

August, 2011

# HOUSECALLS



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## Refrigerators Give the Kitchen a Trim Look

Maybe there's not a great deal of room in your kitchen and you could use an extra 8 or 9 inches of space between the fridge and the kitchen table. Or maybe your kitchen is large, but it bothers you to have the refrigerator reaching out from the counters and dominating the view.

When shoppers are choosing a new unit, they may not be aware that counter-depth refrigerators are available at appliance stores and department stores. Best Buy and Lowes, for example, have some in their stores. Online, they show a large selection, including French

door styles, side-by-sides, and units with the freezer at the top or at the bottom.

They come in white and black as well as stainless steel. Depth, without the door handle, is from 23 1/2 to 29 1/2 inches. The height of various units is from 63 inches to 86 inches.

The GE Profile and others can be ordered with custom doors that will match your kitchen cabinets. They are available for 23 and 25 cubic foot sizes. The panels can be made acrylic, wood or almost any material you want. They slide easily into place.

Though customized counter-depth refrigerators cost less than built-ins, they cost somewhat more than a conventional fridge.

## A Great Time to Invest in Real Estate

**There are 1,096 Residential Rental Properties In The Triangle MLS as of 8/15/2011 Ranging in Rent from \$350 to over \$8,000**

Savings and CD interest rates are the lowest in years, and the stock market is in an iffy position. It could even suffer a second dip.

So where can you invest your money and get a decent return? Consider buying a home and renting it out. In the United States, the average rent is at its highest level in history and going up every year.

Writing in Kiplinger Personal Finance, one veteran developer and house rehabber says now is the time to strike. You could buy a \$120,000 house in the city for \$42,000. Add \$10,000 for repairs and renovations and, depending on the property, you can rent it out for up to \$1,000 a month.

Some of the rehab costs could be saved if you can patch a few cracks in the walls and do some of the cleaning



and yard work yourself.

A rental property offers a big opportunity for people with some time to spend on it, such as a retiree, a teacher who has the summer off, or a man or woman who works part time.

Of course, the rehab only takes place

for a month or two. Many people with fulltime jobs are willing to spend weekends and some evenings on it in order to increase their monthly income after it's rented.

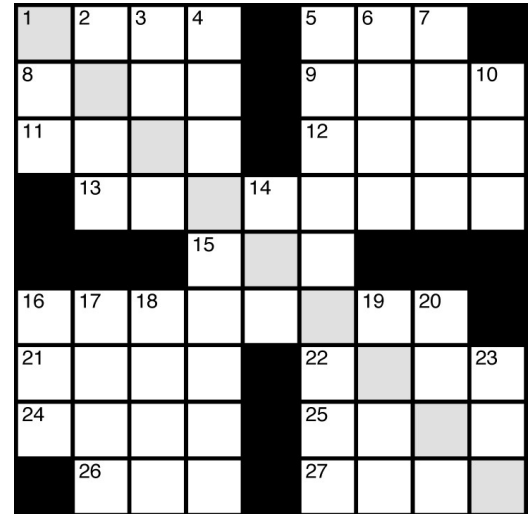
One man with good credit was able to finance the purchase price of a home and improvements at 7.75 percent interest. On that particular house, with little money of his own invested, and after paying for the financing and expenses, he makes a profit of \$430 a month.

Because he owns eight other financed properties with various levels of profit, he makes a very nice living.

While being a landlord is not as easy as signing on the dotted line, for many people it is a great opportunity to increase their net worth and their monthly income.



## August Puzzle



### Across

1. Philistine
5. "Casablanca" pianist
8. Anger
9. Bon mot
11. Gumbo thickener
12. Carbamide
13. Residents of the Balkans
15. PC linkup
16. Mexican street musicians
21. Bluenose
22. Put decorations on a tree
24. Talk effusively
25. Means justifiers
26. Assembled
27. Greek promenade

### Down

1. Pal
2. Thousand \_\_\_\_, Calif.
3. Shrek, e.g.
4. Tail lamp

5. Shrinks
6. Emanation
7. Appearance
10. \_\_ de deux
14. Farm call
16. Automobile sticker fig.
17. Starch
18. Ascend
19. Stalk
20. Prefix with China
23. Fed. construction overseer

## Ask the Expert

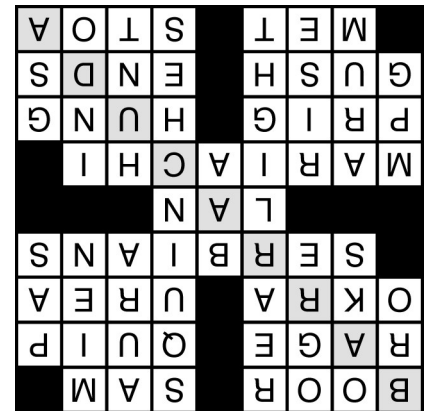
**Q.** Could you give us any advice about homes and real estate agents in other cities?

