

CORE REALTY ADVISORS

You're at the CORE of all we do.



CORE OUT AND ABOUT!

Each month, we head out and about to check out bars and restaurants that our agents love. We'll be writing a review of the food, drinks and atmosphere.

This month we went to THE ARK TIKI BAR in Glenwood South, Downtown Raleigh. See what we thought of the vibe, the food and the drinks in our newest blog post.

To look at past blogs go to
[Core.Town/Blog](https://www.core-town.com/blog)

TWO TRUTHS AND A LIE!

The **first two people** to reply with the correct answer get a Starbucks card!

1. The buyers of one of our listings was having every possible inspection you can imagine. You name it, they had them out. Our sellers took it in stride until we were told the buyers wanted to have a vet come out to evaluate the koi fish in the pond.
2. The sellers of a home our clients were buying moved out of town and left a huge assortment of personal items. A junk company was called and it was money well spent when a deep freezer with fish in it was removed. The stinky part was that it had been unplugged for several weeks!
3. The company hired by a seller to fix a septic system was cheaper than the previous quote. We found exactly why it was so cheap when they ended up driving over the septic tank and destroying it.

MARK
YOUR
CALENDAR

3rd

National Chiant
Day

9th

National Teddy
Bear Day

21st

National Dance
Day

26th

Happy Daughters
Day

29th

International
Day

COMPANY UPDATE

Core Stats for August 2021

14 Closings

Closed Listings: 4

Avg. Days on Market: 2

Closed Buyers: 10

2021 Company Goal: 200

126 closings YTD

24 Pending Contracts

5 Coming Soon Listings

Top 3 Agents in August Volume

Judy Hart

Carrie Schlegel

Jennifer Crawford

SEPT HOME OWNER TIPS

Want the pros and cons of both a Tankless Water heater and a Storage water tank?

Storage Water Tank Pros: *It's the Most cost-efficient option. It's easy installation, you get immediate hot water and our hot water is dispersed evenly throughout the home*

Storage Water Tank Cons: *You are using energy to keep the water hot all the time, You only have a finite amount of hot water to use, Storage water tanks take up space within your home and The life space of a system is 12-14 years*

Tankless Water Heater Advantages: *They can create continual hot water so you never run out, they take up minimal space within the home, the life span is 25 to 30 years and they use less energy than a Storage water tank*

Tankless Water Heater Disadvantages: *Installing one into a home for the first time, it may need to be retrofitted from an older system and you may need to upgrade your electric or gas service, the upfront costs are much higher than a traditional water heater and if two systems use it at the same time, the hot water may not be evening distributed*

HOT TOPICS: HOW REFERRALS WORK

You may not know this, but as a real estate agent in NC, we are licensed to work anywhere in NC. This allows us to help someone buy and sell throughout the entire state. However, to access homes, run comparables, and generally do business in a specific area, we also have to be associated with the local MLS. In NC there are 19 MLS systems. Within each of those systems there can be several different local regional chapters. For example, we are a part of the Triangle MLS but there are 5 regional associations within that: Raleigh, Durham, Johnson, Orange-Chatham and Rocky Mt Associations of Realtors. Why do we bring this up you ask? Well, you may have heard the big news - we opened a second office in Wilmington!!! So we are now a part of the FLEX MLS and Cape Fear River Association! We are so excited to have Amber Johnson heading up this new office and area for us. We can now help you throughout the Triangle as well as up and down the coast!

When you are looking to buy, sell or build in an area outside of where we work (even in another state), we often know someone in that area who will take great care of you. We can make the connection and give them your information to make a proper referral. Sometimes, if we don't have an agent already, we can do some of the leg work for you and interview several agents on your behalf. They will pay us a small referral fee and we feel good knowing that you will have someone you can truly trust helping you with your move. Rather than simply going with someone you find on an internet search, you're going with someone who was vetted by your favorite Core Realty Agent.

If you are looking for an investment, a second home or are making a move out of state, please keep in mind that we can introduce you to a great agent who will keep YOU at the CORE of all they do!

Contact your Core Advisor directly or reach out to us at info@yourcoreadvisor.com or (919) 295-3660