

Real News



November 2011

Referral Reminder

A referral is sending someone you care about to someone you trust.

Thank you for the tremendous support you have given us by introducing us to your friends and family who have bought or sold real estate with us this year. We are having one of the best years ever, and owe you a great big thank you!!!

We feel it is important to recognize your efforts in helping us to grow our business, and for **EACH** and **EVERY** referral you send us this year, we will provide you with the following:

- **Upon receipt of your referral**, in appreciation we will send you a gift card to enjoy (eg. Starbucks, Rona, etc.)
- **Once your referral has committed to working with us** (eg. once they have authorized a Listing Agreement or Buyer's Agency Agreement) we promise to keep you informed of our progress and to provide you with another token of our appreciation; perhaps a night out at the movies!
- **Upon completion of the transaction** (when a buyer client takes possession of their new home, or a seller client moves out), we will invite you to enjoy dinner on us at one the best dining establishments in Victoria (or in your city if you're from out of town).

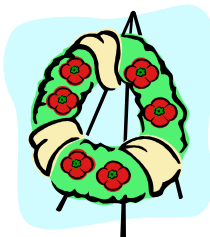
How Do You Send Us a Referral?

Simply call or email us the name, address, telephone number(s) and email address of your referral and whether they wish to buy and/or sell. Or have them call us! Be sure they mention your name so we can properly thank you for your referral! We will immediately acknowledge your hard work and keep you informed of our progress with everyone you refer to us.

We truly thank you for introducing us to your friends, family members, coworkers and neighbours and remind you that we are never too busy for your referrals!

Yours truly,

Robert Nemish & Jenni Carswell
Your Real Estate Consultants—**For Life!**



Welcome to our new clients who joined our "Real Estate Family".

Olive & Herman Kreimes
(Previously Active Clients)

Marco Villeneuve
(Referral)

To our clients who have served or are serving in the Armed Forces, and whose family members and friends have risked their lives to protect our freedom, we sincerely thank you.

WATCHING THE MARKET

October 2011



Victoria Real Estate Board statistics are available at http://www.vreb.org/mls_statistics/index.html

	Number of Sales	Six Month Rolling Price		% Change Year to Year
		October 2011	October 2010	
Single Family	238	\$619,828	\$627,263	-1.19%
Condominiums	145	\$323,493	\$321,525	+0.61%
Townhomes	45	\$444,427	\$435,399	+2.03%



NOBODY IN THE WORLD SELLS MORE REAL ESTATE THAN RE/MAX®

RE/MAX International has a new logo!

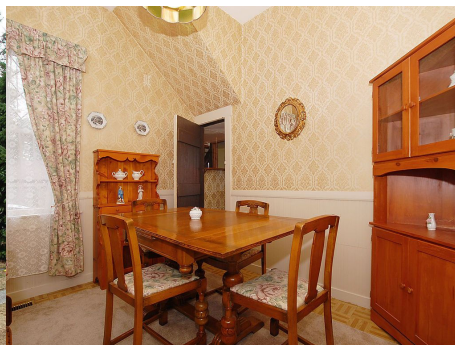
At the RE/MAX Broker Owner Conference in Los Angeles, it was announced that RE/MAX will be aggressive in leveraging its position as the No. 1 brand in real estate to cement in the minds of consumers that RE/MAX has the best, most productive, most educated agents in real estate. RE/MAX is already the brand people choose most often, recommend most often and expect to do business with.

Homes In Need of New Owners

525 Mount View Avenue

\$339,000

Solid 1920's family home offers a flexible floorplan which can be either 2 or 3 bedrooms. Friendly eat-in kitchen with plenty of storage and adjacent dining room. Spacious main floor laundry room with newer front loading washer and dryer, updated bathroom and plenty of space for the first time buyer looking to build some equity. With 100amp electrical, blown-in fiberglass insulation, 15 year roof, recent oil tank, gutters, soffits and more, all this solid home needs is a little bit of lipstick! Spacious, partially fenced yard great for pets and children, a sunny deck for entertaining & a garden shed too! Partial basement/crawlspace & rebuilt chimney. Conveniently located close to Colwood & Langford, this home a great choice!



Robert E. Nemish & Jenni Carswell

"Exceeding Expectations" With

- Trust
- Integrity
- Knowledge
- Service



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