowing for a bunch of upgrade moves. **Example:** A sale of a Snowbird condo may lead to 3-4 sales up the various price points.

Summary

Our markets are firing on all burners and will continue to do so for the foreseeable future though values may be stabilizing a bit. There are clearly slight changes taking place but nobody, with any degree of certainty, can declare what it means at this point in time. The organic uncertainty of any market is why it's so important to know the current pressures as related to your home. We know those pressures - give us a call if we can help you.

Strength of the Market by Price Range

Green Mountain & Sixth Avenue West/ Mesa View - Amalgamated

Price Range	Active	U/C	Total	% U/C	Sold Per Mo.	Mo. Supply
100K - 200K	2	8	10	80%	5	<1
200K - 400K	16	50	66	76%	24	<1
400K - 600K	17	27	44	75%	19	1.0
600K - 800K	16	16	32	50%	7	2.0
800K - 1000K	6	4	10	40%	2	3.0
>1000K	2	1	3	33%	1	2.0

The Broader Market - Denver's Metroplex

Price Range	Active	U/C	Total	% U/C	Sold Per Mo.	Mo. Supply
100K - 200K	620	1157	1777	65%	685	<1
200K - 400K	3780	6470	10,250	63%	3231	1.2
400K - 600K	3529	2885	6414	45%	1707	2.1
600K - 800K	1687	854	2541	34%	514	3.3
800K - 1000K	879	282	1161	24%	179	4.9
>1000K	1548	291	1839	16%	175	8.8

Notes: Source: Matrix -September 24, 2016. The broader market data reaches the law-of-large-numbers while our local market does not. % U/C = Total / U/C. Months Supply = Sold per month / Active. Does not include any builder activity.

Rocky, Jason and Jeremy

We Do Real Estate

Rocky, Jason and Jeremy

Real Estate Excellence Since 1975



Know that we are always thankful, always appreciative and we never take your business for granted.



If we can ever help you with any of your real estate needs - please give us a call. We would love to help.

303.989.5462

jkendallmb@aol.com ♦ jreynebeau@aol.com

GREEN MOUNTAIN VILLAGE



BEAUTIFUL BRICK RANCH 12212 W. Louisiana Ave.

3 Beds / 3 Baths - 998 + 998 Sq. Ft. - Ranch - 1-car attached garage - 2015 Taxes = \$1765 - Wonderful opportunity to own a popular Hutchinson all brick ranch at a rare price point - Excellent floor plan - Beautiful hardwood floors - Vinyl windows - Perfectly clean and neutral throughout - Original high-quality kitchen w/ all appliances included - Brand new carpet - Fully finished basement w/ large rec room, bedroom, 3/4 bath & utility room - Large backyard with a beautiful silver maple & a huge patio to enjoy - Utility shed - Serviced by A-Rated Deviny Elementary - Walk to Jackson & Lochwood Parks, G.M. Swim Club & DQ - Just 2 miles to Light Rail & all the wonderful Union Square Restaurants - Quick to the Federal Center, St. Anthony's, NREL, downtown, the mountains & Green Mountain trailheads & open space Schools - Deviny, Dunstan and Green Mountain

Status - Active ♦ Offered at \$335,000

GREEN MOUNTAIN ESTATES



WONDERFUL NEIGHBORHOOD 831 S. Arbutus Street

4 Beds/3 Baths - 1400 + 784 Sq. Ft. - Raised Ranch - 2-car garage - 2015 Taxes \$2138 - Cozy & warm raised ranch - Sunny living room with floor-to-ceiling windows - Spacious kitchen with all appliances included - Dining room offers a large pantry and view of the back yard - The master bedroom has access to back deck and hot tub - Updated master bath - Finished basement with wood burning fireplace, additional bedroom, bath and laundry room - Newer double pane windows - Wonderfully maintained back yard with over 100 planted tulips - Complete with a new wrap-around redwood deck - New roof and gutter will be installed prior to closing - Easy commute to downtown, the mountains, the Federal Center and St. Anthony's Hospital Schools - Green Mountain, Dunstan and Green Mountain

Status - Active ♦ Offered at \$410,000

GREEN MOUNTAIN VILLAGE



AN AMAZING HOME 2409 S. Eldridge St. (4N-Plan)

