ANALYSIS OF THE CURRENT MARKET FOR THE GREEN MOUNTAIN REAL ESTATE ORBIT

Is Denver becoming another San Diego with the Rocky Mountains taking the place of the ocean?

By Jeremy Kendall

W e're now in the 6th year of this absolutely fabulous seller's market! As you know, the fuel for this market has been wonderful job growth and 10,000 people a month moving to Colorado - amplified by the exceptionally low mortgage rates.

Growth, sadly, is a double-edged sword - it's exciting, creates opportunities, expands wealth and pushes up home values but also changes Colorado from being quaint to congested. The front range of Colorado is no longer a number of small towns and cities quietly Nesting up against the foothills. Those days are gone forever! Growth produces a complicated set of emotions - we do not grow! As Rocky often says "if you don't like growth, try no growth for a while to see how that feels - it's not very pretty." We are lucky, the Green Mountain Real Estate Orbit has benefited profoundly from Colorado's growth with very few of the disadvantages of that growth - unless you have to get on a highway.

Jennifer, Trevor, our lab Autumn and I recently drove up from Colorado Springs - the full vista of the mountains was beautiful but the drive was less enjoyable than it used to be. Never-ending heavy traffic! However, when we got back to Green Mountain we commented that it looked very much the same as when Jennifer grew up in Sixth Avenue West and me in Green Mountain Village.

"We count new homes on Green Mountain while Aurora counts new subdivisions!"

Our glorious little hill has not been surrounded by a sea of new subdivisions. We jokingly say that while we count new homes on Green Mountain, Aurora is counting new subdivisions! Our limiting geography is the simple reason why your home, condo or townhome is so valuable - high demand produces buyers who are willing to pay a premium to live close to the mountains - that is not likely to change.

Relatively speaking, this high demand for Colorado and Green Mountain should continue for the foreseeable future understanding always that values are always a function of broader market pressures.

Relative to current values in the Denver Metroplex, the important question is whether our values are driven by the job and location attributes of places like San Diego. Or, are current values simply because we've had a good run of growth while enjoying very low mortgage rates? It could be either or a combination of both - only time will answer that question. What we do know is that demand and values are always relative and that markets are subject to the law of cause and effect.

At the same time, Colorado real estate has a history of 7-10 year cycles, including a 5-year shoulder period, and, we do feel that we're seeing a few lateral signs that the market is aging - nothing quantitative at this point. Never the less, it's important to play the cards dealt to you - so ride this crazy horse until it peters out.

We love the real estate business - give us a call if we can help you with any of your real estate needs.
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

**SOUTH SLOPE - BEAR CREEK VILLAGE**

**TREMENDOUS OPPORTUNITY**

12997 W. Iliff Drive

- 4 Beds / 4 Baths - 2,017 Sq. Ft. - 2-Story - 2-car garage - Taxes - Estimated to be $3,466
- Tremendous opportunity - Located one of the least expensive homes in one of the best neighborhoods on the west side of town. Green Mountain Park - Close to GM Open Space, Bear Creek Lake Park & trailheads - Pick your floorplan -  Light Rail, st. Anthony's, the Federal Center & the mountains - New roof & heater - Expansive great room w/ 10’ ceilings & gas fireplace - Large family room w/ built in bookshelves & gas fireplace - Formal dining room - Luxury master suite w/ sitting area, 5-Pc master bath - combo laundry & mud rooms - Beautiful hardwood floors. Attic w/ windows & 10x12 storage shed...

**STATUS** - Coming Soon

Offered at: T.B.D.

**NEW / CONTRACT WORKING**

13349 W. Alameda Pkwy. #301

- 3 Beds / 2 Baths - 1,643 Sq. Ft. - Ranch - 2-car detached garage - 2016 Taxes = $2,017
- Amazing high-end condo sitting atop Green Mountain w/ 180 degree sweeping city views from the large covered balcony. Features an open concept, balcony w/ deck & gas fireplace & 2-car garage. Large kitchen w/ granite tile countertops & stainless appliances - Two large bedrooms w/ additional office or potential non-conforming 3rd bedroom - Updated baths w/ granite countertops & fixtures - Lots of storage - Walk to G.M. Open Space, Bear Creek Lake Park & trailheads - Close to G.M. Open Space, Bear Creek Lake Park & trailheads - 10 Minutes to downtown or the mountains - This is a special & unique opportunity.

**STATUS** - New/Contract Working

Offered at: $365,000

**NEW / CONTRACT WORKING**

13731 W. Warren Drive - R-Plan

- 3 Beds / 3 Baths - 2,388 Sq. Ft. - 2-car garage - 2016 Taxes = $2,286
- Tremendous remodel - This house is perfectly appointed & offers a half block from Bear Creek Park. Featuring remodeled & updated bathrooms, espresso cabinetry, stainless appliances, glass tile backsplash, crown air lighting & granite sink - Lovely Hickory hardwood floors, gas fireplace, large patio with views, 2 wood burning fireplaces - Updated baths w/ granite countertops & tile backsplash for & lighting - slate tile entry - Vinyl windows - Solid wood doors - whole play area & large backyard - Close to G.M. Open Space, Bear Creek Lake Park & trailheads - 10 Minutes to downtown or the mountains - This is a special & unique opportunity.

