

Austin Residential Properties Newsletter

A Monthly Publication from Austin Residential Properties

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Overview of Texas and Austin Foreclosure Market

In all of Texas, 19,963 foreclosed homes are on the market today. In Travis County, the number is 703.

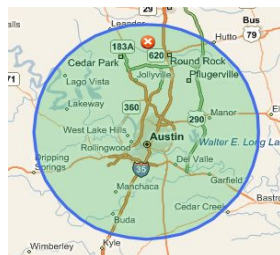
Our firm, Austin Residential Properties, tracks foreclosures within a 20-mile radius of Central Austin.

Within this 20-mile radius, there are 211 foreclosed houses, condos and 1/2 duplexes available for purchase.

From a pricing perspective, we've segmented the foreclosure market into the following categories:

- Homes under \$149,999
- \$150,000 to \$199,999
- \$200,000 to \$249,999

- \$250,000 to \$349,999
- \$349,999 to \$499,999
- \$500,000 and higher



Austin Residential Properties closely tracks foreclosures in a 20-mile radius of Central Austin.

We also track the market by the following categories:

- Geographic area, subdivision or neighborhood

- Homes built within the last 10 years vs. older
- Lakefront properties (served by our branch, Lakefront Austin)
- Mother-in-law plans

We don't typically locate fixer-upper homes for our clients, but if you are in the market for a fixer-upper to turn over while the market recovers, this is a good time to look and we can help you find one.

Whatever you're looking for, we can help you find it. To obtain a list of homes, please email your criteria (location, price range, home features, etc...) to:

ElizabethClark@AustinRP.com

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Jackie Clark Realtors Launches Two New Branches, Austin RP and Lakefront Austin

Jackie Clark and her team of experienced sales agents and marketing specialists have served residential and commercial clients in Austin and from around the world for 25+ years.

In 2008, JCR launched two new real estate divisions. We will now market homes under the brand of Austin Residential Properties (Austin RP), and lakefront properties, both residential

and commercial, under the brand Lakefront Austin Properties. Please visit us at:

<http://www.AustinRP.com>

and

<http://www.LakefrontAustin.com>

Austin Residential Properties Wants YOU!

If you are a successful new or established real estate agent who wants to work independently for a cutting-edge real estate brokerage firm in Austin, please email a cover letter and bio to:

JackieClark@AustinRP.com

What the June 1 Energy Ordinance Means for Sellers and Buyers in Austin

The Energy Conservation Audit and Disclosure (ECAD) Ordinance for single-family homes went into effect in Austin on June 1st of this year.

Now, all homes over 10-years-old that are sold must have an energy audit performed by the seller. The seller must give the report to potential buyers (by attaching it to the Seller's Disclosure).

The ordinance only applies to homes that are over 10 years old and that are also served by Austin Energy. The energy audit typically costs a home



We believe in maximizing energy efficiency and support the green energy movement. To help you improve your home's energy efficiency, Austin Residential Properties will help you find contractors or service providers you can trust.

seller between \$200 and \$300.

Sellers are not required to make the repairs listed on the audit, however sellers are required to disclose the audit results to buyers and prospective buyers.

Once a buyer purchases a home, the new homeowner is not required by law to make the energy-efficiency improvements. However, Austin Energy offers rebates to homeowners who want to improve their home's energy efficiency by making the changes.

In addition, buyers who make the suggested changes may also have access to lower-cost loans in exchange for making the improvements.

Helpful Energy Audit Links:

In order to see if your home requires an audit before putting it on the market, please visit:

<http://tinyurl.com/auditcheck>

For more general information, visit:

<http://tinyurl.com/AustinEnergy>

To see the actual ordinance, visit:

<http://tinyurl.com/energyordinance>

Austin Residential Properties Launches Marketing and Social Media Department

In 2008, Austin Residential Properties added a staff position dedicated to Marketing and Social Media to maximize our marketing reach for our clients who list their properties with us.

With 15 years of marketing experience and social media expertise, Elizabeth Clark recently joined the firm to perform this role. She has worked at Dell Inc.,

Motion Computing and the U.S. White House, and holds an MBA from Harvard Business School.

In order to take advantage of the internet as an essential tool for marketing homes, Austin Residential Properties avails itself of several online methods for marketing our listings.

In addition to utilizing the traditional marketing

outlets for our listings (i.e., the Multiple Listing Service, The Statesman, etc...) and to creating a dedicated webpage and/or virtual tours for our listings, we also utilize key sites to ensure broad exposure:

- Zillow
- Postlets
- Facebook
- Twitter
- LinkedIn

Connect with Us!

