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**Exclusively Serving “Boca’s Beachfront Condominiums”**

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# THE BOCA BEACH REPORT

## NOVEMBER 2019

*Privileged  
information about  
your real estate*

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*This publication is not a solicitation but is an information service from this real estate office.*

## A Wonderful Home Selling Time

Good things happen when you list your home for sale during the holidays. You'll never have a better time to sell. Everything is in the seller's favor!

The holiday season is the busiest and most frantic time of the year! The question is: Should you put off listing the home or take it off the market if it is already listed? The answer is NO! Not if you really want to sell your home.

### The Very Best Time

The holiday season is a wonderful selling period, maybe the best of the year! The house certainly cannot sell if it is off the market, and a sale is the goal, isn't it? Let us handle it.

Sure, fewer people will be looking. But they are the most precious buyers. Motivated buyers, the ones who really want to buy, often are able to take time off during the season. Real estate agents like the holidays because only the buyers and sellers who need to buy or sell (the most motivated) are in the market. The "just looking" people don't

have the time.

### Here Are Some Of The Reasons

When someone receives a job transfer, particularly a promotion, there is usually no choice of when to make the move. Even the majority of transferring families who have children must move during the school year. These may be the most motivated buyers in the market. They often want to get a property into an escrow so the children can start school in January. A purchase during the holidays is perfect for them.

- Some other sellers in your area will choose to take their home off the market. With a lower inventory of homes for sale and motivated buyers looking, your chance for a quick sale may be better than during another time of the year.
- Our experience over the years is that there is no slow down in sales during the holiday season. If this might be a truly "slow" selling season, why is the "summer vacation" season, when many people are out of town, considered a prime sales period?
- Buyers who have no children, or have grown children may do their shopping after the so-called summer



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real estate season. They often feel that the decreased activity might make negotiations easier.

- Is there any other time of the year that your home looks more warm and inviting? We all decorate and spend time making our homes the most beautiful that we can, not for potential buyers, but for family and friends.

- Don't worry about having to move on December 24th or on New Years day. The buyer won't want to move then either. Choosing the home and getting the contract accepted is the usual motivation of any buyer. As in any other season, the closing will usually be set 30 to 60 days away. Possession of the home and closings are always negotiable. ❖

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## Refinance Or Equity Line of Credit

Rather than move to a larger home, you may have decided to add on and remodel your present home. Your banker suggests that it would be best financially to use an equity line of credit to make the improvements and refinance the first mortgage later. That may sound like some of the costs of borrowing might be duplicated.

Maybe not. The costs to set up the equity line may be quite low. Some banks have no fees at all for the equity line. The lender's suggestion may be a good one.

### Here's why:

Let's say the improvements will cost about \$75,000. Your mortgage balance is now down to \$150,000. The home should be worth approximately \$500,000 when the remodeling is done. By using the equity line for paying "as you go" you pay interest just on the outstanding balance each month. If you financed the whole \$75,000 up front, the interest would be on the total amount.

**Here's an example.** The contractor bills you just \$14,000 at the end of the first month. Your payments and interest are based on that amount only. If you had borrowed the entire \$75,000 with a traditional second mortgage or refinanced the first loan you

would be paying interest on that full amount. The line of credit gives you the flexibility to borrow only what you need, when it is needed.

If you had refinanced the existing mortgage into one new, larger loan, the amount of the loan would have been based on the property's value before the improvements, not the value after. It is possible you could be short of money.

Also, getting all of the money up front by refinancing the existing mortgage could require private mortgage insurance since you might need a loan that exceeded 80% of the property's current value. This would increase your monthly payment.

So, there is homework to do with the lender. You must get the costs of the equity line, then the total estimated costs to refinance once improvements are completed. Then compare. If those costs using the equity line do not save significantly, then do the refinance at the beginning. There could be a saving.

While you are working with the lender initially, it might be a good idea to get a commitment on the final refinancing when the work is completed.

As is always recommended, obtaining financing counsel initially from more than one lender can give you the best idea of options and related costs. ❖

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## Getting Your Home Or Second Home Winter Ready

Whether homeowners live in a temperate climate in the city or by the beach or in a colder area, more of you are owners of second homes in mountain areas. Up to 20% of owners now own a vacation home somewhere. At ski resorts, ice, snow and wind can have devastating consequences on the coziest of homes. Last winter alone there was over \$1.5 billion dollars in insured losses due to burst pipes, frozen gutters and other weather-related disasters.

Don't wait for the snow to fall to get ready for severe winter weather. A little time and effort in late Autumn can prevent the heartache of burst pipes and other disasters when a severe winter brings snow, freezing temperatures and arctic winds.