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**GREEN MOUNTAIN VILLAGE**

**INCREDIBLE REMODEL**

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**INCREDIBLE CITY VIEWS**

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**THE TERRACE AT GREEN MOUNTAIN**

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**GREEN MOUNTAIN VILLAGE**

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**STATUS** - Contract Working

Offered at: $450,000
GREEN MOUNTAIN TOWNHOMES

WONDERFUL CONDITION

600 S. Xenon Court - I

3 Bath / 3 Baths - $125.00 / $229.00 - 2一场 - 2 story - T shown $1,196 - Great opportunity to own a quality townhouse in the heart of Green Mountain. The spacious layout of all three bedrooms and the attached two-car garage make this your dream home. The main level is spacious with an open concept floor plan, including a large living room with wood flooring, a large kitchen with stainless steel appliances, and a large master bedroom with a private bathroom. The second floor has two additional bedrooms and a full bathroom. The garage is perfect for storing your vehicles and offers additional storage space. A large covered patio with a fireplace and a beautiful view of the mountains adds to the outdoor living space. The property is well-maintained and is ready to be moved into. This is a must-see for anyone looking for a quality townhome in the heart of Green Mountain.

GREEN MOUNTAIN VILLAGE

COMPLETE REMODEL

12034 W. Maryland Drive

5 Beds / 3 Baths - $225K / $285K - Ranch - 2 car garage - 2018 - 2,800 sq ft - The updated kitchen offers new appliances and an island. The main floor has hardwood floors with designer tile. The home has 5 bedrooms, each with its own walk-in closet. The master bedroom has a large bathroom and a separate vanities. The upstairs has a large rec room, a large master bedroom, and a 3/4 bath. The basement is finished with a large rec room, a large bedroom, and a full bath. The home has a covered patio, a private backyard, and a 2-car garage. The home is located in the heart of Green Mountain and is perfect for families who love outdoor activities.

SPECIAL OPPORTUNITY

454 Flora Way

4 Beds / 3 Baths - $399.9K / $475K - Ranch - 2 car garage - 2016 - 2,300 sq ft - This special home has been well-maintained by its loving owner, is ready to be moved into but will need some of your updates to make it truly shine. The main level has large windows, hardwood floors, and a fireplace with a built-in mantle. The master bedroom has a large walk-in closet and a private bathroom. The kitchen has stainless steel appliances and a large island. The basement is partially finished with a large rec room, a large bedroom, and a full bath. The home has a covered patio, a private backyard, and a 2-car garage. The home is located in the heart of Green Mountain and is perfect for families who love outdoor activities.

BEYOND THOSE BEAUTIFUL FACES

Why Do You Love Green Mountain

JEREMY KENDALL

In the fall of 1988 my family packed up and moved from Grand Junction to Lakewood. My parents gave my brother John and I a say in where we would eventually settle down. After viewing several schools in Jefferson County we voted for Green Mountain High School. Although it was daunting to move in the middle of Junior High and leave my life long friends behind, this little hill town became our new home and I enjoyed my years at Green Mountain High School. After graduating from GMHS in 1989 I didn’t give much thought on where I would spend the rest of my life. I attended Oklahoma State University for a year and then finished school in Colorado State University. My family returned to Grand Junction to be closer to family and I took some time to wander around the state working in Aspen, Telluride, Montrose and back to Grand Junction. I returned to Denver in 2000 and met Jennifer. We chose the area where we would start our family and fell there was no place like home - Green Mountain. Like so many people settling on the hill we love the atmosphere here. Nestled between the opportunities of the city and the access to the Rockies, our neighborhoods provide the perfect balance of employment, shopping, and leisure. Within minutes one can be fishing, go to a ball game, hike or bike hiking, biking or whatever fits our boat. Jennifer, Trevor and I love the ocean and try to visit as much as possible, but there is no other place we’d rather be than right here on Green Mountain.

JASON REYNBEAU

I was lucky enough to grow up in Sixth Avenue West on the north side of Green Mountain - so I literally grew up on Green Mountain. Over the years, I’ve appreciated different things about it. When I was young, I loved riding my BMX bike with my buddies. We’d race through the galaxy and down the dead defying “Chicken Hill.” We played a lot in the open space between Sixth Avenue West and Green Mountain Estates. There are probably still some of my now fossilized tire tracks over there.

The first home I purchased was a Snowbird condo. After I met the love of my life we moved into Lakewood Hills and enjoyed walking our dogs (pre-children) around the various parks but especially out of the mountain.

In the past I’ve loved the recreation associated with the hill but at this point, I really enjoy the sense of community that I’ve developed. It’s not necessarily something I expected. I typically describe Denver as one big sprawling suburb but feel like we’ve found a nice little and somewhat unexpected niche. It’s a result partly of our specific neighborhood but more so the involvement around the elemantary school. The school itself is phenomenal… teachers, staff, curriculum and everything, but I’m really impressed by the involvement of the parents. You see the same people picking their kids up every day, same place. The kids grow but the parents remain steadfast in their dedication. We’ve found great friends, basketball coaches, swim teams and just good solid people as a result of that school and I think that’s a special thing to have in your life.

ROCKY REYNBEAU

After graduating from UW-Oshkosh in 1971 with a BBA, my first job was with Oldhokh B’Gosh - they immediately transferred Edly and I to Colorado for 18 months to open a territory as part of my training.