**A.** Certainly, I could give you information about average pricing and the quality of neighborhoods in other cities. And I could steer you toward a real estate agent I know to be honest and productive. But I hate to see you move.

Quite often people I know here in the Triangle or people I get introduced to like many reading this newsletter who live outside the Triangle seek my help with finding a listing agent or buyer's agent outside the Tri-angle market.

They don't have a clue as to who to use and they turn to me because they know I will help them find a great agent in the market where they need help. It could be that they want to move to the Triangle area and need help finding a listing agent to sell their current home. It could be that they are moving away from the Triangle and need help finding a buyer's agent in the city that they soon hope to call home.

My company Coldwell Banker Howard Perry And Walston is one of only 24 real estate firms in the world that has earned the CARTUS Platinum designation because of the level of service we give to



our relocation clients. This means that whether you are moving to or from the Triangle or you live outside the Triangle and have decided to move someplace other than the Triangle or you know someone who needs relocation assistance and the Triangle market does not figure into their relocation plans I can help find the agent that can get the job done.

We all meet so many people every week whether it's at work, out shopping, at church,

at social events, in our neighborhoods, at the schools where our children attend—just so many opportunities to meet someone who needs real estate help. All I ask is that you remember one thing:

Tim@TheTrianglesBroker.com. If they can just contact me at that address I'll be able to assist them with their real estate needs even if I never have the opportunity to meet them.



## Avoid a Medical Emergency **Heat and Humidity = Danger**

Emergency rooms see an increase in cases of heat stroke and dehydration in July and August.

The American College of Emergency Physicians gives this advice on how to stay safe in hot weather:

Check the heat index before going out to work, play or practice and plan accordingly.

Avoid direct sunlight in the middle of the day. Schedule activities for the early morning or early evening hours.

Wear loose, light-colored clothes and hats. Dark colors absorb more heat.

Drink lots of water or sports drinks, about 8 ounces an hour when in the sun in order to avoid dehydration.



Take frequent breaks in the shade or in air-conditioning to cool off.

Calculate the “apparent temperature” before taking part in activities. According to the National Oceanic and Atmospheric Administration:

\* At 90 degrees and 50 percent hu-

midity, it feels like 96. At 70 percent humidity, it feels like 106 degrees.

Heat exhaustion is likely, so take it easy.

Heat exhaustion can include cramps, heavy sweating, nausea, heart-rate

changes and dizziness. Get the victim out of the sun, remove excess clothing and place cool towels on extremities.

Fan and give small sips of water.

\* At 95 degrees and 50 percent humidity, it feels like 107 degrees. At 70 percent humidity, it feels like 124 degrees. At that temperature and at any higher temperature or humidity, it is extremely dangerous to be outside, and heatstroke could occur.

\* At 100 degrees, humidity ranging from 35 percent to 55 percent can cause heat exhaustion. At 100 degrees, humidity of 60 percent or higher puts a person into heat stroke territory.

Heatstroke is a medical emergency.

Symptoms include confusion, an altered mental state, unconsciousness and hot, dry skin. Call 911. Do not give fluids, which can cause seizures.

## Wedding Planning Software

In 2010, the cost of the average wedding was \$24,641. The average number of guests was 141.

The arrangements for these events can be very complicated, but software can help the planner (the bride and groom or parents) keep track of prices and arrangements. Search the Web for wedding

planning software, some of which is free. The top-rated package is the iDo Wedding Couple Edition, according to experts at [bridaltips.com](http://bridaltips.com).

Discuss the guest list and limitations with both sets of parents, allowing each the same number of guests. If one set of parents has more people they need to invite, give the other parents a few more seats at the rehearsal dinner.

Event Planner Tasha Brown of Boston, writing in *The Wall Street Journal*,

suggests letting single guests who have been with someone for some time bring their dates.

Decide whether children will be invited. If many parents are disappointed at not being able to bring them to the big event, compromise by hiring a baby sitter.

Moneysavers: Instead of having a dinner and dance, marry in the morning and have a nice luncheon. If mom or dad are disappointed at not having a dance, hire a DJ and have dancing at the lunch.

## Gyrating Movie Seats, *Feel Actors' Movements in 3-D Movies*

At 50 specially equipped theaters, movie goers this summer will be able to feel actors' movements right in their seats.

Motions range from being pitched forward, backward or side to side and give the experience of a momentary freefall when a character jumps off a cliff. Seat controls let the viewer dial down the intensity of the movement, which at the highest setting can reach up to two times the acceleration caused by gravity.

Made by D-Box Technologies of Montreal, the seats are one more way theaters are moving to compete with home thea-

ter systems. The company has 70 installations worldwide and 50 in the United States. It aims to expand to 200 locations within a year and to 1,000 locations within four years, according to *The Wall Street Journal*.

