

# MARCH NEWSLETTER



## Weather

How does it affect real estate? Unfortunately, it affects real estate more than we like. This past snowy and cold winter held down most sellers from listing their home and buyers resisted getting out to see homes. Now that the weather is starting to warm up, buyers are calling to see homes daily. However, new listings are not keeping up with the demand. Some have multiple offers on many properties driving prices up. Over the next 30 days we should see a lot more sellers listing their homes. This should stabilize prices for a while. We look forward finally to some warm weather.



## Mini-Movies Sell Luxury Homes

Last November at NAR (National Association of Realtors) Convention, we took a seminar from Film Studios on how they produce short (3-6 minutes) movies with live actors to sell luxury homes. I was so excited about the possibilities that I spent a lot of time in their booth discussing the possibilities and prices for our clients in Michigan.

I decided this was a great advertising tool and most luxury homeowners would end up selling their homes quicker and for more money than current means used to list and sell their homes. The video's are very professionally produced and are viewed all over the world via YouTube and related video sites.

I encourage you to go on our website, [www.larrywilliamshomes.com](http://www.larrywilliamshomes.com) and view 3 or 4 of these movies. See for yourself! Just click on the mini-movies tab and they come right up. There is also 3 case studies showing how fast the homes sold and FAQ (frequently asked questions) section that will answer most any question you have about how it works, pricing, etc. If you have or know someone with a luxury home (over \$750,000), this is a fantastic advertising tool to sell your home for more money and faster than any other means we have seen.



RealLiving Kee Realty

Film House is pioneering a revolution in marketing luxury homes by using mini-movies – complete with story lines, actors, musical scores and even aerial cinematography – that are set in the homes to create an emotional connection with potential buyers. Our first mini-movies – are remarkable success stories, with the homes selling ten months faster than the average for seven-figure listings!

Visit our website to view these mini-movies™ and learn more!

www.LarryWilliamsHomes.com (248) 917-2323 Call  
Ask LarryWilliams@real.com (248) 651-1200 Office  
210 W. University Rochester, MI 48307  
Mini-Movies™ is a trademark of Film House, Inc. www.FilmHouse.com/keerealty

## Exterior Re-Modeling

If one of your projects this year is to do some kind of home improvement, you need to know that the biggest ROI (Return on Investments) is fixing up the outside of your home. A lot of people are surprised to hear that replacing your front door is the best ROI you can do to fix up the outside and enhance your curb appeal. We are sure you will enjoy reading the top 10 most cost effective improvements you can do to your home.

### Top 10 Most Cost Effective Improvements:

- ➡ **Replace Your Front Door:** 97% ROI
- ➡ **Add a Deck or Patio:** 87% ROI
- ➡ **Add Space/Attic Bedroom:** 84% ROI
- ➡ **Replace Your Garage Door:** 83% ROI
- ➡ **Remodel Your Kitchen:** 82% ROI on a **minor** remodel; 74% ROI on a **major** remodel
- ➡ **Replace Your Windows:** 79% ROI
- ➡ **Replace Your Siding:** 78% ROI for replace vinyl siding; 87% ROI to replace siding with a fiber cement mix
- ➡ **Basement Remodel:** 78% ROI
- ➡ **Update Your Bathroom:** 73% ROI
- ➡ **Two Story Addition:** 72% ROI



### Marianne Yousif - *New Executive Assistant*

Change is in the air and also in our office. The latest change was to hire Marianne as our new Executive Assistant. Marianne has completed all of her real estate classes and is

ready to become a realtor, but more important is her drive to succeed and help our clients.

Her perfectionist skills will make it easier to run the office

because I know she will follow through and complete all projects given to her. She has caught on very quickly to numerous tasks. I am sure when you have the opportunity to speak with her, she will make you feel like you've known her for years. Join me in welcoming her as part of "The Williams Team."



Until next month,

Larry, Marianne, India, & Clarissa

*The Williams Team*  
REAL LIVING • KEE REALTY

[www.larrywilliamshomes.com](http://www.larrywilliamshomes.com) • AskLarryWilliams@gmail.com • (248) 917-2323 • 210 W. University Drive • Rochester, MI 48307



## **23552 US-23, Bearinger Twp. 49759**

PURCHASE LEASE: SELLER HELPS YOU BUY HOUSE NOT RENT. \$6000 NON REFUNDABLE DEPOSIT. NO SEC DEPOSIT. PURCHASE PRICE \$235,900. SEE MAIN REQUIREMENT IS A GOOD JOB/INCOME. BANKRUPTCY/FORECLOSURE ACCEPTABLE IN MOST CASES. SPECTACULAR LOG HOME W/ CATHEDRAL CEILING IN GR & STONE FP. CUSTOM KIT W/ CEDAR, WOOD FLRS, 2 BRDS SLEEPS 6, 1.5 BATH W/ 700 DEEDED ACRES FOR ATVS, HUNTING, BOATING, BEACH, FISHING & WALKING TRAILS. 2 CAR ATT GAR & STORAGE.

**Sq. Ft. 1,500**

**Bedrooms: 2**

**Baths: 1.5**

**2.16 Acres**

**\$235,900**

**MLS #213103641**



## **4499 Brown Road, Metamora Twp 48455**

CUSTOM LOG & STONE RANCH HOME W/DESIGNER FEATURES IN EVERY ROOM. GOURMET KIT. W/GRANITE COUNTERS, HUGE ISLAND, CUSTOM CABINETS W/LEADED GLASS. MASTER BEDROOM W/DESIGNER BATH. GREAT RM W/NATURAL FP. UNIQUE STUDY, WOOD FLOORING, EXTRA LARGE HEATED GARAGE/WORKSHOP. FIN. W/O BASEMENT W/IN-LAW SUITE W/FULL KIT. 2ND GARAGE. FRONT & BACK PORCH W/PRICELESS VIEWS. DOUBLE THERMAL WINDOWS THROUGH-OUT. 2.5 ACRES OF OUTDOOR LUXURY. 1 OF A KIND, MUST SEE TO APPRECIATE.

**Sq. Ft. 1,800**

**Bedrooms: 3**

**Baths: 3**

**2.5 Acres**

**\$345,900**

**MLS# 213104439**