“We moved west - pulling a 44’ U-Haul trailer with everything we owned.” Colorado was in vogue and John Denver told us all about Coloradito! In the fall of 1988, my family packed up and moved from Grand Junction to Lakewood. Ecky and I looked at each other and said “Let’s move back to Grand Junction” and Ecky said, “We’re going to Colorado, not Grand Junction.” My family packed up and moved to Green Mountain. Over the years, I’ve appreciated different things about it. When I was young, I loved riding my BMX bike with my buddies. We’d race through the gulleys and down the death defying “Chicken Hill.” We played a lot in the open space between Sixth Avenue West and Green Mountain Estates.

Our first night in Colorado was at a Holiday Inn at Collar and Indians. The next couple days we drove all around Denver and Boulder looking for an apartment. One day we drove up Alameda over Green Mountain - that was us! We both knew this was the place we wanted to make our home. Subsequently, Oldhokh B’Gosh transferred us back to Oldhokh where we were stationed in Silverthorne, Colorado for three years before we packed up our home and moved back to Denver. On a December afternoon we drove back to our home in Denver, sleeping in the back of our car as we drove to Denver. As we approached Denver, we saw the Rocky Mountains for the first time and we knew we wanted to live close to those beautiful mountains as possible.

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The first hom...
## Current Market Pressures

### A One-Week Snapshot of Denver's Real Estate Market

**Source**: Matrix - As of 5am May 25, 2017

### Current Inventory
- **Single Family & Easy Living**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Single Family</th>
<th>Easy Living</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>Active</td>
<td>5,872</td>
<td>1,579</td>
<td>7,451</td>
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<tr>
<td>Under Contract</td>
<td>6,601</td>
<td>2,270</td>
<td>8,871</td>
</tr>
<tr>
<td>Sold</td>
<td>13,362</td>
<td>5,009</td>
<td>18,371</td>
</tr>
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</table>

### The Pulse of One Week - 5/18/17 - 5/25/17

| New Listings | 1,420 | 1,875 |
| Back on Market | 191 | 234 |
| Price Increased | 128 | 41 |
| Price Decreased | 583 | 134 |
| Under Contract | 1,271 | 448 |

### Year-to-Year Averages

- **VALUE TREND LINES FOR THIS CYCLE** - as of 5am 5/25/17

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<tr>
<td>↑ Sold</td>
<td>1,082</td>
<td>431</td>
<td>1,513</td>
<td>6,601</td>
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<td>8</td>
<td>27</td>
<td>115</td>
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### Year-to-Year Averages

- All 2017 data is year-to-date as of 5/25/17

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<th>Value Trends</th>
<th>Single Family</th>
<th>Easy Living</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>Sold</td>
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<td>2015</td>
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<td>Price</td>
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<td>$307,625</td>
<td>$413,186</td>
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<td>Taxes</td>
<td>$429,522</td>
<td>$289,918</td>
<td>$392,240</td>
</tr>
<tr>
<td>Price Decreased</td>
<td>583</td>
<td>134</td>
<td>717</td>
</tr>
<tr>
<td>Price Increased</td>
<td>128</td>
<td>41</td>
<td>62</td>
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### Market "Snapshot"

**Strength of the Market by Price Range**

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<thead>
<tr>
<th>Price Range</th>
<th>Active</th>
<th>U/C</th>
<th>Total</th>
<th>% U/C</th>
<th>% of Total</th>
<th>Per Mo Avg</th>
<th>Supply</th>
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<tbody>
<tr>
<td>$100 - 200K</td>
<td>459</td>
<td>621</td>
<td>980</td>
<td>64%</td>
<td>402</td>
<td>3.4</td>
<td>50</td>
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<tr>
<td>$201 - 400K</td>
<td>1,777</td>
<td>456</td>
<td>2,233</td>
<td>71%</td>
<td>2,043</td>
<td>2.6</td>
<td>1,259</td>
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<tr>
<td>$401 - 600K</td>
<td>2,375</td>
<td>283</td>
<td>3,518</td>
<td>54%</td>
<td>1,190</td>
<td>2.1</td>
<td>656</td>
</tr>
<tr>
<td>$601 - 800K</td>
<td>1,185</td>
<td>835</td>
<td>2,020</td>
<td>41%</td>
<td>332</td>
<td>6.1</td>
<td>113</td>
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<tr>
<td>$801 - 1000K</td>
<td>349</td>
<td>643</td>
<td>992</td>
<td>64%</td>
<td>107</td>
<td>9.3</td>
<td>109</td>
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<tr>
<td>&gt; $1000</td>
<td>1,214</td>
<td>348</td>
<td>1,562</td>
<td>22%</td>
<td>10</td>
<td>14.3</td>
<td>72</td>
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<td>5</td>
<td>12</td>
<td>17</td>
<td>79%</td>
<td>3.4</td>
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<td>12</td>
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<tr>
<td>$201 - 400K</td>
<td>10</td>
<td>32</td>
<td>42</td>
<td>76%</td>
<td>24</td>
<td>1.8</td>
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<tr>
<td>$401 - 600K</td>
<td>14</td>
<td>39</td>
<td>53</td>
<td>71%</td>
<td>17</td>
<td>2.9</td>
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<td>$601 - 800K</td>
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<td>55</td>
<td>56%</td>
<td>5</td>
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<tr>
<td>$801 - 1000K</td>
<td>6</td>
<td>7</td>
<td>13</td>
<td>53%</td>
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<td>13.0</td>
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<td>18</td>
<td>43%</td>
<td>1.5</td>
<td>15.0</td>
<td>5</td>
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# Rocky, Jason and Jeremy - Real Estate Professionals

Rocky, Jason and Jeremy

**Contact Info**
- Office: 303-989-5462
- Email: jreynebeau@ao.com
- Cell: 303-875-1840

**Contact Info**
- Office: 303-989-5462
- Email: jkendallmb@aol.com
- Cell: 720-280-6377
Getting Your Dream Home Closed!

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

By Jason Reynebeau

Buying a home is serious business. We feel that the emotional side of the buying equation is best served with the balancing effect of a cognitive process. In this part of the series we’ve got our dream home under contract – now, how do we get to the closing table?