Guy Marcoux, D-Box vice president of marketing, says it took 600 hours to program seats for “Fast Five.” Engineers go through movies frame-by-frame to create a “motion track”, which is like a sound



track and controls the seat.

For complex scenes, such as a character racing away from an explosion in a car while being shot at, a single frame could feature multiple

motions simultaneously, and the D-Box chair would jar the viewer in all the appropriate directions.

Tickets for a movie with D-Box seats cost \$8 more than a regular ticket but offer a unique experience.



ESA, SRES, ABR, SFR,  
EcoBroker, ePro, MBA



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# August 2011



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13 Full Moon ○
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29 New Moon ●	30 2 Closings	31			



*Disclaimers:* All real estate information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change, or withdrawal. Neither listing broker(s) nor this company shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. If your property is

## Would You Like To Have Regular Reports on Real Estate Activity In and Around Your Neighborhood Delivered Right to Your Inbox?

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Just Register At

www.[TheTrianglesBroker.com](http://www.TheTrianglesBroker.com)

## Reduced in Wakefield \$359,900

[www.11904PawleysMill.com](http://www.11904PawleysMill.com)



Lovely North Raleigh home in popular Wakefield Plantation with 3,360 SF.

4 Bedrooms & 3.5 Baths on .20 acre lot. Family Room w/vaulted ceiling FP w/custom built-ins. Sun Rm, Office/LR, Formal DR, Large Gourmet Kitchen w/Island.

1st Floor Master BR suite with tray ceiling,

W-I-C, separate Whirlpool tub and shower. Great amenities: sidewalks, tennis & pool (fee) and golf (fee)



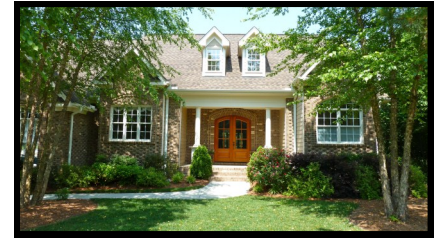
<<<< **My Listings as of August 15, 2011** >>>>

Near Bunn Lake in Zebulon on 1.85 acres with view of private pond. 3,000 SF Ranch w/3BRs and 3.5 BAs, 2 story LR & formal DR, Fam Rm w/ FP, eating nook, granite Ctops in kitchen w/island, 2 story foyer, 2 car gar, 2 bonus rms, screen porch



**\$310,000 Just Reduced!**  
[www.10704Balustrade.com](http://www.10704Balustrade.com)

Beautiful home in Creedmoor, NC in Hawthorne community. 4BRs, 4BAs, Gourmet Kitchen w/ island, 2 bonus rooms, 2 story family room with FP, MBR has sitting area w/FP and 2nd floor library/study. 3,715 SF



**\$450,000 New Listing!**  
[www.3027Krogen.com](http://www.3027Krogen.com)

3,430 Sq. Ft. 4BR, 2.5 BAs in Historic Oakwood in downtown Raleigh. 3 Story, with bonus Rm and Guest BR and Full Bath on 3rd floor. Gourmet Kitchen w/island. Family Rm w/ Gas FP, multi-level back



**\$600,000 Short Sale!**  
[www.403Edenton.com](http://www.403Edenton.com)

North Raleigh Contemporary Ranch in Stone Ridge . 4,236 Sq. Ft. 4BRs, 3.5BAs . Updated Kitchen & Baths, Large Garden Rm, Formal LR and DR, Family Rm, Multi-Level Deck, Office, on .92 acre lot.



**\$500,000 Reduced!**  
[www.813ThatcherWay.com](http://www.813ThatcherWay.com)

North Raleigh home in Wakefield. 4BRs, 3.5BAs, 2 Story Great Room, Sun Rm, Gourmet Kitchen w/island, breakfast nook. 1st floor Master Suite with W-I-C, Separate Tub/Shower, twin vanities, back deck, 2 car garage. Formal LR



**\$359,900 Reduced!**  
[www.11904PawleysMill.com](http://www.11904PawleysMill.com)

In Falls Landing off Mitchell Mill Rd in N Raleigh off Hwy 401N. 2,220 Sq. Ft, 4 BR, 2.5BAs. Large Family Rm with gas FP, kitchen has lots of cabinet space, w/ island. MBA is large with separate Tub/



**\$200,000**  
[www.3222LandingFalls.com](http://www.3222LandingFalls.com)

I'm happy to say that three other listings of mine recently sold or will be closing by the middle of September so I'm not including those on this page. The last four weeks have been very strong for me, multiple sales, closings and new buyer clients that will be purchasing soon. So from my perspective business is great! But it could always be better. So if you or anyone you know is looking to buy and/or sell a home please let me know how to contact them or have them contact me so that I can find out their needs and hopefully help them have a smooth and worry-free experience.



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