Here are suggestions for precautions homeowners can easily do (Some can apply to your primary home):

- **Check Insulation.** Look at insulation in attics, basements and crawl spaces. Add extra if it is packed down. If heat escapes through the roof it can cause snow or ice to melt up there. The water then re-freezes causing more snow and ice to build up. This can collapse a roof, and can cause ice damming. Well-insulated basements and crawl spaces will help protect pipes from freezing.

- **Maintain Gutters.** Remove leaves, sticks and other debris from gutters, so melting snow and ice can



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move freely. This will usually prevent ice damming - a condition where water is unable to properly drain. You also might install gutter guards. Available in most hardware and home stores, gutter guards are screens that prevent debris from entering the gutter in the first place.

- **Check The Thermostat.** The temperature in the home should be at least 65 degrees. Since the temperature inside the walls where the pipes are located is substantially colder than the walls themselves, a temperature lower than 65 degrees may not keep the pipes from freezing.
- **Check Your Heat Sources.** The proper maintenance of furnaces, fireplaces and wood-burning stoves can prevent fire and smoke damage. Have all of them serviced at least once a year. Make sure that smoke and carbon monoxide detectors are working properly.
- **Trim Trees.** Ice, snow and wind could cause weak trees or branches to break - damaging homes, cars, even people.
- **Maintain Pipes.** Wrap pipes with insulating tape and insulate unfinished rooms such as garages that

may have exposed pipes. Also, repair cracks and leaks.

- **Know The Plumbing.** Can you shut the water off? Learn the location of the shut-off valve. Know where your pipes are located. If your pipes freeze, time is of the essence. The quicker you can shut off the water or direct your plumber to the problem, the better chance you have to prevent the pipes from bursting.
- **Be Careful If Home Is Not Occupied.** If this is a second home, be sure to turn off the water and drain the system. If the home was built in the last 20 years, the shut-off valve may automatically drain the pipes. Have a plumber check for you. You might also hire someone to check on your home on a regular basis. If there is a problem, it can be fixed quickly.

Your insurance policy is probably adequate, but check it. Standard homeowners policies usually cover winter-related disasters such as burst pipes, ice dams, wind damage caused by weight of ice or snow.

Damage to homes caused by flooding is usually excluded from most standard homeowner policies. Flood insurance is available from the National Flood Insurance Program. ❖

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## Great Lighting Is Essential

You have done all of the required things that need to be done before putting your home on the market.

You have cleaned like never before, the windows shine, there is new paint on the walls, a new front door, a clean beautiful garden and lawn and the patio or deck looks very inviting.

Now one last thing. Did you look closely at all of the light fixtures throughout the home.

Because kitchens in today's home have become a gathering place and not just a work area, the lighting needs to provide for a variety of tasks, not just preparing food and cleaning up after meals.

Under the cabinet LED fixtures will provide better task lighting. These should be mounted as close to the front of the cabinets as possible for the best light. LED lights replace the older versions of fluorescent or halogen lights and give a much more natural color, stay cooler, and are a better overall light source.

Depending on the kitchen floor plan, if you have an island, a ceiling mounted fixture or drop pendant not only provides good lighting, but also adds visual interest to an eating or work surface.

Dining room lighting should be both decorative and functional. The fixture should make a statement and be the center of focus.

Take a look at your dining and kitchen fixtures. Are

they outdated and were in the house when you bought it? When the home is being shown, the lights are usually turned on all over the house, which draws the eye as people come into a room. Do the lights shine and go with the decor or are the fixtures dull and out of style?

Does the light do an effective job of lighting the area or are there dark places that need a light source. There are an unlimited range, styles and prices of fixtures to choose from and could add the finishing touch to any room.

When a realtor is showing or holding an open house to potential buyers, they want to have every blind and curtain in each room open and every light turned on. Buyers are looking for 'light and bright', not 'dark and dreary'. Help them see how clean and well cared for your home is.

It can be a lot of work getting your house ready to sell, you can still take the time to make a few changes that will have a profound impact on your home sale.