Our Dream Home is Under Contract - What Happens Now?

Much of the hard work of finding a home is now behind us, but getting it closed is no piece of cake – largely because the deal begins to work its way through a bureaucracy made up of very good and highly-skilled people who cannot allow themselves to be emotionally vested in every deal! They have good days and bad days and some of those bad days can morph into your deal. Thus, understand that while your contract is the most important thing in your world, it’s just “another deal” in theirs.

“Truce important goal is to stay in control of the deal vs. letting the deal control you. The solution is simple to state but harder to manifest because you cannot see, touch and most often cannot even talk to the players involved in your transaction/loan. This is your deal, not theirs, and it’s serious stuff!

Simple Ways To Stay in Control

Imagine a file with a hundred slots and every slot has to be filled. The job of everyone involved in the deal (including the agents and the buyer/lender) is to help fill those slots. Filter everything through this prism. Example: ‘The proof of insurance’ slot must fall could delay the closing until it is filled.

Recognize that every potential problem magnifies exponentially the closer you get to the closing date. So, when you pick a place to do so very carefully because they can make all the difference. And, most importantly, do your part as required - such as getting proof of insurance to the closer in a timely manner.

Don’t let anyone kid you, the business of real estate is uncomplicated and very difficult - if you get to the closing and you can say ‘Boy, that was tough’ then you know that your ‘lender’ is principally a loan originator who is the conduit between you and the process, underwriter and closer. Select very carefully!

The Listing Agent

Chosen by and represents the seller. This agent acts as the principal conduit of the deal – they can make it easy or a nightmare. Risk Point: Poor communications, lack of experience, inability to connect dots or anticipate problems and don’t know what they’re doing, the selling agent needs to step into that role.

The Selling Agent

Chosen by the respective agent. Risk Point: The glue of the deal is its logistical and emotional tread which runs through the entire transaction - we don’t believe in abdicating that responsibility.

The Appraiser

Chosen by the lender. Risk Point: The appraisal is applicable to higher-risk transactions, including extremely high-value and hard-to-value properties. Select very carefully.

The Title Company

Chosen by the buyer. The mortgage business is complicated - suffice to say that your “lender” is principally a loan originator who is the conduit between you and the process, underwriter and closer. Select very carefully. Risk Point: Inattention, inability to connect dots or anticipate problems and lack of communication. Demand the skill and excellent communications.

The Inspectors

Chosen by the buyer. Important subject - use common sense when viewing the inspection results and don’t kill the deal by making unreasonable requests. Risk Point: The inspector has to point out every conceivable problem - much of the inspection is protecting themselves.

Title Company

Most often chosen by the seller. The title company plays two roles.

Title: The title company typically closes that deal. They pull everything together, do all the numbers, paper work, deeds, wire funds, receive funds and ship off the closed loan to the actual lender. Risk Point: Very few if any. These guys are consistently the very best and the unassuming heroes in the real estate business. Always thank the closer after the closing!

Before the Closing

About a week before closing, the buyer and lender work diligently to satisfy the underwriters and achieve full loan approval. When we have a “clear to close” the lender sends final figures to the closer who adds their figures and sends them back to the lender for approval. This is called balancing - when balanced the lender will send the buyer their final Closing Disclosure or “CD”.

The timing of the buyer signing of the CD is extremely important – it must be signed at least three days prior to the closing or it will be delayed to satisfy the three-day advance requirement. Sounds hectic but it minimizes stress and makes the day of the closing day more pleasant.

Finally, the buyer will typically do a walk-through of the house before closing, to make sure the home still exists, in good shape and to review any inspection items.

How to Control Your Deal

From going under contract through the closing.

- Right from the start, pick your players very carefully and expect/demand excellent, knowledgeable and frequent communications - especially if there is a problem.
- Expect your agent to know what is going on and to keep you informed!
- Expect/demand to be the first to know about a problem - not the last!
- Respond to requests for information quickly - remember these dots.
- Be sensible on your inspection requests - don’t ask for unreasonable items.
- Recognize that the appraiser is filling a slot and does not really know the value of the home. You’ve looked at dozens of homes in your desired area - you know the value!
- If you picked the wrong lender - fire them quickly.
- The emotional experience of buying a home permeates the entire deal. Expect your agent to manage the deal through the closing - do not allow abdication to a division-of-labor.
- Consequential matters - communicate only by phone or email if necessary. Texting is OK but only for inconsequential matters.
- Expect your agent and your lender to come to the closing.

At the Closing Table

Colorado is a top-find state whereby the closer, the buyers and sellers, both agents and sometimes the lender all come to the table at the same time. There are two parts in a closing.