4 Beds/3 Baths - 2187 + 716 Sq. Ft. - Tri-Level w/ Basement - 2-car garage - 2015 Taxes = \$2430 - This amazing home boasts tremendous pride of ownership throughout - Custom remodeled kitchen w/ 42" antiqued raised-panel cabinets, Corian counters & large pantry - Beautiful & unique laminate flooring - Updated bathrooms - Excellent lighting - Vinyl windows - Cozy family room w/ gas fireplace, brick surround & built-ins - Incredible all-season sunroom addition w/ "walls of windows" brings the outdoors in - Perfectly landscaped & manicured backyard - Lots of privacy, a garden area, raspberry patch & two sheds - Corner lot - Finished basement w/ rec room, bedroom, utility room & workshop - Just 5 blocks to Coyote Gulch Park - Quick to Bear Creek Lake Park, Green Mountain open space & trailheads - Easy commute to downtown, the mountains, Light Rail, St. Anthony's & the Federal Center Schools - Rooney Ranch, Dunstan and Green Mountain

Status - Active ♦ Offered at \$439,900



Rocky, Jason and Jeremy - Real Estate Professionals

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075

jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestrocky@aol.com



REAL ESTATE GUIDE

We Do Real Estate

Buying a home - Part 2 of 4

BUYING A HOME - COGNITIVELY SHOPPING FOR YOUR DREAM HOME

The process of buying a home needs a good balance between emotions and thoughtfulness



By Jason Reynebeau

Buying a home is serious business.

It is so much more than providing for basic housing needs! It also, in large measure, establishes where we're going to build our lives, reflects our emotional needs and introduces into our lives both the risks and the rewards of investing in a tangible asset.

Providing shelter is the number-one-duck in the formation but that does not lessen the importance of the other pieces of the puzzle. And, there are lots of pieces - schools, friends, family, work, recreation, commuting time, high-energy locations vs. peace and quiet.

There is a lot to consider when you are buying a home. Here are our thoughts on how to go about the process of actually shopping for a home.

FIRST THINGS FIRST

There is no correct way to shop for a home! We're all different - some function on pure emotions while others want a spreadsheet analysis to validate *those emotions*. We favor a thoughtful approach which increases the buyer's control of the shopping process. With that being said,

Always ask yourself these questions filtered through an elongated 5-year timeline:

Does this home fit us physically and financially? Is the home located where we want to live and build our lives? And, very importantly, will we be excited to call this home?

FIND A SKILLED REAL ESTATE AGENT: You should intuitively feel if there's a fit and *if an agent is truly interested in helping you*. Interview agents until you find that fit and don't sign an agency agreement until after *education day*. Begin with a long conversation, in their office, discussing what a dream home, within your desired financial and geographical framework, looks like to you. The conversation should be about your needs - not about why you should use them! During that visit assess their skill set, empathy, honesty and knowledge of the *particular market* you are interested in.

GET PRE-QUALIFIED: Concurrently, it's important to get pre-qualified to establish what your parameters are and what needs to be done to qualify for the loan we will need. Be very careful in selecting a lender - this should be discussed in the previous conversation.

The Process of Shopping for a Home

It's important to establish a baseline from which to function. We suggest an "education day" which introduces market realities into the process.

Education Day: The goal here is to determine what we're actually looking for - *which* product type, price point and location makes the most sense to your family's needs. We'll take a look at 15-20 product options in various price points and locations. Do we want to buy a home where we want to build our lives or near our jobs? Does the "dream home" match market realities? What are the absolutes vs. the non-absolutes? Example: We may discover that the 3-car garage will require expanded geography or price points. Should we drop the dream or expand the geography/price?

Education day firms up the target, gets us on the same page and begins to develop the relationship - both parties need to be comfortable with the relationship. If not - both need to move on. If yes, it's ok to sign the agency agreement and begin to shop all existing inventory and set up a link which continually searches the market and contacts all of us each time a new listing, with our established parameters, comes on the market.

