

REAL ESTATE REALITIES

Do you qualify for the biggest government bail out in history?



Yes You! Can take advantage of the biggest government bailout in history!

Imagine if a new store open up at MOA. This new store only sells \$1 dollar bills at .50 cents each. How many dollar bills would you buy? This store has so much inventory that it HAS TO SELL to you! Let's call this store "The Fannie May Freddie Mac-Federal Reserve Warehouse Club". They have interest rates that are at all time lows (4% or less) and home values are slashed at half price or more. Did you know that the prices homes are listed at today are actually less than what they cost to build? Yet, many are still sitting on the sidelines.....watching and waiting. As Warren Buffet said: ***"The best time to buy is when no one else is."*** Well that time is now! We have to stop worrying about what is happening in Washington and look at what is going on in our community. If you have a good job, credit and money in the bank you pass the test and NOW is the time to make a move.

Let's do the math and I am sure you will agree. We have 2 scenarios.

Option A: The first time home buyer: Today you can go buy a wonderful home that is priced under \$200,000 (you will have lots of choices) and your Total Principal and Interest payment (P&I at 4%, 30 year fixed mtg) on your new loan will only be \$954 dollars a month. That is cheaper than renting and you still get the tax deduction advantage from the IRS (\$8000 of interest paid at a 28% fed tax rate equals \$2,240 itemized deduction on your IRS schedule A) so your effective payment is really \$768 a month and now you own a home. How cool is that? *You can use your VA Home Loan for no money down and FHA is only 3% down and these loans are available today.*

Option B: The move up buyer: **"The Bigger Roof Opportunity"**. Yes!, You have a house to sell and as you look at the numbers you think you cannot sell because values have dropped but you need to remember that values have dropped in all price ranges and upper bracket homes have seen the largest price drops. For example, a start up home that was selling for \$250,000 4 years ago is now selling for \$125,000 to \$175,000 and stats tell us that is really at the bottom. On the other hand, homes that were priced over \$500,000 are selling for significantly less. You can now buy the house that was bought for \$1,000,000 in 2003-2007 and today you can buy that house for HALF OFF.

These homes have everything you want and are selling for hundreds of thousands less and you have an opportunity to get one. How cool is that? These homes are everywhere and you are probably driving by them daily. The question my clients ask is how can they take advantage of this once in a life time opportunity? Because once you see the numbers and facts you will be blown away at what is available. Many of these deals are the short sales I have been telling you about in previous issues and how knowing how to work with the banks along with your options gives you a tremendous advantage in this market. My step by step process is risk free and cost you nothing until you get the house of your dreams! You have nothing to lose and everything to gain. If you are interested in how this works and how you can benefit, let's meet for coffee. Our conversation is always confidential and private. Bob Beutler (Major Retired) 612-558-7355 or BobBeutler@ReMax.net

In Addition: I recommend the only mortgage you should get in today's market is a 4%, 30 year fixed. My article next month will explain why and how you can make huge profits by that small decision.

Here is a great link that explains how we got here. http://en.wikipedia.org/wiki/Fannie_mae

