



Vijya & Associates

Madison Avenue Realty, LLC



Vijya & Associates Newsletter

Summer 2014 Newsletter

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Dear Vijya,

It's hard to believe we reached 96 degrees here in Seattle, just a few days ago! And now it feels like Fall is in the air! What a Summer.

This years Client Appreciation Picnic was a great success due to all who came and helped us celebrate. Thank you all for spending the day with us!

Listing in Madison Valley**Copper Sulfate Sewer Treatment****Average Sales for Past 30 Days****Article Headline****Quick Links****Seattle ID Rotary****Vijya's Website****Vijya's email****Join Our List****Seattle Rental Market on Fire**

The Seattle rental market is on fire with both rents and demand for rentals continuing to rise. If you have been considering owning rental property in the Seattle area, now is the time to move!

Contact us for more information about the multifamily market and purchasing income property.

206-418-6260**vijya@vijya.com****Late Summer/Fall Events****Northgate Festival**

Northgate Mall
August

Beatles Week

Seattle Center
August 18- 23rd
[more information](#)

Woodinville Summer Festival

Wilmont Gateway Park
August 18
[more information](#)



To all who commented on my Facebook posting about the passing of my sweet old dog, Dara, thank you. We all miss her terribly.

**ArticleHeadline****Interested in Finding Out More About Rotary?**

Follow the link to find out more about [The International District Rotary Club](#).

Article Headline**Buying a House? 4 Reasons to DO IT NOW**

Many people start collections of piggy banks to save money and to experience personal enjoyment and satisfaction. Yet, our clients start investing in real estate to potentially generate a profit for their future or to provide employment to friends and family. We believe that our clients should see the value, know their investment potential, and be educated and confident when buying and selling a home. This is why we make it our mission to reach out to our clients, offer them exemplary service, effectively explaining a complex housing market, so that they can make the best decisions possible for their future. If you want to generate an income, here are four great reasons to consider buying a home or investment property with Vijya and Associates today.

**1. Prices Will Continue to Rise Faster Than You Can Save**

The **Home Price Expectation Survey** polls a distinguished panel of over 100 economists, investment strategists, and housing market analysts. Their most recent report projects appreciation in home values over the next five years to be between 30.8% (most optimistic)

Evergreen State Fair
Evergreen State Fairgrounds
Monroe
August 22nd to Sept 2nd

Bumbershoot
Seattle Center
August 31-Sept 2
[more information](#)

Labor Day Celebration
Lower Woodland Park
Sept 2nd 10-3pm
Free

Washington State Fair
Puyallup
Sept 6th - 22nd
[more information](#)

Fremont Oktoberfest
North Canal Street
September 20-22

Oktoberfest Northwest
Puyallup
Oct 4-6

Seattle Faerie Festival
Volunteer Park
October 5th 12pm
[More information](#)

Salmon Days
Issaquah
October 5th -6th
[more information](#)

Seattle International Auto Show
Century Field Event Center
October 15-19
[more information](#)

Festival of Trees
Fairmont Olympic Hotel
Nov. 22- Dec. 3
[more information](#)

Gingerbread Village
Sheraton Seattle Hotel
Nov. 25th - Jan 1
[more information](#)

All year long
Space Needle
Pacific Science Center
Seattle Aquarium
Experience Music Project
Argosy Cruises
Woodland Park Zoo
Museum of Flight

[For more details on these and more events click here](#)

and 9.4% (most pessimistic).

The bottom in home prices has come and gone. Home values will continue to appreciate for years. Waiting no longer makes sense.

2. Mortgage Interest Rates Are Projected to Increase

Although the **Primary Mortgage Market Survey** shows that interest rates for a 30-year mortgage are currently around 4.2%, *Freddie Mac* is projecting that rates will increase to 5.2% by this time next year. An increase in rates will impact YOUR monthly mortgage payment. Your housing expense will be more a year from now if a mortgage is necessary to purchase your next home.

3. Either Way, You are Paying a Mortgage

As a research paper from the *Joint Center for Housing Studies at Harvard University* explains:

"Households must consume housing whether they own or rent. Not even accounting for more favorable tax treatment of owning, homeowners pay debt service to pay down their own principal while households that rent pay down the principal of a landlord plus a rate of return. That's yet another reason owning often does-as Americans intuit-end up making more financial sense than renting."

4. It's Time to Move On with Your Life

As a research paper from the *Joint Center for Housing Studies at Harvard University* explains:

"Households must consume housing whether they own or rent. Not even accounting for more favorable tax treatment of owning, homeowners pay debt service to pay down their own principal while households that rent pay down the principal of a landlord plus a rate of return. That's yet another reason owning often does-as Americans intuit-end up making more financial sense than renting."

