

Are you in the foreclosure market?



Work with a buyer's agent who is familiar with today's market and can find the best deals for you!

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Why Foreclosures?

Experienced landlords agree: single-family homes are the easiest rentals to own, lease, manage and maintain. Tenants pay all utilities, maintain the landscaping and remove the snow.

But in years past, most single-family home prices ruled out the buy-and-rent option.

The current foreclosure environment presents a golden opportunity to buy homes 30% to 40% below “market” at prices that will allow positive cash flow when converted to rentals.

Where is the Best Market?

On balance, I’d say Waukegan provides the best foreclosure market for investors. But opportunities abound all over Lake County; no community seems to be immune from the ravages of foreclosure. McHenry County holds opportunity as well; especially in the southeast quadrant.

What Makes the Ideal Foreclosure Investment?

Having studied the local market extensively, I prefer homes built in the 1950s or newer, with the possible exception of brick homes. I prefer single-story ranch-style homes with basements.

Why?

- ◆ Homes constructed after WWII tend to have better floor plans and poured foundations. Better construction techniques should reduce the extent and cost of any required rehab.
- ◆ Homes with basements allow easier access to heating, electrical and plumbing systems. They are easier to rent.
- ◆ Single-story homes don’t have plumbing running through the walls to the second floor. This alleviates potentially major cost of re-plumbing if it becomes necessary. Remember – these homes may have sat unheated through the Winter and may have had frozen pipes.

Of course, two-story homes aren’t much of a problem if there’s no plumbing on the second floor, so I wouldn’t rule them out.

Why work with me?

I am adept at locating foreclosures in the Multiple Listing Service, and have extensive experience examining and evaluating foreclosed homes. I’m also skilled at dealing with REO (foreclosure) listing brokers and understand the special requirements of foreclosing banks and the entire process.

My clients will tell you that I am knowledgeable and opinionated, and will not hesitate to steer you away from what I believe to be a bad deal. As my client, your interests are paramount and I will go above and beyond the call of duty to satisfy your needs.

Give me a call!
847-949-6045