



Sean Little
Broker, Owner

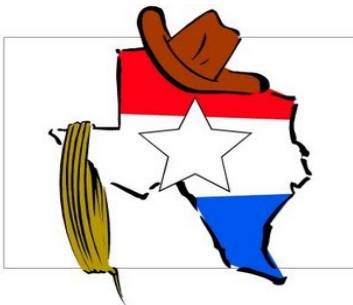
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DuplexesRus.com



What's up in Austin?

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Austin Lone Star Realty, LLC

I am pleased to announce that I have opened up my own brokerage under the name *Austin Lone Star Realty, LLC*.

We have moved the office to a new location on Spicewood Springs Road. We are excited to be in a larger space!

We are working on a new website, but will retain our popular DuplexesRus.com.

We do have a new office number — **512.243.7696**.

Currently the staff at our office consists of:

Sean Little, Broker
Deborah Little, Realtor
Paul Johnston, GRI Realtor
Miguel Guzman, Realtor
Scott Lentz, Realtor
Camille Lentz, Assistant

Paul is a former broker asso-

ciate in Florida. He is now our residential sales specialist! Miguel is our South Austin specialist. Scott, a newly licensed agent, will be our leasing specialist. Camille is the backbone of our office and is working on her RE license.

We will continue to work hard to help each seller and buyer achieve his/her goals.

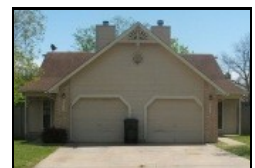
The good news is that Austin market is keeping us busy — we have been listing and selling duplexes and houses!

Call us at **512.243.7696** to discuss marketing your property for sale or if you are interested in purchasing additional properties.

Hot Listings!

8807 Cainwood

Duplex—NW \$219,900
Well-Maintained 2/2's w/Ga
Ceramic tile/skylights!
\$895 rent; Shows Beautifully!



8818 Clearbrook

Duplex—NW \$214,900
New Roof & Exterior Paint!
Townhouse 2/1.5 & 3/2.5 w/Ga
Walking distance to El. & MS!



12409 Deer Falls

Duplex—NW \$219,900
New Roof! 2 Story!
2/2's w/Ga. Walk out back
gate to pool, park, playground!



12309 Willow Wild Drive

Duplex—2N 1 Story
\$214,900 ~ \$5K in BBCC.
New Ext Paint! 2446 sq ft.
3/2 w/Ga — No common walls!



Housing Market Shows Signs of Life!

There are encouraging signs about the national economy, including the fifth straight increase in pending home sales. It was the first time in six years that the National Association of Realtors has reported five consecutive increases, and an encouraging sign of life for the housing market.

Austin area home sales have hit the highest level in a year, according to the ABOR.

Home sales were down 4 percent from June 2008, the smallest year-over-year decline in

more than a year. Pending sales were up 4 percent. The median price was unchanged from a year ago at \$199,900.

"We've seen the year-over-year gap in sales volume close steadily throughout 2009, and that momentum continues this month," said Jay Gohil, chairman of ABOR (Austin-American Statesman, 7/20/09).

A scarcity of new lots being developed coupled with a slow down in homebuilding in 2209 will create a shortage of new homes in the near future for

Central Texas and an increase in home prices for buyers (Austin-American Statesman, 8/6/09).

At the street level, we are seeing first time home buyers or buyers who have not owned a home in three years taking advantage of the \$8,000 tax credit and the FHA home loan program which requires a minimal 3.5% down payment which can be gifted from family members. Record low interest rates have motivated buyers as well to jump into the market.



Sean Little

Broker, Owner

Serving all your real estate needs—listing, selling, leasing, short term management!

(512) 243-7696

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LISTINGS that match your
home-buying criteria...

Call Paul at 512.636-9924!

Call Sean at 512.243.7696 for a Free No-Charge Market Analysis of your property!

Because I know the Austin Area Real Estate Market, I promise to provide you a thorough evaluation of your property and an explanation of my analysis. I have a reputation of repeat clients because my clients know that I ethically represent their interests during transactions.

The Agent you Choose Does Make a Difference!



Multi-Family News!

The market for duplex and fourplex sales in Austin has seen some positive signs. We have been listing properties—this hasn't been a problem. Finding buyers is more of a concern. Properties are averaging about 80 to 100 days on the market depending on many circumstances including pricing and property condition.

It is more difficult for investor buyers to get a loan. Lenders are requiring 20 to 30% down and requiring more reserves.

On a more positive note, we have seen an influx of owner-occupant buyers. Many are taking of FHA loan programs & receiving closing costs from the seller. Many of these buyers qualify for the \$8K tax credit as well.

We have seen a small number of duplex and fourplex foreclosure sales. We have been the selling broker for two of these.

In the current market, it is important for sellers to list their properties for sale when there is one side available for an owner-occupant buyer—either on a month to month lease or during a vacancy. A buyer can give 30 days notice to vacate and move in with the required time for owner occupant interest rates.

Statistics for MLS Area Duplexes since May 1, 2009 to Present				
Area	Active	Pending	Sold >5/09	Avg. DOM
S	31	5	9	97
2N	21	5	9	98
1A,1B	13	2	3	84
N	1	0	1	158
NW	13	1	5	116
PF	1	2	1	67
RR	37	1	6	129

Feel free to call me for a market evaluation of your property. I have 15+ years listing and selling duplexes and fourplexes. Other agents call me the listing maestro because I know how to price properties to sell! **Call 512.243.7696 for a market evaluation of your property!**

HOT, HOT, HOTTER!



This summer's weather has featured very sunny days with extremely hot temperatures and little rain. We have surpassed 50 days of triple digit temperatures to date — breaking last summer's record.

To make matters worse, Central Texas is experiencing the worst drought in 50 years. We are now in category-D4 or "exceptional" drought".