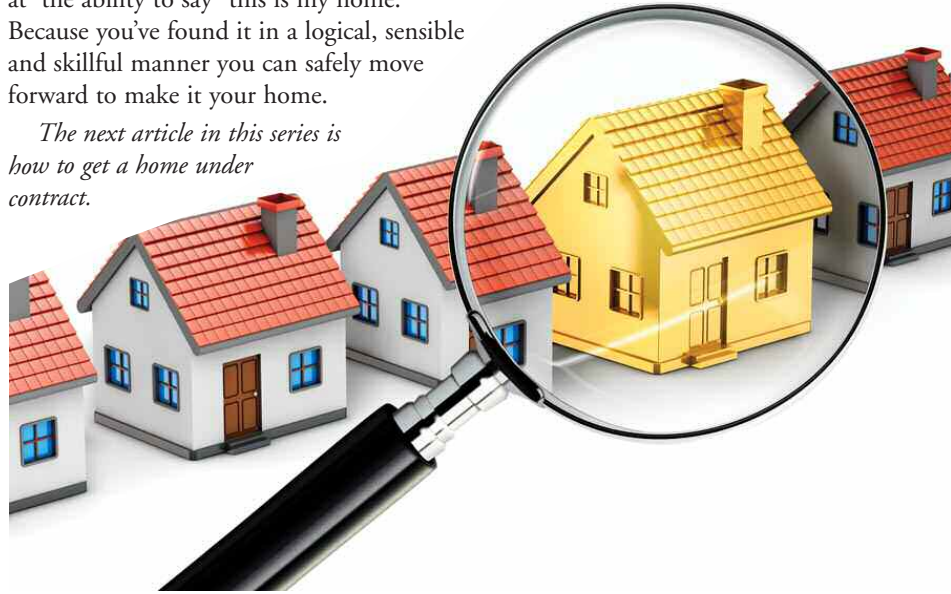
First-Things-First and *Building-the-Baseline* is actually the hardest part of buying a home. Now the fun begins - finding that perfect home for you and your family.

SHOPPING THE MARKET

The shopping process is one of searching until you find that home that meets your needs and, most importantly, fires your rockets. Tweaking and compromising is a big part of the experience because over time the parameters of product, price, condition and location can change dramatically. Knowing what you're doing and why you're doing it is important - stay on the goal. When that "perfect home" comes along you'll know why we arrived at the ability to say "this is my home."

Because you've found it in a logical, sensible and skillful manner you can safely move forward to make it your home.

The next article in this series is how to get a home under contract.



Upcoming issues: Part 3 of 4 - Getting a home under contract. Part 4 of 4 - Getting it to the closing table.

ANCILLARY - THE STRESS OF THE SHOPPING PROCESS

There will always be stress - it's the nature of the beast. It's best managed by employing a thoughtful process, staying in control of emotions, knowing the market pressures related to a given home, always understanding exactly what is going on and trusting that the universe will provide the home-of-your dreams.

Broad-market-pressures and those of a given home are forever changing. A successful buyer will understand that urgency levels and priorities need to reflect those pressures. *Here are some examples:*

Shopping in a Seller's Market: This market favors the seller, inventories are very fluid, about 80% of all homes sell, urgency is high for the buyer and less so for the seller. After searching the existing inventory a buyer may look at only one or two homes at a time and response time needs to be quicker. It becomes easier to compromise on absolutes because *the priority* becomes finding a home to buy.

Buying in a "Normal" Market: This market favors neither party with stable values and inventories. Only 50% of the properties actually sell. It's easy to find a home. The urgency is less for both parties with a slight bias for the buyer. The priority here is to

insure that the subject home meets your long-term needs. These markets are somewhat rare in our part of the world - we always seems to be swinging like a pendulum.

Buying in a Buyer's Market: This market favors the buyer - values are unstable and inventories very high. In *very* weak buyer's markets only 25% of all properties sell. There's lots of urgency on true sellers and very little on buyers. The subliminal priority here is to assess the long-term outlook of that market. If the future looks good then it's ok to buy. But if it looks horrible you'll need to buy for the very long term or not at all. Know the territory and act accordingly. Here is a buyer's market dichotomy - any seller can put their home in a seller's market simply by pricing their home accordingly.