Investment Property - Seattle

The Seattle real estate market is finally starting to fire on most, if not all, cylinders with investors' enthusiasm gathering steam seemingly with each passing month. Here at Vijya & Associates we are trusted real estate advisers who love to assist our clients in becoming first time property investors, and help our current investors increase their asset portfolios by locating properties with the goal of generating a profit, through rental income, or through profitable resale. There are great advantages to be had for direct real estate investments vs REITs (similar to stocks but with real estate shares) such as:

1. You call the shots - There is no fund manager to answer to when you're a direct investor. You decide the offering price, you decide the rental price; you decide on the number of properties to buy; and you decide on who lives in and rents your property.
2. Less IRS debt - With direct real estate, you can save big on taxes. From writing off depreciation to taking a mortgage tax deduction, there are no shortages of tax breaks linked to direct real estate investing.

The bottom line with the market on an upswing and non-owner occupied interest rates remaining low, is that real estate investing grows more appealing. The Seattle PI stated that Seattle ranks fifth of 51 U.S. areas for investment prospects in the "Emerging Trends in Real Estate" report by the Urban Land Institute and Price Waterhouse Coopers. This city also had a rating of 6.6 on a nine-point scale and was one of 21 areas rated as 'good'. Seattle will be the nation's fifth-best market for real estate investing in 2015 and the top 'buy' market for retail and industrial property, according to a new report.

Here in our office, when our investors wish to procure an equitable property, we get to work on research. We locate the properties, tour them with an eye on costs to cure, calculate the monthly payment, calculate fair rental values and unless we see a matrix of investment health we will advise the client not to purchase. That's how much we care! It is not about how much our firm can make, it is about retaining long term clients who *win* in real estate investing. Yes, investors are snapping up homes and offers are competitive. With our assistance our investors are making out very well for their future profits.

Just Listed

Lacey Wedgewood Manor Home \$225,000

A past client from 20 years ago contacted us about selling her parents home in Lacey. We were happy to help and have now listed this great home.

This Turn-key Wedgewood Manor home is a great investment with its generous floor plan of 2,006 sq. ft. This 3 bedroom home includes the large master bedroom with bath, additional $\frac{3}{4}$ bath on the main adjacent to the additional bedrooms, and $\frac{3}{4}$ bath on the lower level. The upper level boasts an open kitchen to breakfast nook and kitchen dining area, formal dining room with deck access, large living room with a rock fireplace and large picture windows to a picturesque view. The lower level is a perfect set-up with its large rec-room area including a fireplace and back yard access onto a patio, large laundry room with room for an additional refrigerator/freezer and folding tables, full bathroom down and a very generous 2 car garage that is finished and painted.



Contact us for more details. [Email Vijya](#) or [Vijya's website](#)

Just Listed

Sequim Hidaway Close to Town \$249,900

Retiring soon? Consider fabulous sunny Sequim and your own private bit of heaven near the Dungeness River and Olympic Discovery Trail.

This "like new", 2001 built home sits on 1.260 acres just walking distance to the Dungeness River, Olympic Discovery Trail and not far from charming downtown Sequim. This 3 bedroom, 2 bath home boasts large light filled rooms and an open floor plan. With formal living room, family room, dining room and open kitchen with large pantry, there is plenty of room for all. There's even a free standing wood stove to keep everyone toasty warm on cold winter nights.



Contact us for more details. [Email Vijya](#) or [Vijy's website](#)

Active Listings

Investment Oportunity Price Reduced to \$453,900

This 1906 2 story home is located in a prime Wallingford

location just off Stone Way and walking distance to Lake Union, Gasworks Park, Google, Adobe, Bastyr, Wallingford playfield, The Whale Wins and Joule restaurants. The home has been used as a non-



conforming duplex but can easily be converted back into an elegant, light filled single family home. Move in now and convert while occupying. Upstairs find two bedrooms, living room, full bath, laundry hookup. Downstairs unit has living room, dining area, kitchen, bedroom w/walk-in closet and bath. Large, clean, full height basement could also be converted to additional living space. Updated systems include new gas furnace, hot water heater. Electrical and plumbing systems mostly updated. New windows throughout most of home some leaded glass windows.

