

PUEBLO WEST



473 S. Soaring Eagle
3 words to describe 473 S. Soaring Eagle Dr. MAINTENANCE FREE LIVING. Patio home on the golf course with 3 beds, 2 baths, 2 car garage, great views! **\$169,500**
Dave Anderson CRS SRES
547-1708 / 250-1506



590 McCulloch
Newer home featuring 3 bedrooms, 2 baths, 2 car garage. Has over 1500 sq. feet of living space and a fireplace in the living room.
\$169,900
Greg Ratliff
585-8726 / 240-8181



558 E. Calico Dr.
LOTS OF BEDROOMS!, 5 BR, 3 BA rancher. Nice tile & hardwood. Lg. storage shed, nicely landscaped. Cul-de-sac location, lg. redwood deck, huge fam. rm. w/wet bar
Brant Dunn
778-7030 / 586-8724



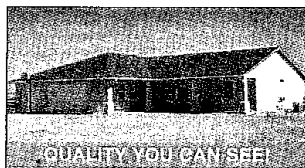
312 S. Souchak Ct.
PRICE REDUCED! Golf Course Home*4/3/2* over 2600 sf. living & family room, formal dining *new paint, carpet & hardwood floors, fenced & landscaped.
\$174,900!!
GLENN KNUTSON
547-3574 / 240-6768



777 Calle de Caballos
Matured Rancher, great horse property, 3 bds, 2 bths, 2 car see-thru fireplace barn corrals formal dining 2.48 acres partial basement mature landscaping
\$179,900
Darris Taylor CRS, GRI
240-2397 / 547-1730



1024 S. Rosa Linda Dr.
SHARP RANCHER on one acre with views of the reservoir & mtns. Beautiful interior, gas-log fireplace, remodeled kitchen. Must see inside! **\$179,900**
Patti Baros
240-9405



Massive Property
Nearly new rancher with finished basement. 324 Benito Dr, with 3 acres, double fenced. Quality Pulsifer Const, huge redwood deck, man-sized garage. **\$180,000.**
Anne Selle, CRP, CRS
547-1710 / 271-1710

PUEBLO WEST



511 Calle De Caballos
Beautiful Rancher 3 bds, 2 bths, 3 car, split bdrm floorplan, RV storage, landscaped, see-thru fireplace, dog run, island kitchen & formal dining. **\$189,900**
Darris Taylor CRS, GRI
240-2397 / 547-1730



1516 Indian Bend
A real craftsman built this one! Wonderful wood work, smooth finish walls, fantastic split level floor plan with and office or den right off the master bedroom.
Nickolas Katzer
586-8718



54 N. Clintwood Drive
Enjoy incredible views from this fantastic 2 story home. 4 bedroom, 3 bath, 3 car garage, all appliances included, central air, main level laundry. **\$191,000.**
Robin Krueger
240-2931 / 547-1715



119 Chi Chi
Beautiful rancher featuring 4 bedrooms, 3 baths, and 2-car garage. Gas log fireplace in family room, vaulted ceilings, partially finished basement. **\$192,900**
Greg Ratliff
585-8726 / 240-8181



113 S. Demaret
Wonderful rancher 3 bedroom, 2 bath, with unfinished basement. Large kitchen w/island, eating area, and formal dining room. Main level laundry. **\$194,900.**
Pat McEvoy
320-6692 / 585-8747



594 W Quantico Ct.
GREAT VIEWS huge deck, dramatic column ceilings throughout. Breathtaking Great rm, fantastic kitchen w/island, 3-car garage, walkout bsmt. **\$198,500**
Rae Giadone
240-5040



2.3 Acres on Nat. Gas
Walkout bsmt, 5beds, 3bath, 3car garage, basement over 75% finished, family room with gas log fireplace, great landscaping, nat. gas & sewer! **\$209,900.** #63136.
Jeff Santos
240-3386 / 585-8793

Are Your Stocks Sinking?

"It May Be A Good Time To Diversify Into Real Estate"

Furnished By
Stewart Title of Pueblo

For most investors, the declining stock market of the recent months has resulted in substantially lower returns and, in most cases, a significant drop in overall portfolio values. In fact, if an investor had purchased a portfolio of stocks listed on the NASDAQ at the peak around March, 2000, they could have seen a decline of over 60% in their portfolio value. Even though many financial analysts offer advice to keep a long-term perspective and remain fully invested in the stock market, is there some merit to exploring other investment alternatives?

DIVERSIFYING INTO INVESTMENT REAL ESTATE

This may be an excellent time to investigate diversifying out of an investment portfolio that is heavily weighted in stocks and shift some assets into investment real estate. In most areas throughout the country, real estate has appreciated well over the past few years. In addition, there are several fundamental advantages to owning real estate

SOLID RETURN ON INVESTMENT: Many investment real estate alternatives, such as income property, produce a steady cash flow in the form of rents. Even if appreciation is

not dramatic, the return on investment (ROI) can be attractive compared to alternatives such as a bond fund or money market account. Many real estate investors routinely achieve return in the 8-15% range. Furthermore, historically much of the time when the stock market is down, real estate has been up and visa versa.

BENEFIT OF LOWER BORROWING COSTS: As the Federal Reserve lowers the federal funds rate, generally the interest rates available for investment properties also become more attractive. If a property generates an attractive return at the time of purchase, lower rates at a later date provide an excellent way for property owners to refinance. Replacing an old loan on an investment property with a new loan at a better interest rate creates more cash flow immediately, a better overall ROI, and this benefit will remain in place throughout the duration of the loan!

FULL CAPITAL GAIN TAX DEFERRAL: The tax code gives an investor the option of performing a 1003 tax deferred exchange to acquire additional properties. The ability to postpone, potentially indefinitely, the payment of capital gain taxes provide an opportunity for the creation of wealth that is not available to investors in the stock market. An exchange provides investors with an interest-free, no-term loan from the government.

Written By Kennen Cohen, the Colorado Division Manager for Asset Preservation, Inc., a subsidiary of Stewart Title Company.