A timeline or budget shouldn't get in the way of ensuring you get the most from the sale of your home, and choosing strategic home improvement projects will ensure your effort is rewarded. The upgrades in lighting don't need to be premium quality for the best return... they just need to make sense in your home. ❖

# Oceanfront In BOCA

The following is a summary of the available and pending residences located on the East (BEACH) side of OCEAN Blvd. (A1A) in Boca Raton. 0.1% to 3.9% is Low Inventory \* 4.0% to 6.9% is Balanced Inventory \* 7.0% to 9.9% is High Inventory \* 10.0% + is Excessive Inventory

## North Beach

(North of Palmetto Park Road on North OCEAN Blvd. - Listed from North to South)

Address	Condo Name	TA	AA	%A	ADOM	Price Range	Average	PC
2150	Aegean	8	0	0.0%	0	SOLD OUT	N/A	0
2070	Athena	4	0	0.0%	0	SOLD OUT	N/A	0
2066	Ocean Reef Towers	55	3	5.5%	66	799K to 1.1M	950K	0
2000	Brighton	39	0	0.0%	0	SOLD OUT	N/A	0
<b>S/T</b>	<b>North Beach</b>	<b>106</b>	<b>3</b>	<b>2.8%</b>	<b>66</b>		<b>950K</b>	<b>0</b>

## Boca Beach

(South of Palmetto Park Road to the Boca Inlet on South OCEAN Blvd. - Listed from North to South.)

Address	Condo Name	TA	AA	%A	ADOM	Price Range	Average	PC
250	Marbella	155	7	4.5%	235	959K to 2.2M	1.286M	0
310	Boca Mar	38	2	5.3%	98	619K to 649K	635K	0
350	Beresford	53	1	1.9%	139	2.250M	2.25M	0
400	Excelsior, The	27	1	3.7%	35	4.295M	4.295M	1
500&550	Chalfonte, The	378	8	2.1%	46	790K to 1.275M	989K	2
600	Sabal Shores	125	2	1.6%	136	699K to 799K	749K	1
700	Sabal Point	67	0	0.0%	0	SOLD OUT	N/A	0
750	Sabal Ridge	31	1	3.2%	302	3.4M	3.4M	1
800	Presidential Place	42	4	9.5%	186	3.4M to 5.9M	4,411M	0
1000	One Thousand Ocean	52	7	13.5%	223	3.195M to 6.395M	4,811M	0
<b>S/T</b>	<b>Boca Beach</b>	<b>968</b>	<b>33</b>	<b>3.4%</b>	<b>160</b>		<b>2.428M</b>	<b>5</b>

## South Beach

(South of the Boca Inlet on South OCEAN Blvd. - Listed from North to South)

Address	Condo Name	TA	AA	%A	ADOM	Price Range	Average	PC
1180	Cloister del Mar	96	5	5.2%	98	540K to 1.325M	727K	0
1200	Cloister Beach	128	1	0.8%	69	935K	935K	1
1400&1500	Addison, The	169	9	5.3%	97	1.395M to 3.8M	2.187M	1
1800	Placide, The	54	1	1.9%	70	969K	969K	1
2000	Whitehall	164	13	7.9%	111	545K to 1.875M	935K	2
2494	Aragon, The	41	7	17.1%	218	2.45M to 7.95M	4.097M	0
2500	Luxuria, The	24	0	0.0%	0	SOLD OUT	N/A	0
2600	Stratford Arms	120	5	4.2%	111	1.095M to 1.395M	1.209M	0
2800	Ocean Towers	256	5	1.9%	276	799K to 2.495M	1.508M	1
3000	3000 South	80	3	3.8%	133	749K to 1.659M	1.093M	1
<b>S/T</b>	<b>South Beach</b>	<b>1132</b>	<b>49</b>	<b>4.3%</b>	<b>139</b>		<b>1.570M</b>	<b>7</b>

<b>Totals</b>	<b>Nov. 2019</b>	<b>2206</b>	<b>85</b>	<b>3.9%</b>	<b>144</b>		<b>1,987M</b>	<b>12</b>
<b>Totals</b>	<b>Nov. 2018</b>	<b>2206</b>	<b>59</b>	<b>2.7%</b>	<b>110</b>		<b>2,189M</b>	<b>11</b>
<b>Totals</b>	<b>Nov. 2017</b>	<b>2206</b>	<b>70</b>	<b>3.2%</b>	<b>174</b>		<b>2.049M</b>	<b>10</b>

### Key:

**TA** = Total Number of Apartments in Development \* **AA** = Number of Apartments Available For Sale  
**%A** = Percent of Apartments in Development For Sale \* **ADOM** = Average Number of Days on Market per Listing  
**PC** = Number of Apartments SOLD and Pending Closing

This information is compiled from FlexMLS on October 15, 2019. This representation is based in whole or in part on data supplied by FlexMLS. FlexMLS does not guarantee or is not in any way responsible for its accuracy. Data maintained by FlexMLS may not reflect all real estate activity in the market.