

REAL ESTATE Reporter

Fall 2011

GREG LOBBREGT

Call 269-GREG (4734)
email: greg@greglobb.com
www.abqforsale.com
www.greglobb.com

COLDWELL BANKER LEGACY 292-8900

GREG IS GOING GREEN!

(but only if you want him to...)



You will now have the choice of having my *Real Estate Reporter* delivered to you by mail, like it has for the past 20 years (can you believe it?!), or by email. All that you have to do is send me your email address, tell me that you'd rather have it sent that way, and we're all set.



MAIL



E-MAIL

HOW ARE YOUR INVESTMENTS DOING?

REAL ESTATE INVESTMENTS ARE DOING GREAT!

Are you tired of all the stock market gyrations, or getting ½% on your money from the bank? How about buying income properties that bring in 7% to 14%?

The rental home market, right now, is doing very well. I'm able to find investors nice homes, patio homes, and townhomes, in great neighborhoods, for anywhere between \$140,000 and \$180,000. They are getting \$1,100 to \$1,250 per month in rent, and the tenants have good credit and good jobs(they are either unable to qualify to get a loan to buy a home, which is no easy task these days, or they prefer to rent vs. own).

The national statistics, this year, are showing that 1 in 5 homes sold are to investors. Economists and demographers predict that the next 10 years will be the best time for investors to own homes, condos, and apartments.

In the 17 years that I've owned rental properties, it has never been better to get a very good quality tenant. The phone rings off the hook whenever I or an investor that I've sold a property to, puts a "FOR RENT" sign up on a place. So, we get to choose the cream of the crop. And, with home prices down, rents going up, and interest rates at historic lows (if you choose to get a loan), a client/friend of mine calls it "The Perfect Storm"!

And, remember, you can also use your IRA to purchase real estate investments!

It's that time Again!

21st Annual Lobbergt Pumpkin Pie for Pumpkin Swap.

All you have to do is call me at 269-GREG or email me at email: greg@greglobb.com after you've used your pumpkins for Halloween, and by the week of Thanksgiving, I'll deliver a fresh pumpkin pie to your door.

Even if you don't have a pumpkin and would like a pumpkin pie, just let me know and I will still deliver one!

No, I don't make them myself from the pumpkins I retrieve.



Trade your pumpkins in for a pumpkin pie



Dear Greg,
We would like to thank you for your organization, skill and tenacity on selling our home in Albuquerque. We are pleased to have it sold it (twice) in today's market.

We are enjoying our new home and love being closer to the kids and grandchildren.
Thank You! - Bob & Ginny

HOMEOWNER SERVICES DIRECTORY

ALTERATIONS

Stephanie Carter (Home & Personal) .. 296-0688

APPLIANCE SERVICE

Layton's Appliance Service 344-9663
Ole's Appliance Service 244-1010

APPRAISER

Leslie Hulebak 294-8888

ARCHITECTS

Roger Cinelli & Assoc. 243-8211

ATTORNEY

Sylvain Segal (Real Estate) 888-8888
Matthew Kim-Miller (Real Estate) 724-9622

CABINETS

Blue Sky Woodworks (Mick Harper) 897-0594

CARPET & FLOORCOVERINGS

House of Floors 551-9190
Raby Carpet & Tile Outlet (Armando) .. 298-1811
..... (cell) 730-4942

CARPET CLEANING

Pegasus Carpet Care (Paul) 296-0071

CARPET SALES AND INSTALLATION

Bobby Gurule 315-2494

CARPET STRETCHING

Franklin (Carpets by Sonja) 688-3641
Bobby (Cash & Carry) 315-2494

CLEANING (RESIDENTIAL)