Facebook:

<http://tinyurl.com/FBAustinRP>

Twitter:

<http://twitter.com/AustinRP>

LinkedIn:

<http://tinyurl.com/LIAustinRP>

Why We Love Austin

Whether you want to look out over the Texas Hill Country, gaze upon the glistening waters of Lake Austin or Lake Travis, cozy up in a tightly-knit residential neighborhood or pop down from your downtown condo to grab a bagel on your way to run at Town Lake, Austin Residential Properties will help you find your perfect niche in Austin.

The Austin Residential Properties team is comprised of long-time Austin residents who are completely in love with Austin. While we help you search for your dream home, join us in exploring Austin's hidden delights and let us introduce you to the best areas in town that keep Austin's down-to-earth yet sophisticated residents living here in a state of bliss!

Austin is full of little pockets of residential beauty. We have marketed, sold and leased homes in virtually every part of town - ranging from the heart of Westlake Hills, to other beauti-



We love Austin and know it like the back of our hands. We'll help you find the perfect home and neighborhood for you and your family.

ful pockets of the Texas Hill Country, to executive homes near Dell and other North Austin businesses. We have experience selling and leasing lakefront properties and also team members with experience in downtown living. Let us help you discover just the right area for you!

From its curvy roads meandering through the Texas Hill Country to its curvy lakes nestled in the hills to its curvy culture punctuated by diverse tastes in food, music, film and lifestyles, Austin is a delightfully unpredictable place to live and work. The convergence of accomplished people working in academia, corporations, start-ups and philanthropic organizations, coupled with an

infusion of people from diverse walks of life and countries, makes Austin a great place to discover a new, interesting and exciting experience every day.

With countless live music venues, culinary gems worth driving long distances for, and a huge range of intellectually-stimulating and outdoorsy activities, if you want to soak up the best Austin has to offer, you can always find something well-suited to your unique tastes and interests nearby!

As your real estate team, we'd love to help you explore Austin from our outdoor activities to our best watering holes to our school districts. Please ask us your questions about Austin and where to live in Austin and we'll help guide you through the neighborhoods and major landmarks to help you find the perfect area in which to live in Austin.

Top Residential Areas of Focus for Austin RP:

- West Austin
 - West Lake Hills
 - River Place
 - Steiner Ranch
 - Lakeway
- Central Austin
 - Downtown
 - Hyde Park
 - Tarrytown
 - Cat Mountain
- North / North Central
 - Great Hills
 - Jester / Lakewood
 - Wells Branch
 - Round Rock
- South Central
 - Barton Hills
 - Shady Hollow
 - Travis Heights

Special points of interest:

- Hula Hut (great Tex Mex dining on Lake Austin)
- The Oasis (sunset dining on Lake Travis)
- Zilker Park and Town Lake Hike & Bike Trail (hang out with other high-energy Austinites)
- Austin Duck Tours (see Austin from land and lake)



Jackie Clark, President and Broker of Austin Residential Properties and Lakefront Austin Properties, has been a successful seller's and buyer's agent and Austin resident for 25+ years. Once named by Unique Homes Magazine as one of the top U.S. luxury real estate professionals in the country, Jackie's expertise in the real estate market is often sought by top professionals, bankers, brokers and appraisers. In addition to running her own brokerage firm for the past 16 years, she was a top listing agent at Amelia Bullock Realtors for 2 years, an agent at REMAX Austin Hill Country for 2 years, an agent with Coldwell Bankers Westlake Previews Section for 2 years, and a co-owner and broker at Cooper & Clark Realtors for 4 years. She holds a Bachelor of Business Administration degree from SMU University.

**JACKIE CLARK
PRESIDENT AND BROKER**

**A Monthly Publication from Austin
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Specializing in Fine Executive Homes,
Lakefront Homes and Downtown Living

Some Good Ways to Discover Austin!



The best way to discover Austin is to start by exploring the town by foot or boat.

Check Out These Outdoor Activities!

Austin Parks: <http://www.ci.austin.tx.us/parks/parkdirectory.htm>

Barton Creek Greenbelt: <http://www.ci.austin.tx.us/parks/greenbelts.htm>

Capital Cruises: <http://www.capitalcruises.com/>

Hike & Bike Trail: <http://www.ci.austin.tx.us/parks/trails.htm>

Some Cool Restaurants:

BBQ on Lake Austin: <http://www.countyline.com/>

TexMex on Lake Austin: <http://www.hulahut.com/>

TexMex on Lake Travis: <http://www.iguanagrillaustin.com/>

Steak Downtown: <http://www.sullivansteakhouse.com/>

Barton Springs: <http://www.theshadygrove.com/>

South Austin Tex Mex: <http://www.querostacobar.com/>

North Austin Tex Mex: <http://www.ztejas.com/>

Cozy Japanese Dining: <http://www.uchiaustin.com/>

Dine in a Historic Hotel: <http://www.1886cafeandbakery.com/>

Coffee & Desserts: <http://mozartcoffee.com/>

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