Part 1: Takes care of all the real estate related matters including the settlement sheet, deeds and all the ancillary documents that facilitate change of ownership.

Part 2: Takes care of all the documents associated with finalizing the loan and collateralizing the property with a deed of trust.

Risk Points: The lender needs to be on top of the deal right through the closing. If it has been a sloppy deal on their part, ask them to be there to take responsibility for a successful closing.

Closings typically take about 90 minutes and are a pleasant and happy time. Funds are collected, proceeds disbursed and keys and contact information is exchanged. We shake hands, wish each other well and everyone begins the next chapter in their lives.

Summary

Buying a home is serious business which is both an emotional and a deliberate process. It’s also a lot of fun when you know what you’re doing – and why you’re doing it. We encourage our buyers and our sellers to incorporate the above into their thinking process. It seems to work because our clients are almost always in cognitive and emotional control of their deal. Most importantly, it also enjoys a good deal of common sense.

If we can help you or any of your friends buy or sell real estate - give us a call at 303-989-5462.
GREEN MOUNTAIN VILLAGE NEIGHBORHOODS

Sales reported between 3/7/17 and Sun on 5/25/17

GREEN MOUNTAIN VILLAGE - PRE-1970 PRODUCTS

<table>
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GREEN MOUNTAIN VILLAGE - POST-1970 PRODUCTS

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Pre-1970 - Bi-Levelns - Single Family

No sales reported for 12/7/16 - 5/25/17.

Pre-1970 - Small Ranches - Single Family

FREE Market Analysis

UNION SQUARE - RIVA RIDGE

1 Bed / 1 Bath - 712 Sq. Ft. - Ranch - Lower level parking space - 2016 Taxes - $588

Wonderful 2nd Floor Riva Ridge located in the heart of Union Square. This home on the hill overlooks a wonderful park, surrounded by two wonderful parks, is just a mile from Light Rail and you can walk to St. Anthony's Hospital, The Hills Shopping Center, Rock C.C. - This is an excellent home for a first time buyer or investor. Brand new carpet throughout, a functional galley kitchen with brand new Corian counters and all appliances. Brand new gas stove, 1-car garage also included. Nicely landscaped yard with wood burning fireplace and access to the covered deck. Great neighborhood, just 10 minutes to downtown or the mountains via 6th Ave. - This truly is a great condo.

Schools - South Lakewood Crichton and Lakewood Status - New Listing Offered at $155,000

LOCHWOOD HILLS

Amazing Kitchen Remodel

1675 S. Routt Way


This beautiful home in Lochwood Hills offers an amazing kitchen - Designer cabinetry - Custom tile backsplash, Quartz countertops - Bay window - Double-insulated windows and doors - Skylights above all windows and new carpet - Formal dining room - Spacious living room with gas fireplace - walk-out basement - 2nd floor bedroom with 3/4 bath and plenty of storage - Large yard with garden terraces - Private covered patio - New roof and gutters - Meticulously maintained home - Lots to enjoy - Hurry, won't last long.

Schools - Kendrick Lakes, Dunstan and Green Mountain Status Under Contract Offered at $490,000

UNION SQUARE - RIVA RIDGE

Penthouse Condo w/Views

459 Wright St. #303

1 Bed / 1 Bath - 712 Sq. Ft. - Ranch - 1 covered parking space - 2015 Taxes - $510

Beautiful 2nd Floor condo located in the heart of Union Square - City views. The front plans are a must see with large windows, fantastic carpet and plenty of light through-out. Brand new kitchen with all new stainless-steel appliances. Gas burning fireplace as the centerpiece - Wonderful neighborhood w/ tennis courts, 3 schools, Red Rocks, Red Rocks Community College & St. Anthony's - 10 minutes to downtown or the mountains - This is a great opportunity.

Schools - South Lakewood Crichton and Lakewood SOLD Price - $165,000 DOM - 23 Date - 5/26/17


We Do Real Estate

R ocky, Jason & Jeremy

Call Today for a FREE Market Analysis

303.989.5462

R eal Estate Professionals

Jason’s Contact Info: Office - 303-989-5462 Email: jreynebeau@aol.com Cell - 303-875-1840

Jeremy’s Contact Info: Office - 303-989-5462 Email: jkendallmb@aol.com Cell - 720-280-6377

www.rockyjanesonjeremy.com

Page 6

June 2017

FREE Market Analysis

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June 2017

FREE Market Analysis

303.989.5462
**GREEN MOUNTAIN VILLAGE**

**WONDERFUL NEIGHBORHOOD 2447 S. Eldridge Court - 4L-Plan**
5 Beds/4 Baths - 2259 + 716 Sq. Ft. - Ranch - 2-car garage - Taxes - $1430 - Stunning kitchen. Large living room with vaulted ceiling. Formal dining room. Kitchen with bay window, eating space and butler pantry. Family room has a gas fireplace and wet bar. Large master bedroom with bay window. Master bath has separate tub and walk-in shower. Laundry room & additional storage in basement. Large yard with mature trees.