Maria 385-1430

COMPUTER NETWORKING- HOME & SMALL BUSINESS

PCWise (Glen) 934-0606
Lee Geer 720-3226

DESIGNER

Rick Steffy 250-7126

ELECTRICIAN-GENERAL

Mark Arias 306-3771
Rian McCoy 554-0997

ESTATE SALES

Landmark 459-4988

FINANCIAL SERVICES

Cordoba Insurance Agency LLC
Crystal T. Day 293-4097
Jeanne Malone 962-2230

GARAGE DOOR INSTALLATION

Quality Garage Door (Joe) 350-7734

GRAPHIC DESIGN

Kathy Montoya 235-5966

HANDYMAN SERVICES

Dane Jacobs 720-2332
Brian Howe 228-9501

HEATING & COOLING

Philmore Heating & AC 884-1595
Scott Ruch 235-9994

HOME ENTERTAINMENT SYSTEMS

AVR Resources (Richard Gallegos)..... 9696-AVR
or 991-7424

INSURANCE

State Farm (Ken Brudos) 836-5060

INTERIOR DECORATING

Jessica Espat 264-0994

KITCHEN REMODEL

Davis Kitchens 292-4800

LANDSCAPING

Molly Rodgers Landscapes 250-2880

LAWN MAINTENANCE/LANDSCAPING

Patrick's Lawn Service 730-7090
Tomas Larez 907-5488

MASSAGE IN YOUR HOME

Charlene Bachicha 504-2355
(Licensed Massage Therapist) LMT#4643

MORTGAGE COMPANY

Prime Lending - Jason Pike 828-9400

MOVERS

United 307-3032

PAINTING

A+ Painting (Micah) 463-8999
Andy's Painting 934-0660

PEST CONTROL

Eagle Eye Exterminating (Aaron) 991-3931
Route 66 Pest Control 892-6100

PET GROOMING

Bills' Mobile Pet Grooming 856-2760

PET SITTING SERVICE

Ruth Connery 292-7202

PLUMBERS

RS Mechanical (Rick Stein) 239-5233
Mike Whitten 307-2810

POOLS

New Mexico Pools (Gino Semeraro) ... 839-7777

POOL MAINTENANCE

Dan Carrigan Pool and Spa Tech 797-9680

PROPERTY MANAGEMENT (RESIDENTIAL)

Jim Siebenthal Property Mgt. 797-8764

REAL ESTATE SERVICES

Greg Lobbregt
269-GREG(4734)
greg@greglobb.com



RESURFACING SINKS TUBS/COUNTER

New Surface (Patrick) 294-4966
Granite Transformations 872-3600
Get A Grip 268-0929

ROOFER

Doyle Roofmasters 242-9447
NM Roofing 896-1381

SECURITY SYSTEMS

The Alarm Store (Lynn Russell) 881-0001
Alarm Research (Paul) 291-9458

SPRINKLER MAINTENANCE

Anything Sprinklers 275-0996

STAINED GLASS

Pam Baker 401-5123

STORAGE

Economy Storage 294-4444

STUCCO WORK

Chuck Gonzales 306-7840
Stucco Seal (Robin Sproul) 292-7325

TILE WORK

Andrew Sanchez 400-7087
Richard Wolfe 688-0903

TITLE/ESCROW SERVICES

U.S. Title (Mary Dodrill) 353-3500

TERMITE TREATMENT

Eagle Eye 867-9666

TUTORING/TEACHING AT HOME

Paula Burns 275-9262

WALLPAPER

Linda Jeffery 294-4029

WINDOW CLEANING

Window Cleaning Solutions 712-0122
T & A Window Cleaning (Tony/Angela) . 804-3515

WINDOW REPAIR

M&T Glass 292-9188
Preferred Glass & Mirror 293-2060

WROUGHT IRON

Action Security Iron, Inc. 344-5451

FREE SERVICES FROM GREG

The following services are available FREE from Greg at

8200 Carmel NE • ABQ, NM 87122. Please call before you come by --269-GREG (4734) or email greg@greglobb.com

- FREE use of office copy machine.
- FREE copy of your credit report
- FREE inbound/outbound faxing local OR long distance

- FREE market valuation of your home to find out if you can cancel your PMI (Private Mortgage Insurance) or to help you determine a price if you are ready to sell your home.

- FREE report on comparable sales in your neighborhood to help you protest your property taxes.

This list is for informational purposes only. We or our clients have used these professionals and found their services to be satisfactory. We cannot guarantee their services, nor are we responsible for any errors, omissions, agreements or charges you may incur.

FEATURED LISTINGS

See a Virtual Tour of my Listings @ www.greglobb.com

13204 Russian Sage Ct. NE

- 4354 SF / 4 BR / 4 BA /
- 4+ Car Garage
- 1.03 Ac. Lot, Exercise Rm, Library/Study
- 600 SF Casita
- \$1,470,000
- Call Greg at 269-GREG (4734)



6231 Fringe Sage Ct NE

- 5037 sqft
- 4 bdrms
- 5 baths
- 4 Car Garage
- \$1,190,000
- Call Greg at 269-GREG (4734)



