

MY BUYERS SUCCESS STORIES



Investor purchase. Resold at over 30% Return on Investment.



First Time Buyer. \$148,500 house on .56 acre, lots alone sell for over \$100k



Relocation with Bank Owned Steal! Purchased \$477,000 (listed \$649k) 5300 sq. ft sits on .95 acre



8 plex. Seller finance with only 10% down. Cash flows over \$1000/month after all expenses. Rents are low.



Wow! Historic home on 1.63 acres! Purchased for \$325,500. Yes, it can be developed. Land values alone, supersede the purchase price.



Investor buy and hold. Cash flows over \$500/month, 10% return on investment.



PROPERTY & PROFITS

The PRO'S say BUY!

If you've been waiting to purchase, WAIT NO LONGER.

Check out what is being said:

"Many buyers who waited for rock-bottom prices know that now is the time to buy."
-U.S News Oct. 2011

"It's an excellent time to buy a house, either to live in for the long term or for investment income."
-Wall Street Journal Oct. 2011

"It's important for America to realize that when it comes to housing, now is the time to buy."
-JP Morgan Oct. 2011

"Now could be the best time in history to buy a home."
-MarketWatch.com Oct. 2011

Justin's Q & A

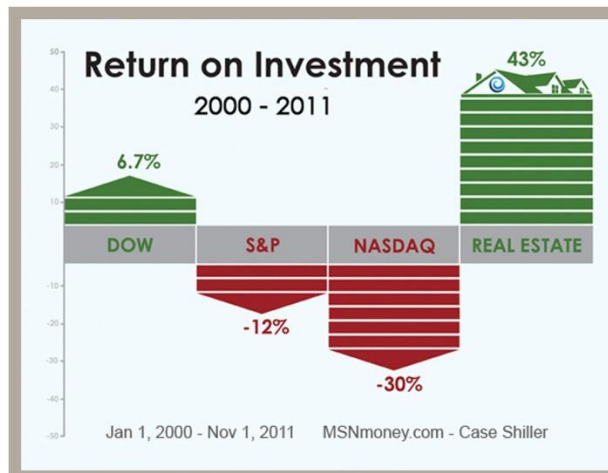
Q: Justin, why do you think it is a good time to buy?

- If you have a property - buy another! Have a 2nd? Buy a 3rd!
- Interest rates are at an ALL-TIME LOW, (around 4%).
- Consider RENTING your home and buying your "Move Up Property".
- It's an excellent time to find a "Move Up Property". Larger homes are selling for considerably less.
- Homes ARE selling!

Call me for a home evaluation. Call me if you want to rent! I can help with lease agreements, and background checks. 801- 573-1601

Do you know someone looking to buy or sell?

I am always looking for new business. 70 % of my business comes from your referrals.



Will it Pay to Wait?

Say you've got your eye on a \$250,000 house, and can put 20% down and take out a \$200,000, 30 year fixed mortgage.

SCENARIO NO.1

Buy today at 4.2% mortgage rate

\$978
MONTHLY PAYMENT

SCENARIO NO.2

Wait for price to fall 5%, but mortgage rises to 4.7%

\$985
MONTHLY PAYMENT

WHY YOU SHOULD WORK WITH ME:

1. Rated in the top 10% of agents nationwide in sales.
2. 30 closed transactions so far this year vs the average of 4 for most realtors.
3. Chosen as HGTV's Utah Real Estate Expert.
4. Full Time Agent, with a Full time team.
5. Certified Short Sales & Foreclosure Specialist with the National Board of Realtors.
6. University of Utah graduate in Business Marketing.

HERE IS WHAT MY CLIENT SAY ABOUT ME:

"Justin was amazingly solid during our relocation. He took a very stressful situation for my family of six and was very clear and up-front about what to expect. Over the several months that it took to sell my home in this economy, Justin was relentless in trying to sell our home. Once an offer was made he was very professional and worked hard to get our family as much as we possibly could from our sale. I just want to say thank you to Justin and his team for taking great care of our family." *Walkingshaw Family*

"All agents are motivated to get your listing. The true test is how motivated and helpful they are once they have it. I would highly recommend Justin! You need experienced professionals in this market. Justin worked hard to get my home sold. He was always available and responded quickly to any questions I had. Next time I'm buying or selling, you can bet I will be giving Justin a call. He has definitely earned my business! He has an awesome team that delivers results!" *Ron Gronewald*

"We were moving back from Texas and needed someone who was a go-getter, aggressive, and knew the area well. Justin was extremely accommodating. We toured 50+ homes in a short amount of time. We wound up finding the perfect house. We absolutely love it and our decision to go with Justin. He had our best interests in mind throughout the whole process and was extremely patient and helpful. One of Justin's greatest qualities is his honesty. We truly appreciate all his hard work. Justin did an awesome job, we will recommend him to everyone we know!" *Carroll Family*



This December I am THANKING my clients by giving away an iPad. On how to enter go to my website www.justinudy.com or Facebook - "Justin Udy, Real Estate"

THANKS FOR YOUR BUSINESS:

Wright Family
Ron Gronewald
Roger Malmrose
Mark Parent
Adam Stevenson
Sheril Barker
Ryan Salter
Kyle Taylor
Pam Boyce
John Houghton
Alberto Palaversich
Carroll Family
Michael Provost
Anthony Crockett
Un Fuego Financial
Nate Walkingshaw

Going Paperless

Would you prefer to receive your newsletter via email?

If yes, text 1-801-573-1601 or Email justinudy@rciut.com WITH the words "Go Green".



Did you miss Justin's HGTV's Bang For Your Buck Episode?

WATCH IT Sat. DEC. 10th - 1pm MST. Or watch the quick highlight video, go to my website www.justinudy.com



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