

The Quit Claim

with WENDY LUCAS



W WENDY LUCAS AND COMPANY

helping you build real estate wealth

Q&A {ask and you shall receive}

Q: What is the difference between Modular and Manufactured homes?

A: There are differences between Modular (or UBC/IRC) homes and Manufactured (or HUD) homes. The primary difference between Modular and Manufactured homes has to do with the code under which they were built and under which guidelines they have to conform. Modular homes utilize a carrier system that is removable before setting it on your foundation, whereas Manufactured home use frames that will stay under the home.

There are certain lenders and appraisers that view the Modular homes as a superior product. Because of that, they place a higher value on them than they do on Manufactured homes. You'll want to consider this fact before you decide to buy or build one or the other. If you need to borrow money from a bank for your purchase, you may be forced to go with a modular. If you are making your purchase with cash, then the choice is yours. Regardless, I'm not convinced either code offers superiority over the other. In fact, both of these homes, when placed on a permanent foundation, become Real Estate and are taxed, sold, and referred to as such by professionals in the Real Estate industry.

Both of these homes can be put on permanent cement crawl spaces or basement foundations. I've been told that it may be more cost effective to put a Modular home on a cement crawl space, while it may be more effective to place a Manufactured home on steel piers or cement blocks. I'm not savvy enough to know why this would be the case.

If you have a Real Estate question, ask Wendy. Send an email to wendy@wendylucas.com or call 970.927.7700.

Aspen Single Family Homes

Current Listings 148 properties

Highest Price	\$ 60,000,000
Lowest Price	\$ 1,500,000
Average Price	\$ 10,932,263
Median Price	\$ 7,997,500
Average Days on Market	218
Average \$/S.F.	\$1,693.59
Average Size/S.F.	6,396

Under Contract Listings 12 properties

Highest Price	\$ 9,950,000
Lowest Price	\$ 3,495,000
Average Price	\$ 6,047,083
Median Price	\$ 5,817,500
Average Days on Market	145
Average \$/S.F.	\$1,494.10
Average Size/S.F.	4,101

Sold Statistics YTD 94 properties

Highest Price	\$ 25,500,000
Lowest Price	\$ 554,667
Average Price	\$ 6,262,029
Median Price	\$ 5,825,000
Average Days on Market	271
Average \$/S.F.	\$1,308
Average Size/S.F.	4,906
Percentage Sold Price of List Price	95.62%

2006 to 2007 Sold Statistics 137 properties

Highest Price	\$ 23,000,000
Lowest Price	\$ 495,000
Average Price	\$ 5,783,600
Median Price	\$ 4,390,000
Average Days on Market	360
Average \$/S.F.	\$1,203.62
Average Size/S.F.	4,756.24
Percentage Sold Price of List Price	94.17%

MARKET METER



One Hot Property

- Blue Lake in style
- newly remodeled with radiant heat and new carpet
- bright open floor plan with birch hardwood floors
- stainless steel kitchen with granite counter tops
- tastefully landscaped yard that offers continuous color
- this 10,000 sq. ft. lot is perfect for someone looking for a special place

New Listing \$799,000



Blue Creek Ranch

new 3,917 s.f. home four bedroom / 4 1/2 bath with central A/C vaulted ceilings and large bonus room high end finishes with open floor plan separate laundry room and 2 car garage steps from trails to downtown Carbondale tour this thursday, 3:30 ~ 5:30 p.m.

\$1,495,000



Willits Lakeside Condo

spacious 1 bedroom/1 bath lakeside condo built in 2006, practically brand new u-shaped kitchen with open lay out, 733 s.f. lots of storage and closet space close to bus stop, shopping and restaurants tour this thursday 3:30~5:30 p.m.

\$475,000



Shibui

new castle condo with east facing views two bedrooms / two baths, 1,249 s.f. convenient location near lakota canyon ranch parking, central A/C, laundry room and deck quick drive to glenwood springs' shops/restaurants great investment property or starter home in excellent condition, pets allowed tour this thursday, 3:30~5:30 p.m.

New Listing \$263,000

LUCAS LOGIC

With Multiple Millions, Anything Goes



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|--------------------|----------------------|
| hilary porterfield | caroline christensen |
| vince simonetti | joanne harrison |
| heather bones | clay crossland |
| rita sherman | richard duddy |
| paul adams | gaines norton |
| jo king | cindy buck |
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