Schools: Kennedy Ranch Elementary, Freedom Middle School, North High School

SOLD Price: $440,000 - DOM: 11 - Date: 5/5/17

**GREEN MOUNTAIN ESTATES**

**BEAUTIFUL REMODEL WITH A VIEW 738 S. Alkire Street**
4 Beds/3 Baths - 1368 + 1126 Sq. Ft. - Ranch - 2-car garage - Taxes - $2,001 - Beautifully remodeled. Master bedroom is open and airy, with a large window. Master bath has separate tub and walk-in shower. Laundry room & additional storage in basement. Large yard with mature trees.

Schools: Foothills Elementary, Dunstan Middle School, Golden High School

SOLD Price: $440,000 - DOM: 9 - Date: 6/14/17

---

**SIXTH AVENUE WEST - PROPER**

**LOYAL HOME ON A CORNER LOT 214 Flora Way**
4 Beds / 3 Baths - 2471 + 504 Sq. Ft. - Multi-Level - 2-car garage - Taxes - $2,568 - Perfectly maintained and nicely upgraded home sitting on a beautiful lot! Enjoy the best of Boulder County with access to bike paths, trails & parks. Updated kitchen features new cabinets, countertops, backsplash and lighting. Living room & family room have been upgraded. Large family room with wood burning fireplace, brick, backyard access and wet bar. Beautiful oak hardwood floors. Large master bedroom with walk-in closet, 5-piece bath. No HOA. This is a special home.

Schools: Kynfin, Bell and Golden

SOLD Price: $520,000 - DOM: 12 - Date: 4/9/17

---

**NORTHERN SLOPE NEIGHBORHOODS**

**SIXTH AVENUE WEST & MESA VIEW ESTATES**

**Amberwick - Townhomes**

Address: 1368 S. Exide Ave * 2L 12/4 1726 PPF 1/23/17 $499,000 24 CP

**Highland - Townhomes**

Address: 1450 W. 5th Ave * 1L 1/12 1241 FF/21/17 $490,000 7 CP

**Sixth Avenue West Proper - Townhomes**

Address: 1450 W. 5th Ave * 1L 1/12 1241 FF/21/17 $490,000 7 CP

**Sixth Avenue West & I - Townhomes**

Address: 355 Holman Way * 2 5/3 1520 FF 2/23/17 $287,000 47 CP

End of Sixth Avenue West and Mesa View Estates Neighborhoods

Note: See amalgamated sales data, footnotes and Matrix disclaimers on page 5.

**TOWNHOMES**

**Cedar Ridge - Townhomes**

Address: 16315 W Bayaud Ave 29 3/3 1455 FF 2/17/17 $506,500 6 CP

**Lakewood Hills - Townhomes**

Address: 2324 S. Pecos Pl * 2 3/3 1344 PPF 3/9/17 $526,000 57 CP

**Village on the Lakes - Townhomes**

Address: 12400 W Elkhorn Pl* 2S 4/4 1776 FF 2/21/17 $401,000 48 CP

**CONDOS & TELLURIDE TOWNHOMES**

**Riva Ridge - Condos**

Address: 430 W. 3rd Ave 206* 2/2 1174 N/A 2/10/17 $216,500 1 CP

**Snowbird - Condos**

Address: 14256 W. 2nd Ave * 3 2S 2763 PPF 1/19/17 $523,000 53 CP

**Telluride and Telluride West - Condos & Townhomes**

Address: 212 W. 2nd Ave 201* 2/2 1128 N/A 2/20/17 $225,000 3 CP

End of Union Square Neighborhoods

Note: See amalgamated sales data, footnotes and Matrix disclaimers on page 5.

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Rocky, Jason and Jeremy - Real Estate Professionals

Jeremy's Contact Info: Office: 303-989-5462 · Email: jkendallmb@aol.com · Cell: 720-280-6377

Jason's Contact Info: Office: 303-989-5462 · Email: jreynebeau@aol.com · Cell: 303-875-1840

June 2017
### Other Green Mountain Core Products

Sales reported between 1/1/17 and 5/31/17.

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<td>$273,500</td>
<td>3/17</td>
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<tr>
<td>1648 S Cole St</td>
<td>Loft</td>
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<td>2/23</td>
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<tr>
<td>590 S Xerion Cir</td>
<td>Single</td>
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<td>13612 W Alaska Pl</td>
<td>Single</td>
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No sales in this reporting period.

### Green Mountain Village - Single Family

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<td>13612 W Alaska Pl</td>
<td>Single</td>
<td>$420,000</td>
<td>1/27</td>
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No sales in this reporting period.

### Green Mountain Village - Condos/townhomes

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No sales in this reporting period.

### Other Core Green Mountain Neighborhoods

Note: See amalgamated sales data, footnotes and Matrix disclaimers on page 5.

### INDIAN HILLS

#### Incredible Mountain Home

4575 Picitus Road - Two Lots

- 5 Beds / 3 Baths - 7672 + 457 Sq. Ft. - 2-story - Oversized 2-car garage - 2015 Taxes: $3434
- Incredible contemporary home sitting on two beautiful lots. Mountain setting with views of the west horizon, rock outcroppings, open space & tennis court - Upstairs loft as a bedroom or office, huge main floor master suite w/walk-in closet, 5-piece bath and large walk in closet - The kitchen features upgraded cabinets, hardwood floors, stainless steel appliances, and a huge island - Large patio w/fireplace, built-in BBQ, open space and views of the mountains - Attached 2-car garage with workshop - Four bedrooms, three baths, open floor plan - Tons of functional space, vaulted ceilings, great-room layout and huge windows to enhance the character - School - Ponderosa Elementary, Evergreen Middle and Evergreen High Schools - Seller is a real estate agent in Evergreen - $365,000

