

Don, Norma
& Erik
FLASKERUD

RE/MAX Today



REAL
News

Spring 2017

Everything we touch turns to **SOLD!**

4th of July Fundraiser

More fireworks for Pleasant Hill

- ★ Don and Norma are spearheading a drive to raise **\$10,000** more for the 2017 Pleasant Hill Fireworks show by offering to match donations—**up to \$5,000**.
- ★ \$5,000 in donations from you means they will donate \$5,000, for an increase of **\$10,000** spent on making the fireworks more spectacular!
- ★ If you are a school teacher, perhaps ask your students to bring in spare change to donate; let's all take ownership and enjoy the fireworks even more!
- ★ The crowds have been growing, year in and year out, drawing from far and wide, so let's give them a show to remember!

More money means an even more
spectacular show for all!!

THANK YOU!
See you at the
fireworks display!

Make check out to **4th of July Commission** (be sure to note "Fireworks" on it). Mail check to:

★ Pleasant Hill 4th of July Commission ★ PO Box 23272 ★ Pleasant Hill, CA 94523

Don, Norma and Erik's listings—fabulous buying opportunities!



603 Skyline Drive, Martinez

\$699,000

SALE
PENDING

Top o' the world views of Alhambra Valley and Mt Diablo are enjoyed from this pristine 2-story home backing to open space. Four bedrooms, 2 baths, new flooring, freshly painted, newly landscaped. Pleasant Hill schools.



20 Donegal Way, Martinez

\$450,000

SALE
PENDING

End-unit, single story townhouse in small complex bordering Pleasant Hill. Two bedrooms, 2 baths, vaulted ceilings. Enjoy both back and sideyard. Walk to shops, restaurants. Needs TLC.



212 Devonshire Ct, Pleasant Hill

\$989,000

Enjoy fabulous view of Contra Costa hills from this private hillside home on .37 acre. 2,126 sq ft home offers 4 bedrooms, 3 full baths and an over-sized garage. Other features include formal dining, living and family rooms, and a bonus room. The yard offers lawn, deck and room to garden. Centrally located for easy access to stores, schools and commute.



222 Jennifer Way, Pleasant Hill

\$675,000

Updated, expanded Gregory Gardens rancher on lovely tree-lined street. Three bedrooms, 2 baths, 1,552 sq ft home on .18 acre lot. Spacious family/great room adjoins kitchen with breakfast bar. Patio and lawn, plus garden in lovely backyard.

Pleasant Hill real estate update

DeNova Homes is planning a major subdivision at the southeast corner of Mercury Way and Taylor Blvd. It includes 18 single-family homes on a 9.86 acre parcel. There will be one and two-story homes ranging from 2,000-3,500 square feet. Included will be private streets, sidewalks, a private trail. Grading and slope stabilization for the project is anticipated to begin this spring.

One thing we lack in Pleasant Hill is new subdivisions with nice, large, move-up homes! This winter a small subdivision of homes was built at the corner of Price Lane and Theo Lane. The homes ranged in size from 2,503 to 2,737 square feet on Tranquility Lane. All sold and were priced \$1,140,000 to 1,250,000.

Since there is a large demand for move-up homes in Pleasant Hill, we recommend you start preparing your home to sell sooner rather than later, so when they come for sale you can be a viable buyer. Contact us for assistance in doing so! Call 925-338-2980 or email: DonandNorma@gmail.com.

Results matter! Client feedback...

I live in the Seattle area. Over 20 years ago my aunt and uncle put in their will for the Flaskeruds to sell their home upon their passing. Less than 2 months after my aunt passed, the keys to the house were in the new owner's hands, and I did not have to worry about it sitting idle, etc. They were even able to sell it BEFORE it was officially on the market! Such a relief!!

—Jolene

The Flaskeruds were a fantastic team that helped sell our unique home. They are incredibly knowledgeable about the Pleasant Hill market and did their homework to help price our home right and get us lots of offers. I would highly recommend meeting with them if you are considering selling in Pleasant Hill. I trust that you will find, as did we, that they are good people who will do their best to help you sell your home!