Rocky, Jason and Jeremy - Real Estate Professionals

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075

jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestrocky@aol.com



REAL ESTATE GUIDE

We Do Real Estate

GREEN MOUNTAIN VILLAGE



AMAZING VIEWS & LOCATION

1770 S. Youngfield Court - E-Plan

4 Beds / 2 Baths - 1106 + 1086 Sq. Ft. - Ranch - 2-car garage - 2015 Taxes = \$1957 - This home has the most incredible location - Sits high at the end of a cul-de-sac - Amazing mountain views from almost every room - Tons of vinyl windows let the outside in - The large deck and patio allow for easy enjoyment - Perfectly maintained - Clean & neutral throughout - Lovely kitchen w/ raised panel cabinets & all appliances included - Updated bathroom - Garden level basement w/ rec room, 2 bedrooms, 3/4 bath & utility room - Beautiful yard w/ lots of mature landscaping - Walk from the backyard to **Green Mountain Trails & Excellent schools** - Easy commute to downtown, the mountains, light rail, St Anthony's, Union Square and the Federal Center Schools - **Deviny, Dunstan and Green Mountain**

Sold Price - \$401,000 ♦ **DOM** - 4 ♦ **Date** - 8/5/16

VALLEY AT RAINBOW RIDGE



WHAT A LOCATION!!!!

11955 W. 56th Drive

4 Beds / 3 Baths - 1953 + 649 Sq. Ft. - 2-story - 3-car garage - 2015 Taxes = \$2506 - Wonderful 2-story in a gem of a neighborhood w/ a 3-car garage & a truly special location - Backs to Van Bibber walking trail - Greenbelt setting w/ native landscaping, huge trees & tons of wildlife - Enjoy all of it from your backyard - It's so impressive - Wonderfully maintained - Clean & neutral throughout - Hardwoods grace the entry & flow into the kitchen & eating space - Excellent floor plan - Tons of natural light - Vinyl windows - 6-Panel doors - Gas Fireplace - Newer furnace & AC - Concrete tile roof - Large Master w/ vaulted ceilings & 5 pc master bath - Mountain views from the corner bedroom - Finished basement rec room w/ newer carpet - This home is lovely

Schools - **Vanderhoof, Drake and Arvada West**

Status - Active ♦ **Offered** at \$445,000

CLOVERDALE WEST



LOVELY REMODEL

1645 S. Yukon Court

4 Beds / 2 Baths - 1820 Sq. Ft. - Bi-Level - 1-car garage - 2015 Taxes - \$1838 - This wonderful home has been updated from top to bottom - Awesome red oak hardwoods grace the entire main level - The kitchen has been opened up to create a great-room - 42 inch contemporary cabinets - All appliances included - 2 custom tile surround wood-burning fireplaces act as perfect focal points for both family rooms - Updated bathrooms - Tons of natural light flows through the vinyl windows - 4 large bedrooms - Tiled entry - New roof and gutters - New exterior paint - Huge private backyard w/ mature landscaping, concrete patio, garden area and sprinkler system - Easy access to downtown and the mountains - This is a special home

Schools - **Patterson, Alameda & Alameda**

Sold Price - \$317,500 ♦ **DOM** - 54 ♦ **Date** - 9/16/16



RECENT SALES

Since the 118th Issue - June 2016



GREEN MOUNTAIN VILLAGE

1957 S. Xenon Street

SOLD Price - \$364,000 ♦ **DOM** - 4 ♦ **Date** - 6/23/16



SOUTH SLOPE - LAKEWOOD VISTA

1661 S. Cole Street #C8

SOLD Price - \$220,000 ♦ **DOM** - 4 ♦ **Date** - 6/21/16



THE VILLAGE AT BUFFALO RUN

12107 Kittredge Street

SOLD Price - \$335,000 ♦ **DOM** - 12 ♦ **Date** - 8/15/16



LAKESHORE VILLAGE

4385 S. Balsam Street #7-204

SOLD Price - \$240,000 ♦ **DOM** - 13 ♦ **Date** - 8/29/16



THE PRESERVE AT WEAVER CREEK

10311 W. Girton Drive #104

SOLD Price - \$236,000 ♦ **DOM** - 18 ♦ **Date** - 7/12/16



APPLEWOOD VILLAGE

11548 W. 39th Avenue

SOLD Price - \$410,000 ♦ **DOM** - 20 ♦ **Date** - 8/5/16



Rocky, Jason and Jeremy - Real Estate Professionals

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075

jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestrocky@aol.com



ROCKY, JASON AND JEREMY

We Do Real Estate

RECENT SALES

(Since the 118th Issue - June 2016)