- Under Contract
- jkendallmb@aol.com
- 303-875-1840

#### Woodlake Condos

1862 S Hoyt Street

- 2 Beds / 2 Baths - 1172 + 457 Sq. Ft. - 2-story - 2-car garage - 2015 Taxes: $1182 - This townhome has an amazing location & has been perfectly updated from top to bottom - Remodeled kitchen w/Maple cabinets, granite countertops, new SS appliances, and a huge walk-in pantry - Upstairs w/master suite, office, huge walk-in closet, 5-piece bath, and huge walk-in closet - Downstairs features include new SS appliances, vaulted ceilings, open floor plan, new laminate throughout, and new lighting - The bedrooms have large closets and plenty of storage - Walk to Kendrick Lake Park, Carmody Rec, & some local restaurants - This townhome won't disappoint!!!

- Under Contract
- Offered at: $255,000

### We Do Real Estate

Rocky, Jason & Jeremy

May We Help You?

Call for a Free Market Analysis

303-989-5462

Jason - jerrynebeau@telco.com  Cell: 303-875-1840

Jeremy - kendallmb@aol.com  Cell: 303-280-6377

www.rockyjasonandjeremy.com
EXCELLENT LOCATION  539 Wright Street #105
1 Bed/1 Bath - 712 Sq. Ft. - Large, open, bright floorplan - High ceilings - Great for entertaining - Generous living areas - Large, open kitchen - Stainless steel appliances - Custom cabinets - washer/dryer included - South facing patio - Full basement with separate entrance - Close to shopping and restaurants - Single Family - Recently updated - NEW PRICE - 3/20/17 - $345,000
SOLD Price - $327,500 - DOM - 12 - Date - 12/15/16

AMAZING LOCATION  64 Wright Court
3 Beds / 4 Baths - 1611 + 737 Sq. Ft. - Style 2-Story - 2-car detached garage - Taxes - $1,271 - Wonderful, sunny condo in a desirable neighborhood - Great conditions - Large windows throughout - Close to parks - Close to shopping - Spacious master bath - Open kitchen with all appliances included - Gas fireplace - Walkout basement - Large master bedroom - 2-car garage - Recently updated - Single Family - Spacious - Close to shops and restaurants - Close to shopping and schools - Close to the mountains - Close to St. Anthony's, the Federal Center, & 470 commute - Walking distance to parks, open space, Green Mountain hiking and biking trails - Excellent condition - Laundry on upper level - Walking distance to Green Mountain hiking - Large master bedroom - Neutral carpet and paint - Wood-burning fireplace - Great room - Two fireplaces - Hardwoods - Large windows - Large master bedroom - Open and bright - NEW PRICE - 3/20/17 - $1,271 - Single Family - Recently updated - 3/20/17 - $1,271
SOLD Price - $699,000 - DOM - 56 - Date - 3/1/17

OTHER NOTES: CP - Concessions Paid, FX - Fix-up, E - Estate & L - Lender

METRODISCLAIMER: This presentation is based in whole or in part on data supplied by MetroList, Inc. MetroList, Inc. does not guarantee, nor is it in any way responsible for its accuracy. Data maintained by MetroList, Inc. may not reflect all real estate activity in the market. * - Indicates property sold by another company - Some properties were sold by other companies. Data to display may not be up to date.
**SUMMER - VERY GOOD PEOPLE TO KNOW**

**Kristin Sutton**  
Master Gardener can take care of your flower beds.

---

**Rent-a-Guy**  
Handyman - Guy Goddard - We could not function without him.

---

**Loc Le**  
Lawn Care with a big smile.

---

**FLOOR COVERINGS**  
High-quality wood, carpet and tile floors

---

**LAKESIDE ESTATES**  
Located in Granite Bay East - single family home with big back yard and no HOA fees!  
SOLD Price: $684,000

---

**AMAZING VIEWS**  
1675 S. Cole Street #C7  
2 Beds / 2 Baths - 791 Sq. Ft. - Ranch - 1 Reserved parking space in the parking garage - 2015 Times - $992 - Perfectly updated 1-bath condo with views of the mountains and Green Mountain - Updated kitchen flooring and window treatments - Upgraded kitchen w/granite counters and tile - 2 large bedrooms, both with views - Large master bathroom w/soaking tub - Master bath, walk-in closet and panic smoke alarm - One of the best locations - Lightly clean and neutral - Walk to Green Mountain Open Space trail heads - Quick and easy access to CSU downtown, Old Town, Fort Collins, the mall and all the wonderful restaurants in Union Square. - This condo is special.  
Schools: Hutchinson, Dunstan and Green Mountain

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**GREEN MOUNTAIN ESTATES**  
1675 S. Cole Street #C7  
2 Beds / 2 Baths - 791 Sq. Ft. - Ranch - 1 Reserved parking space in the parking garage - 2015 Times - $992 - Perfectly updated 1-bath condo with views of the mountains and Green Mountain - Updated kitchen flooring and window treatments - Upgraded kitchen w/granite counters and tile - 2 large bedrooms, both with views - Large master bathroom w/soaking tub - Master bath, walk-in closet and panic smoke alarm - One of the best locations - Lightly clean and neutral - Walk to Green Mountain Open Space trail heads - Quick and easy access to CSU downtown, Old Town, Fort Collins, the mall and all the wonderful restaurants in Union Square. - This condo is special.  
Schools: Hutchinson, Dunstan and Green Mountain