Contact us for more details. [Email Vijya](#) or [Vijy's website](#)

Active Listings

Convenient Urban Madison Valley Location \$590,000

Convenient Urban Madison Valley location along with Mt. Rainier and territorial views add the finishing touches to this updated 4 bedroom 1.75 bath home. Enjoy the large, bright living room, dining room and new



open concept kitchen with pass thru and gleaming fir floors. Hallway leads to 2 bedrooms/office space and updated ¾ bath. The back door takes you to the utility room with washer/dryer and large new rear deck ideal for entertaining. A large parking pad at the rear of the house is accessed from the alley for off-street parking. The back yard is fenced and just waiting for your gardening vision.

Move upstairs via the elegant new staircase leading to a large landing, 2 bedrooms with large closets and a full bath. Plenty of storage on this level as well.

The basement is accessed from the rear deck.

Contact us for more details. [Email Vijya](#) or [Vijy's website](#)

Controlling Tree Roots in Sewer Lines with Copper Sulfate

Copper sulfate will kill not only roots growing in the sewer line but also the organisms which produce offensive odors. Copper sulfate will require several days to several weeks to work, although spectacular results are sometimes obtained when a rapid breakdown of the organisms within the root mass is achieved and flow is quickly restored.



Tree roots in contact with or immersed in copper sulfate solution absorb copper for a short distance into the root system. Use of this treatment has yet to cause the loss of a tree or shrub. Apparently the absorptive function of the roots is destroyed before toxic copper travels very far. This results in only local killing action. There is no leaf discoloration when used as follows. In fact, copper-lined containers are routinely used for growing tree seedlings.

Pour copper sulfate crystals of medium size into the commode or toilet stool in small amounts, about 1/2 cup at a time, followed by successive flushing of water until the crystals are carried outside the dwelling into the sewer line.

Under NO circumstances should copper sulfate crystals be placed in sink or tub traps where they will erode the light-weight metal pipes and cause leaks. It would be wise to leave the house or bathroom for the day after treatment. Much smaller amounts of copper sulfate could be used two or three times a year to prevent stoppage where root invasion problems are frequent. A similar treatment applies to homes with a septic tank and absorption field.



Average Sales Prices for the Past 30 Days

Sale Prices by Neighborhood

| Number Days of Sales | on Market | Sale Price | Over Last Yr. |
|----------------------|-----------|------------|---------------|
|----------------------|-----------|------------|---------------|

| | | | |
|--|-----|----|---------------|
| Ballard | 45 | 11 | \$463,868 - |
| Fremont | 13 | 10 | \$583,354 - |
| Bellevue | 145 | 22 | \$774,552 - |
| Beltown(Condos only) | 40 | 60 | \$665,201 + |
| Capitol Hill | 45 | 35 | \$506,930 - |
| Central Seattle | 18 | 16 | \$433,010 - |
| Des Moines/ SeaTac/ W. Kent/Burien | 143 | 48 | \$326,000 + |
| Eastside South | 97 | 50 | \$414,806 - |
| Greenlake | 33 | 10 | \$680,677 + |
| Kirkland | 118 | 36 | \$650,796 - |
| Magnolia | 28 | 50 | \$727,568 = |
| Medina | 4 | 51 | \$1,801,038 + |
| Mercer Island | 41 | 54 | \$1,128,375 - |
| Northgate | 8 | 10 | \$187,788 -* |
| Queen Anne | 69 | 39 | \$621,066 - |
| Renton/ East Hill/Tukwila | 193 | 46 | \$365,555 + |
| South Seattle | 63 | 33 | \$608,606 + |
| University/ Ravenna | 14 | 20 | \$452,418 - |
| Wallingford | 19 | 8 | \$699,563 + |
| West Seattle | 157 | 30 | \$452,515 = |
| Woodinville/Juanita | 34 | 75 | \$454,621 - |
| Average | 63 | 34 | \$618,967 - |

* all condos

Article Headline



Recently SOLD Properties

9 Unit apartment building on Capitol Hill
A great investment
Listed for \$1,450,000
Bought in 5/2014



The perfect grand estate
Listed for \$2,295,000
Sold 4/2014

Home sweet home in Auburn, WA

Listed for \$334,000
Bought in 7/2014



New N. Capitol Hill home
for growing family
Listed for \$850,000
Bought in 5/2014



Tacoma investment property
Listed for \$175,000
Sold 5/2014



Lake Union View Condo
Listed for \$514,000
Sold 4/2014



Upgrade in Seattle
A new home for a new couple
Listed for \$599,950
Bought 4/2014



Downsizing for a better fit
Listed for 519,000
Sold 4/2014



At home in Ballard Condo
Listed for \$319,950
Bought 4/2014

At Vijya & Associates we offer high quality real estate services and personalized customer service. Give us a call at 206-418-6260 or email vijya@vijya.com if you or someone you know is in need of our services.

Sincerely,



Vijya Patel
Vijya & Associates

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