GREEN MOUNTAIN VILLAGE

1968 S. Van Gordon Street

SOLD Price - \$421,000 ♦ DOM - 22 ♦ Date - 7/25/16



GREEN MOUNTAIN ESTATES

13587 W. Alaska Drive

SOLD Price - \$365,000 ♦ DOM - 14 ♦ Date - 7/26/16



UNION SQUARE - TELLURIDE

441 Wright Street #325

SOLD Price - \$195,000 ♦ DOM - 14 ♦ Date - 7/12/16



SIXTH AVENUE WEST

14567 W. Bayaud Avenue

SOLD Price - \$510,560 ♦ DOM - 17 ♦ Date - 6/9/16



GREEN MOUNTAIN VILLAGE

12306 W. Green Mountain Drive

SOLD Price - \$460,000 ♦ DOM - 2 ♦ Date - 6/21/16



GREEN MOUNTAIN TOWNHOME

12503 W. Alameda Drive (I)

SOLD Price - \$240,000 ♦ DOM - 8 ♦ Date - 7/15/16

HOME INSPECTIONS MAKE SENSE FOR BOTH THE SELLER AND THE BUYER

Realty Times, September 2016.

If you're hiring someone to inspect the home you want to buy, or you're a seller trying to find out if there are any hidden problems that need fixing before you put your home on the market, here are five things you need to know:

1. Choosing your home inspector. Your real estate professional can recommend an inspector, or you can find one on your own. Members of the National Association of Home Inspectors, Inc. (NAHI), must complete an approved home inspector training program, demonstrate experience and competence as a home inspector, complete a written exam, and adhere to the NAHI Standards of Practice and Code of Ethics.

2. Inspectors point out adverse conditions, not cosmetic flaws.

You should attend the inspection and follow the inspector throughout the inspection so you can learn what's important and what's not. No house is perfect and an inspection on any home is bound to uncover faults. A home inspector will point out conditions that need repair and/or potential safety-related concerns relating to the home. They won't comment on cosmetic items if they don't impair the integrity of the home. They also do not do destructive testing.



3. Home inspection reports include only the basics. An inspector considers hundreds of items during an average inspection. The home inspection should include the home's exterior, steps, porches, decks, chimneys, roof, windows, and doors. Inside, they will look at attics, electrical components, plumbing, central heating and air conditioning, basement/crawlspace, and garages. They report on the working order of items such as faucets to see if they leak, or garage doors to see if they close properly. Inspectors may point out termite damage and suggest that you get a separate pest inspection. The final written report should be concise and easy to understand.

4. Home inspectors work for the party who is paying the fee. The NAHI Standards of Practice and Code of Ethics clearly state that members act as an unbiased third party to the real estate transaction and "will discharge the Inspector's duties with integrity and fidelity to the client." A reputable home inspector will not conduct a home inspection or prepare a home inspection report if his or her fee is contingent on untruthful conclusions.

The inspector should maintain client confidentiality and keep all report findings private, unless required by court order. That means it is your choice whether or not to share the report with others. If you're a seller, you don't have to disclose the report to buyers, but you must disclose any failure in the systems or integrity of your home.

5. Inspectors are not responsible for the condition of the home. Inspectors don't go behind walls or under flooring, so it's possible that a serious problem can be overlooked. Inspectors are not party to the sales transaction, so if you buy a home where an expensive problem surfaces after the sale, you won't be able to make the inspector liable or get the inspector to pay for the damage. You're may not be entitled to any compensation beyond the cost of the inspection.

As a buyer, you need the home inspection to decide if the home is in condition that you can tolerate. You can use the report to show the seller the need for a certain repair or negotiate a better price. You can also take the report to a contractor and use it to make repairs or to remodel a section of the home.

One thing you should not do when buying a home is skip having the home inspected because of cost or undue pressure by the seller. A home inspection is reasonable, it can save you money in the long run, and it's required by many lenders, particularly for FHA loans. There's a reason why buyers should beware, and a home inspection gives you the information you need to make a sound buying decision.



