



Happy June!  
First Day of Summer is on the 21st!



If you have any family, friends, or loved ones this month looking to buy or sell a home, please give them our names!

## Hello Everyone,

Please enjoy this months newsletter and don't forget to email me back with those "Ask Nate" questions. You may just be highlighted in next months feature!

Also, check out the new (**and yet another**) affiliation sticker below. Nathan Alan is proud to announce their membership with a great organization, The U.S. Green Building Council (USGBC) is a non-profit organization committed to expanding sustainable building practices. USGBC is composed of more than 15,000 organizations from across the building industry that are working to advance structures that are environmentally responsible, profitable, and healthy places to live and work.

Their vision is that buildings and communities will regenerate and sustain the health and vitality of all life within a generation.

**Did you know?** The annual U.S. market in green building products and services was more than \$7 billion in 2005, \$12 billion in 2007 and projected to increase to \$60 billion by 2010. USGBC supports this effort with the following programs:

[Click here to visit their website.](#)

NATE

If you know of someone who would appreciate our services, please call us.



Volume 1, Issue 4, June 2008

## "Ask Nate!"

Our basement has a bar room that has never been completed. It's about 80% finished.

Would the house draw a better price if the project was finished or would new buyers enjoy adding the finishing touches themselves?

In dollars and cents, how much profit would be lost vs. the expense of hiring it completed??

Thanks,  
Donna W.

Great question Donna! I often get asked similar questions about cost vs. value. All return amounts are hard to judge without actually seeing the project first hand, but here are some general statistics. According to Remodeling Magazine a basement remodel returns only about 60% of its value. [Here is a link to that site.](#) Keep in mind, however, that buyers tend to buy what they see, not the possibilities of what could be. Each scenario is different. If it is more elbow grease that product in terms of cost than I would go ahead and roll up your sleeves, otherwise, you might want to think twice.

Thanks,  
Nate

## What's Happening in June?

(Click on underlined festivals to be linked to their website)



Strawberry Festival	12th	Monument Circle-Downtown
<a href="#">Indy Jazz Fest</a>	13-15th	Military Park-Downtown
<a href="#">Talbot St. Art Fair</a> FREE	14-15th	Talbot St, (16-19th St.) Indy
Father's Day	15th	
First Day of Summer	21st	
<a href="#">Meridian-Kessler Home Tour</a>	21-22nd	Meridian-Kessler Neighborhood, Indy

JUST LISTED!

**6076 Orchard Hill Lane**

**Indy, IN 46220**



**OPEN HOUSE**  
SUNDAY 3-5

**3 bed 2 bath**  
**Almost 3000 total sq. ft.**  
**mls# 2831176**  
**A MUST SEE!**  
**\$169,900**

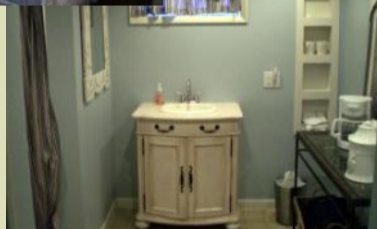
**Call us to see it!**

\*More info is on our [website.](#)

Spacious ranch home in quiet wooded neighborhood conveniently located minutes from Castleton and Downtown. Full basement adds much more finished space, including an additional bedroom (4th), office (or **5th bed**), and living room with fireplace! Updates include: new wood laminate, both baths newly remodeled, newer furnace/ac (2001), new well pump, almost all new windows, and much, much more. Close to Fall Creek Trail. Don't forget about the [heated in ground pool!](#) Lovely Landscaping, Home Warranty, and Low Taxes!



Clean,  
bright,  
& cheery!



## DESIGN TIP:

Replace Lamps-

Lamps are probably the one thing in your home that will give others a clue that your room is outdated. Seek out new and fresh lamps that make a statement.



## GREEN CORNER



### Drive Smart: Save Gas and Money

Follow these simple tips to save 20% on fuel costs.



**Check Your Air Filter** A clean air filter can improve gas mileage by as much as 10%.

**Savings: 28 cents a gallon.**

**Straighten Up** Poor alignment forces your engine to work harder, which can reduce fuel economy by as much as 10%.

**Savings: 28 cents a gallon.**

**Slow Down** For every 5 mph you reduce hwy speed, you can reduce fuel consumption by 7%.

**Savings: 19 cents, by reducing speed from 70 mph to 65 mph.**

**Drive More Smoothly** Accelerate & decelerate smoothly for a potential gas mileage savings of 33% on the hwy and 5% around town.

**Savings: 48 cents a gallon.**

Source: MSN Green



## Current Mortgage Rates

5/30/08

30 yr fixed 5.95%

15 yr fixed 5.52%

5/1 ARM 5.37%



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