—XXXXXXXX

Recent activity by Don, Norma and Erik

Street	City	Price	Status	Represented
131 Adria Dr	Pleasant Hill	\$550,000	SOLD	Seller
1924 Marguerite Ave	Pleasant Hill	\$630,000	SOLD	Seller
148 Doray Dr	Pleasant Hill	\$667,000	SOLD	Seller
2906 Putnam Blvd	Walnut Creek	\$650,000	SOLD	Seller
2105 Lost Lake Pl	Martinez	\$455,000	SOLD	Seller & Buyer
275 La Quinta Ct	Walnut Creek	\$1,270,000	Pending	Buyer
118 Hardy Cir	Pleasant Hill	\$725,000	Pending	Seller & Buyer
29 Richie Dr	Pleasant Hill	\$675,000	Pending	Seller
3103 The Alameda	Concord	\$575,000	Pending	Seller



Should you sell or rent?

Sometimes, you decide exactly when you'd like to move. Other times, life swoops in and decides for you. Your company might transfer you, a family emergency might require relocation, or you might finally find the love of your life—three states over. Should you sell your house or hang on to it as a rental property? Here are 5 important considerations.

1. Are you gone for good?

Or do you need an exit strategy? If there's a good chance you'll return to your current home in a year or two, the money and time you spend selling your home and then buying a new one might make renting it out a smarter option.

2. How's the rental market?

Look at online rental sites to see what properties in your neighborhood and in similar condition to yours are renting for. Are there a lot of listings? Think about what you might charge and what you might have to do to bring your property up to the market standard. You can then get an idea whether your potential rental income will cover your expenses.

3. Where's the neighborhood heading?

A lot of factors feed into property values, from national trends to long-term construction plans. An agent can help you understand your property's potential for appreciation and whether or not it might pay to hang onto it.

4. How much is the hassle of being a landlord worth?

Unless you pay for a property management company (about 7 percent of the rental income), dealing with issues, emergencies and uncooperative renters (sometimes all at once, often in the middle of the night) can be trying. Ask yourself if it's worth the stress.

5. What are the tax implications?

Each situation is unique, so before you decide to rent out your home consider talking with a tax professional. They can help you figure out how much you can expect to pay in taxes on the rental income. Plus they will explain the benefit of selling your primary residence versus an investment property in terms of taxation.

If you're ready to sell, we are ready to help. If you decide to rent, we can refer you to a property management company or help you rent it.





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Search the MLS: www.PleasantHillRealEstate.com

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Don and Norma celebrate 30th anniversary as Realtors

They started in 1987 with Mason-McDuffie Real Estate, a strong local company that provided excellent training for new agents. After 5 years they moved to RE/MAX where they have been ever since. RE/MAX is a wonderful company, providing world-class service to both agents and clients and is #1 in the world in sales.

Four years ago Don and Norma opened their own office, RE/MAX Today, centrally located in Pleasant Hill, to better serve their clientele. They are located conveniently right off Taylor Blvd, at 367 Civic Drive, Suite 7. Drop by anytime!
So, who is going to be our 30th sale in our 30th year of business?



THANK YOU

We have had continuous e-mail correspondence and conversations with our tenant/buyer up to and including today about how wonderful it

has been guiding us through this condo sale which is about to close. You told us clearly what would happen in the sale process. You were very knowledgeable and great in keeping us informed about the whole process as we went through it and telling us what we had to do next. Don, you were an exceptional negotiator and mediator/arbitrator in resolving our differences, not an easy job when you represent both the buyer and seller who are friends! You helped us come up with good and acceptable solutions to what appeared to be big problems to us. You accommodated my lack of mobility by coming to my home for meetings. You made this sale much less stressful than it could have been and we thank you so much. We will continue to

tell everyone about the best realtors in town and recommend you to anyone who is buying or selling a home in this area.

—Rosemary and Ron

Don and Norma are the consummate professionals. For this house, I specifically worked with Don and he guided me through the seemingly endless pages of paperwork with a kind of clarity and expertise that can only come from decades of experience. I was always struck by his ability to present complex issues from different perspectives, both mine and the sellers, and he helped me make decisions that ended up being fair for both parties. His evenhanded style, calm demeanor, and reassuring words made the entire process so seamless and enjoyable. I strongly encourage anyone looking for a home, especially in the Pleasant Hill area, to give Don or Norma a call.

—Don