Rocky, Jason and Jeremy - Real Estate Professionals

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075

jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestrocky@aol.com



ONE-PHONE-CALL SOLUTIONS

We Do Real Estate

**Got leaks?
We fix leaks.**

ROOFIX
Serving the Denver Metro Area & Beyond

We're a Roof Service, offering:
Inspections - Repairs - Maintenance - Diagnosis
Certifications - Expert Evaluations - Leaks fixed
Free Estimates -----> NO Pressure
Call Mon-Sat 303-432-8426
Earl-mobile 303-638-7981

Specializing in the repair and maintenance of all roofs
including: Shakes - Dimensional Shingle - Tile - Metal - Asphalt -
Modified Membranes - Single Ply - Tar&Gravel
email earl@roofix.net

Wind Damage - Flashing Problems - Fire - "Critters" - Skylights



GREEN Mountain Interiors
Green Interior Solutions. 30 Years Experience
Flooring - Kitchen - Bath

David Drelicharz
Interior specialist

303-980-9836
Cell 303-748-6175
14219 W. Center Drive
Lakewood, CO 80228

GreenMountainInteriors@Centurylink.net



High Country Applications
Painting Colorado one application at a time ...

Interior Exterior Residential Commercial

- Free Estimates
- Fully Insured & EPA Lead Certified
- Winner of a Denver/Boulder BBB Gold Star Certificate for 2009

Owners Chris and Kara Rosevear are residents of Green Mountain and live in Sixth Avenue West

303-898-3218 HighCountryApplications.com

ACADEMY Services

14518 W. Bayaud Ave.
Golden, Co 80401-5347

Carpet Cleaning

- Carpet Cleaning - Truck Mounted
- Area Rug Cleaning
- Upholstery Cleaning
- Tile and Grout Cleaning
- Pet Stain & Odor Removal
- Specialty Stain and Spot Removal
- Reputation - Solid
- Experience
- Education - Certified
- On Rocky's Best Recommendation List

Serving Lakewood, Golden & surrounding communities since 1991

303-279-7214

Email: AcademyServices@comcast.net

"Best cleaning ever... or you don't pay" Ed Reynolds - Owner

DMD Builders, Inc.
Since 1973

WE DO WINDOWS!
Expert Window and Door Replacement

Bill McFarlane, Owner
303-757-2721 - office
303-875-1775 - cell

- Certified installers
- Energy savings
- Free estimates
- All major vinyl brands
- Competitive pricing

Visit our Web site at dmdbuilders.com



EXPERIENCE THE **DIFFERENCE** IN HOME FINANCING

GUILD MORTGAGE COMPANY OPENING DOORS AND IMPACTING LIVES SINCE 1960

At Guild Mortgage Company, it's all about you. We take the time to get to know you and your specific needs, then provide custom options to best fit these. Our personalized customer service paired with a smooth closing is worth experiencing.

LET'S GET STARTED TODAY!

 **TIM SIEBENTHAL** | RESIDENTIAL MORTGAGE LOAN OFFICER | NMLS# 373249
C: 303-929-2853 | F: 303-954-4827 | TSIEBENTHAL@GUILDMORTGAGE.NET | TIMLEND.COM
8400 E. CRESCENT PARKWAY #250 | GREENWOOD VILLAGE, CO 80112

Guild
MORTGAGE COMPANY

Guild Mortgage Company is an Equal Housing Lender; NMLS ID# 3274, LMB 100032997, Tim Siebenthal NMLS ID# 373249. Tim is licensed to do business in the state of Colorado. All loans subject to underwriter approval; terms & conditions may apply. Subject to change without notice.

Rent a Guy Inc.

Remodeling & Handyman Service
Repair, Replace, Remodel

720-364-9191

Guy Goddard 22 Years Experience
Licensed / Bonded / Insured



BAILEY'S
MOVING & STORAGE

**Reliable.
Dependable.
Predictable.**

Norm Ihme ■ 303-961-3848
Green Mountain Neighbor



Our Business is Real Estate

It's What We Do!

If we can help you with any of your real estate needs - please give us a call.

