

the real estate **advisor**

In this issue:



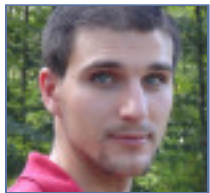
Advantages of new home builds



TAKE FIVE:
Remodeling with ROI



The housing market keeps improving



Benjamin Epps
Realtor, CRSA
Cell 205.504.6239
Office 205.477.7769
bepps@realtysouth.com
benjaminpepps.realtysouth.com

RealtySouth
4760 Eastern Valley Rd, Suite 126
McCalla AL 35111

Call me today to schedule a free consultation.
205.504.6239



This template courtesy of BreakthroughBroker.com



Buying Brand New

Consider the advantages of a new build home



Like most of the real estate industry, there's been major growth in new home construction. Here are five great reasons to consider a brand new home.

Design your dream home

When you're in on the home building process from the very start, you get to pick the floor plan that's perfect for you and your family. It's the best way to get the exact home you want.

Save on energy costs

While older homes can have inefficient heating, cooling, insulation, and appliances, new homes are typically built for energy efficiency from the very start. Your utility bills could be dramatically lower.

Community amenities

If your new home is part of a planned community, you can take advantage of amenities like swimming pools, fitness centers, and other recreation areas that might not be available otherwise.

Fewer worries, fewer surprises

With a new build, it's less likely that you'll run into maintenance and repair issues compared to what you might experience with an existing home.

Enjoy it from the start

No need to endure the frustration that might come with a fixer-upper. With a new home, you can enjoy your new space the day you move in.

REALTYSOUTH
4760 EASTERN VALLEY RD, SUITE 126
MCCALLA AL 35111

Interesting,
informative
real estate
news for you.

CALL (205) 504-6239 TO SCHEDULE A FREE CONSULTATION OR CONTACT ME ONLINE AT BENJAMINEPPS.REALTYSOUTH.COM

Take 5: Home remodel projects with great ROI

Here are five of the best cost vs. value upgrades to consider if you're thinking of remodeling your home, according to Remodeling Magazine.

- 1. Steel entry door:** A new steel door will not only improve your home's curb appeal, but will also improve energy efficiency.
- 2. Attic conversion:** Converting your attic into a bedroom or recreational room can dramatically expand the living space available in your home, yet you don't have to alter the floorplan of your home at all.
- 3. Fiber-cement siding:** When you replace your current siding with

fiber-cement, you improve your home's resistance to moisture, pests, rot, and fire. It's also extremely durable, so in the long haul you want spend as much on maintenance or repainting.

- 4. Energy-efficient windows:** This one is particularly valuable for older homes. Upgrading to energy-efficient windows can lead to remarkable savings in monthly energy costs.
- 5. Kitchen remodel:** New appliances, new cabinets, new backsplash ... it all adds up to one of the highest returns on investment according to Cost vs. Value reports.

More signs of an improving housing market

Total homes sales for 2013 were the highest of any year since 2006, according to a December 2013 report from the National Association of Realtors.

There were 5.09 million total sales in 2013, a 9.1 percent increase over the previous year.

"Existing-home sales have risen nearly 20 percent since 2011, with job growth, record low mortgage interest rates and a large

pent-up demand driving the market," NAR chief economist Lawrence Yun said.

The national median price for existing homes sales was \$197,100. That's an 11.5 percent increase from the median price in 2012 (\$176,800).

Of course, all real estate is local, so contact a trusted real estate professional for information on market trends in your area.

