



DECEMBER NEWSLETTER



Volume 4, Issue 1
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December 2004

14 Tongariro St, Paraparaumu
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Daves Desk



Hi all, Hasn't it been an awesome year! As you would expect I scan the front windows of real estate offices on a regular basis. In the past you would never have seen 2,3 or 4 photos of the same house in the window, or half the window full of homes with sold signs on them, (sometimes the same house with sold across 3-4 times). You would never have seen one whole display with only one house for sale, where there would normally be say 12 nor would you have seen four real estate agents with the same house in their window, 2 or 3 times each. The point I make is, there is a lot of talk about how there are less and less sales per month but I never hear any agents talking about how many actual houses they have to sell. Logic tells me that if there are less houses for sale market there would be less houses sold.

I find it very interesting how different organisations use information to suit their own agenda.

Cont

On a personal note Natasha is now on the move, walking and talking heaps. Her favourite word is swing and mate! We are looking forward to our second Christmas with Natasha and I'm sure she will enjoy the paper more than the presents!

Thanks for all your support throughout the year, I would like to take this opportunity to wish you all a very merry Christmas and Happy New Year. Dave

PROPERTY INVESTMENT

If you are looking to buy an investment property you have to look at your long term goals. i.e. Short term or long term investment? Are you investing for long term capital growth or cash flow or both. Do you have a high, taxable salary? We build rental properties for ourselves, as well as our clients and everyone has a different strategy depending on their circumstances.

Some of the upsides we find in building brand new homes to rent out are:

- Ease of management.
- Attracts a good type of tenant.
- Great depreciation rates.
- No tax on capital gains (if set up right).
- Good demand for re-sale if cash needed.
- Excellent retirement plan.
- Very low maintenance, designed and built for tenants. Being brand new there are warranties and guarantees in place.

STRATEGIES

I have my own strategy for buying and selling property and I have several friends that have quite different strategies. Each person and their circumstances and goals are quite different. In the dozens of books and seminars I have attended on property investment I have learned of several ways of investing in property, from full time property traders to people that buy and sell and have never seen their properties, all achieve different results. If you are interested in building an investment property give Dave a call.

DID YOU KNOW?

Homecreators will build 65 homes this year. Thanks heaps to all our suppliers, subbies and most importantly to all our awesome clients. We couldn't have done it without you!

XMAS OFFICE HOURS

Homecreators office is open throughout Christmas & New Year. If you wish to view any of our showhomes throughout this period please Call Bernadette on 027 244 8905.

MERRY CHRISTMAS



Have you visited our website?

It's all new and looks awesome, heaps of information, take a look at:-

www.homecreators.co.nz

FEEDBACK

Your feedback is important to us. We would really appreciate hearing what you think of our website. We think it's great! If you have any ideas on what you think would be useful on our website, email your ideas to kathy@homecreators.co.nz

MISSION STATEMENT

"To have every customer become an advocate"



Wishing you a very merry Christmas and a prosperous New Year.





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Team Update

We would like to introduce Bernadette Forsdyke to you. Her role is sales based, working with Dave to satisfy the level of enquiries we are receiving for new homes. Bernadette is available to show you through our show homes, homes currently under construction, design and build packages available, and to take you through the process to make your wish list into reality. Give her a call she would love to sell you a home. Cell Phone 027 244 2938



DESIGN & BUILD

We have some great building sites available. If you know of anyone wanting to build on the Kapiti Coast don't hesitate to give Dave (0274 425 215) or Bernadette a call (027 244 8905)

LAND

We are always looking for land on the Coast - if you know of anyone wanting to sell any land please let Dave know. Call 0274 425 215

For Sale

Cul-de-sac living at its best, **29 Leanne Way, Kennedy Place, Waikanae Beach** sits this attractive modern 4 bedroom, family home with separate lounge, open plan kitchen/dining/family, double garage. Great flat, sunny, sheltered site. Priced to sell at \$335,000.



Superb location at **12 Kennedy Place, Waikanae Beach**. This lovely modern 3 bedroom + study family home with separate lounge, separate family room, open plan kitchen/dining, double garage with large store room and workshop. Great flat and sheltered site. Priced to sell at \$335,000.

Located on a back section at **42A Kohekohe Rd, Waikanae**, sits this quality, low maintenance, 4 bedroom home with separate lounge, open plan kitchen/dining/family areas, sep laundry and large store room or workshop. Looking for sun and privacy, then this is the home for you! If you know of anyone who may be looking for a spacious home in a fantastic location call us now!!

Priced to sell at \$455,000.



Positioned for lake front viewing at **94 Regent Drive, Paraparaumu**. This spacious quality 4 bedroom home, separate lounge, generous open plan kitchen/family and dining area, wet floor ensuite with 2 showers and tastefully decorated throughout. Double garage, large storeroom and workshop. Be quick not many left in this popular subdivision. Priced to sell at \$430,000

If you wish to view any of Homecreators properties please call Bernadette.

Office (04) 297 1685 or Cell 027 244 8905.



Wishing you a very merry Christmas and a prosperous New Year.