Rocky, Jason & Jeremy

303.989.5462

jkendallmb@aol.com ♦ jreynebeau@aol.com
rlestrocky@aol.com



Jason, Rocky and Jeremy



Rocky, Jason and Jeremy - Real Estate Professionals

303-989-5462 (Office) ♦ Jason's Cell - 303-875-1840 ♦ Jeremy's Cell - 720-280-6377 ♦ Rocky's Cell - 303-667-7075
jreynebeau@aol.com ♦ jkendallmb@aol.com ♦ rlestrocky@aol.com



ROCKY, JASON AND JEREMY

We Do Real Estate

ROCKY, JASON & JEREMY'S Real Estate Guide

Publishers - A Family Affair

Jason Reynebeau - jreynebeau@aol.com

303.989.5462 (O) ♦ 303.875.1840 (C)

Jeremy Kendall - jkendall@aol.com

303-989-5462 (O) ♦ 720.280.6377 (C)

Rocky Reynebeau - rlestrocky@aol.com

303.989.5462 (O) ♦ 303.667.7075 (C)

Who Makes it Perfect

Sandee Reynebeau - Sandeethequilter@aol.com

303.989.5462 (O)

Supporters-in-Chief

Elizabeth Reynebeau

Jennifer (Reynebeau) Kendall

CIRCULATION - 14,000 +

Neighborhood Distribution

Amberwick - (T)	96
Bear Creek Village - (SF)	368
Campbell Green - (T)	24
Cedar Ridge (Panorama West) - (T)	42
College West Estates - (SF)	129
Coventry Heights - (SF)	6
Fox Point Townhomes - (T)	77
Green Mountain I, II & III - (T)	623
Green Mountain Estates - (SF)	1057
Green Mountain Village - Filing #39 - (SF)	11
Green Mountain Village - Pre 1970 - (SF)	1416
Green Mountain Village - Post 1970 - (SF)	2786
Green Mountain Vista - (SF)	19
Highland - (T)	13
High Point - (P)	25
Lakewood Hills - (T)	94
Lakewood Vista - (C)	255
Mesa View Estates - (SF)	631
Mom's Hill (AL & GMV) - (SF)	74
Morning Star - (SF)	68
Mountainside - (T)	58
Pulte Homes - (SF)	534
Riva Ridge - (C)	138
Roca - (SF)	17
Ryland Homes - (SF)	327
Sixth Avenue West - Proper - (SF)	543
Sixth Avenue West - I & II - (T)	188
Snowbird Condos - (C)	516
Solterra - (Approx. of occupied) - (SF & P)	557
Tamarisk Townhomes - (T)	100
Telluride and Telluride West - (C & T)	428
Terrace & Villa Montana - (C & T)	70
Village Homes - (SF)	578
Village on the Lakes - (T)	92

Notes: C = Condos, SF = Single Family, P =
Patio homes and T = Townhomes

Miscellaneous Distribution

Past Clients +/-	1,200
Relocation Companies	100
Local Realtors	900
Investors	1,000
Local Business with 10+ employees	350

Editor's Notes

The only listings displayed are those in which we had involvement with either the listing side or selling side. Properties are displayed through the Active, Under Contract and Sold stages and only displayed as SOLD in one issue.



Metro Brokers - Reynebeau & Co.

215 Union Blvd. #125, Lakewood, Co 80228

(Directly across from Jason's Deli)

303.989.5462

www.rockyjasonandjeremy.com

Published by Reynebeau and Company

Copyrighted 1985-2014. No part of this may be reproduced in whole or in part by any means without the express written permission of Reynebeau and Co. - Metro Brokers.

Market Pressures!

To be a successful buyer or seller it's important to know the current market pressures.

They're part of our DNA!



Rocky, Jason & Jeremy

Our Passion is Family & Real Estate

One family at a time . . .



Rocky and Sandee



Jeremy and Jennifer



Jason and Beth



Trevor, Reagan & Carter

Metro Brokers - Reynebeau & Company

Real Estate Excellence Since 1975

303.989.5462

WWW.ROCKYJASONANDJEREMY.COM

Jreynebeau@aol.com ♦ Jkendallmb@aol.com ♦ Rlestrocky@aol.com

215 Union Blvd., #125, Lakewood, Colorado 80228