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**GLENNON HEIGHTS**  
Huge Back Yard!  
11455 W. Glennon Drive  
5 Beds/5 Baths - 2141 + 768 Sq. Ft. - Multi-Level - 2-car garage - Senior Exempt - qnotable: 361,400 - This home is on a 64 acre lot - The wonderful Glennon Heights location is a treat but it is in the heart of Lakewood - Lovingly maintained - The home offers a huge piec meta windows down - Formal dining room with windows to the kitchen - Eating space that looks out on the yard - Large family room with gas fireplace - Flex room with laundry/1.5 bath - Double finished basement with 2 non-conforming bedrooms, home office and huge bonus room - Huge back yard with one side covered and another side open - Great location with an easy commute - walk to CBD, St. Anthony's, and the Federal Center - minutes to open space hiking and biking trails.

Schools: Glennon Heights, Crestighton and Lakewood

---

**BEAUTIFULLY UPDATED**  
13842 W. Dakota Avenue  
4 Beds / 3 Baths - 2167 Sq. Ft. - Bi-Level - 2-car garage - 2015 Taxes - $2108 - Totally updated home w/ quality throughout - Brazilian cherry hardwood floors, Hickory cabinets - Stainless appliances - 3/4 entry, 2 master suites, 6-panel doors - Perfectly clean & move-in ready. - Updated half-bath to full bath, new tile work, newer vanities. - Walk to Rock, World of Gourmet, Creighton, Private backyard oasis - Tons of mature landscaping - Sprinkler system - Just 1 block to Green Mountain Open Space Trail and Edgley Rail, St. Anthony's, the new schools and so many other unique restaurants or churches. - Easy commute to downtow n and the mountains. - This home has it all!!  
Schools: Green Mountain, Dunstan and Green Mountain

SOLD Price: $642,900

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**ROCKY, JASON AND JEREMY**  
We Do Real Estate

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**TIPS AND TRICKS**

- Use high-quality wood, carpet and tile floors in your home for a long-lasting and visually appealing finish.
- Always be punctual and courteous when dealing with clients and potential buyers.
- Keep your property well-maintained and clean to attract more buyers.
- Be knowledgeable about the local market and trends to make informed decisions.
- Network with other professionals in the real estate industry to expand your reach and opportunities.

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**Contact Information**

- **Rocky, Jason and Jeremy**
  - Office: 303-989-5462
  - Email: jerniebeau@atol.com
  - Cell: 303-875-1840

- **Jeremy’s Contact Info**
  - Office: 303-989-5462
  - Email: jkendallm8@aol.com
  - Cell: 720-280-6377

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**Schools**

- Mustang Valley Elementary
- Green Mountain Middle School
- Lakewood High School
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.

Call Today for a
FREE Market Analysis
303.989.5462

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JUNE 2017 WWW.ROCKYJASONANDJEREMY.COM  PAGE 11
2017 Best Recommendations

Boutique and Locally-Owned Restaurants

Italian
- Cafe Jordano
  1400 S. Platte Ave.
  303-788-6863
  Al and Susan Bohm's restaurant is special to Sixth Avenue West residents.
- Italian Pizza
  1421 E. Colfax Ave.
  303-232-0200
  Green Mountain residents have been enjoying their pizza forever - great.

American Contemporary Cuisine
- American Contemporary Cuisine
  1361 W. Alameda Plwy.
  303-987-5877
  The nicest people preparing wonderful Mexican favorites.
- American Contemporary Cuisine
  240 W. Colfax Blvd.
  303-232-0200
  Michael Coughlin's 240 Union is the best high-end restaurant on the Hill.

Mexican
- Mexican
  1191 W. Colfax Ave.
  303-232-0200
  We, and our grandparents "Love the Moose." Try C9.

Home Remodeling and Repair

Appliances - All levels of quality
- Specialty Appliance
  8775 E. Orchard Road #805
  303-780-9349
  Absolutely the most wonderful people to work with. Family owned.
- Carpenter, Hardwood and Tile
  4219 W. Center Drive
  303-748-6175
  Dave DeVliegher does a great job on floor coverings. High quality work!
- Garage Door Repair
  3585 W. Colfax Ave.
  303-232-0755
  Chal Maintenance is knowledgeable and does excellent work.
- Mud Jacking
  1500 S. Colfax Ave.
  303-985-3375
  Knowlegable and good to work with.
- Window & Door Replacement
  225 S. Warren St.
  303-757-2721
  Has Pella, Andersen, Milgard & Amerimax windows. Excellent people.

We do Real Estate

One family at a time

Rocky and Sandie
- 215 Union Blvd. #125, Lakewood, CO 80228
  303-989-5462
  www.rockyandjeremy.com
  Rock Brook - Reynebeau & Co.

One family at a time . . .

Service for the Home

Painting
- Chris Rosewar - High Country Painting
  14237 W. Colfax Ave.
  303-987-5877
  Dear Doran, please give a good review.

Cars
- Checkered Flag Auto Sales
  13615 W. Alameda Plwy.
  303-987-5877
  Absolutely great to work with.

Real Estate Excellence Since 1975
303.989.5462
www.rockyandjeremy.com

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