375 Big Horn Ridge Dr. NE

- 5700 SF
- 4 BR / 4 BA
- .92 Acre Lot
- Resort style living an in-ground pool
- \$1,299,000
- Call Greg at 269-GREG(4734)



13604 Embudo Ct. NE

- 5466 SF / 6 BR / 6 bA / Pool & Hot Tub
- Downstairs has full kitche/3 BR
- \$995,000
- Call Greg at 269-GREG (4734)



5039 Night Hawk Dr. NE Rio Rancho

- 3,281 SF / 5 BR / 3 BA / 3-Car Garage
- 3 Living areas, in-ground pool
- \$289,900
- Call Greg at 269-GREG (4734)



14100 Sun glow Rd NE

- 2,429 SF / 4 BR / 2.75 BA / 2-Car Garage
- Updated kitchen, deck w/views
- \$269,900
- Call Greg at 269-GREG (4734)



1035 Oro Real NE

- \$274,900
- 2046 SF / 3BR / 3 BA / 2 CG
- Custom Home
- Granite Counters
- Call Greg at 269-GREG (4734)



14205 Ciudad Ct NE

- 2000 SF / 3 BR / 1.75 BA / 2-Car Garage
- Granite counters, stainless appliances, sunroom
- \$264,900
- Call Greg at 269-GREG (4734)



14232 Grand NE

- \$259,900
- 1750 sqft
- 4 bdrms
- 3 baths
- Gorgeous Updated throughout
- VIEWS
- Call Greg at 269-GREG (4734)



1049 Jewel Place NE

- 1,750 SF / 3 BR / 2 BA / 2 Living Areas, Dining Room /Office
- \$229,900
- Call Greg at 269-GREG (4734)



1105 Wagon Train Dr SE

- \$225,000
- 4 BR
- 3 BA
- 2460 SF
- Listing #672929
- Call Greg at 269-GREG(4734)



4429 Roxbury Ave NE

- 1600 SF / 2 BR / 2 BA / 2-Car garage
- Great views, refrigerated air
- \$209,900
- Call Greg at 269-GREG (4734)



916 Turner Dr. NE

- 1386 SF / 3 BR / 1.75BA/2-Car garage
- Refinished cabinets, updated kitchen
- \$164,900
- Call Greg at 269-GREG (4734)



1429 Wagon Train SE - Town Home

- 1,629 SF / 2 BR / 1.75 BA / 2-Car Garage
- Townhouse
- \$169,900
- Call Greg at 269-GREG (4734)



WHO SAYS IT'S A SLOW MARKET? HOMES ARE SELLING!



Your Home Could Be Pictured Here!
Call Greg Today! 269-GREG (4734)

WHAT'S NEW?

BUYERS IN NEED OF HOMES You Can Help!

We have several buyers searching for the following properties in Albuquerque:

North Albuquerque Acres
\$495-1,200,000, 4-6 Bdrms,
3-6 bathrooms, 3-5CG, 4000-
7000sqft (CL)

Sandia Heights, North
Albuquerque Acres-\$170-250K,
3-4bdrms, 2-4baths, 2-3CG,
1450-2500sqft. (AN)

North Albuquerque Acres
\$295-410K, 4-6bdrms, 3-4baths,
2-3CG, 2000-3000sqft. La Cueva
High School (AN)

Sandia Heights \$290-410K,
2-6CG, 2000-2700sqft. Single
level. (PS)

Far NE Heights, Albuquerque
Acres West, NAA -\$230-280K,
3-4bdrms, 2-3CG, 1500-2500sqft.
One story. (TW)

NE Heights-\$100-200K, One
story townhouse. (MP)

Far NE Heights \$295-410K,
4-6bdrms, 3-4baths, 2-3CG,
2000-3000sqft. Eldorado High
School (AN)

Far NE Heights \$200-400K, W.
of Tramway, East of Wyoming,
North of Academy, South of San
Antonio (KB)

NAA, Sandia Heights,
Albuquerque Acres West-\$590-
900K, 3-5bdrms,3-9CG. One
Story (PC)

Far NE Heights, Sandia Heights,
NE Heights-\$145-210K, 2-3
bdrms, 2-3CG, 1,000-2,000sqft.
Single or Two story (EE)



Up to
Four Free Tram Passes
are available from me every day.
Call early to reserve your passes,
as they are available on a first come,
first served basis.

Call 269-GREG (4734) or
email me at greg@greglobb.com



**Your Home Could Be
Pictured In This Newsletter!**

Call or Email Greg Today!
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REAL ESTATE
Reporter

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