



REAL ESTATE REPORTER

Call 269-GREG (4734)

Dear Neighbors,

With my first newsletter of the New Year, I wanted to take the opportunity to announce to all of my clients and customers that I am now affiliated with Keller Williams Realty. After 17 years with Coldwell Banker and its predecessors, the Lobberegt Team made the move to Keller Williams in December.

After weeks of consideration, including meeting with Keller Williams executives from across the country, I concluded that the move is not only a very sound business decision for my team, but a great opportunity for me to enhance the service I provide to the home buyers and sellers I represent. Here's how:

- ❖ Keller Williams Realty is changing the real estate market nationwide by breaking all the traditional real estate norms. Each office is a team, and the team shares in the profits of the office. Thus, every associate has a vested interest in all other associates doing well in their business. That means every team member will work with me to ensure my clients and customers receive excellent customer service every time.
- ❖ Nationally, Keller Williams is a growing company. It was founded in 1993 and by 2004, became the fifth largest real estate firm in the country with more than 350 offices and 33,000 associates. Locally, more than 150 Realtors call Keller Williams Realty Albuquerque their home, many of them the top-producing Realtors in the city. In fact, a higher percentage of top-producing agents work at Keller Williams than at any other firm in the city. These seasoned agents have helped create a reputation of integrity and professionalism for Keller Williams, and that's the kind of reputation my clients and customers can benefit from when buying or selling a home.
- ❖ Keller Williams Albuquerque is the only real estate firm in town that requires its agents to tour the company's new listings EVERY WEEK. Because we have so many top producers in our office, your home is exposed to agents who have a large number of qualified buyers they are working with at any given time. In addition, our unique e-mail "Red Alerts"

notify all of our agents when new listings are available, giving our agents a "heads up" in the event they have a buyer for that property.

- ❖ Keller Williams keeps its agents performing at the highest level by offering them the most comprehensive educational resource in the real estate industry— Keller Williams University. The company's intense, continuous training means I continue to learn and grow as a professional and am better prepared to represent you in your real estate transaction.

My cell number (505)-269-GREG [4734] and my e-mail address (greg@greglobb.com) remain the same, and our new office address is on the mailing panel of this newsletter. We're still on Montgomery Blvd., but we've moved down the street just west of Eubank Blvd.

Give me a call by Feb. 9 to register to win a Valentine's Day dinner for two at Great American Land and Cattle Company. I would love to hear from you and as always, appreciate your business and your continued referrals. I couldn't do it without you!

Best Regards,

Greg Lobberegt, CRS,
Keller Williams Realty

A Look at Listings

Price Range	Active Listing	Sold Prev. Month	Supply in Months	Last Month
<\$100K	139	11	1.2	1.6
100-150	483	289	1.7	1.8
150-200	318	194	1.6	2.2
200-250	196	81	2.4	2.6
250-300	129	59	2.2	3.1
300-500	205	58	3.5	3.1
<\$500K	170	26	6.5	6.8

HOMEOWNER SERVICES DIRECTORY

ACCOUNTANT

Harry Weils 898-3504

ADVERTISING AND COMMUNICATION

Signal Creative (Debi) 998-2100

APPLIANCE SERVICE

Layton's Appliance Service 344-9663
Ole's Appliance Service 294-5516

APPRAISER

Leslie Hulebak 294-8888

ATTORNEY

Sylvain Segal(Real Estate) 888-8888

CARPET & FLOORCOVERINGS

Carpets By Sonja (Felix & Bob) 344-5365
Cash & Carry Carpet (Ray Moody) 344-5660

CARPET CLEANING

Pegasus Carpet Care (Paul) 296-0071
Sparkle Brite Carpet Clean (John) 203-2798

CARPET STRETCHING

Franklin (Carpets by Sonja Ref.) 688-3641
Bobby (Cash & Carry Ref.) 315-2494

CLEANING (RESIDENTIAL)

Maria 319-1952

COMPUTER NETWORKING- HOME & SMALL BUSINESS

A Perfect Network (Kirk Plyler) 797-7694
Richard Davisson 292-1753

ELECTRICIAN-GENERAL

John Demarets 294-0238
Mark Arias 306-3771
Arnulfo Lopez Quinteros 286-4161

ESTATE SALES

Sharon's Sales 268-3322
Cross Current Estates
Liquidations and Sales 259-4249
Estate Liquidators
(Leonard Jacober) 899-3445

FLOORING-REFINISHING

Crystal Alchemy (Micki) 907-8892

GARAGE DOOR INSTALLATION

Quality Garage Door (Joe) 298-8374

GENERAL CONTRACTORS/REMODELING

Rusty Arrighetti Bldg. Specialities 379-9699
Bert Thomasson 228-9457

GRAPHIC DESIGN

Kathy Montoya 235-5966

HANDYMAN SERVICES

Affordable (Yard) 294-5821
Pat Beasley (Home) 933-8336
MH Wright Home & Yard 237-9286

HEATING & COOLING

Philmore Heating & AC 884-1595
Carlson Heating & Cooling 883-1379

HOME ENTERTAINMENT SYSTEMS

AVR Resources (Richard Gallegos) 9696-AVR

INSURANCE

State Farm (Ken Brudos) 836-5060

INTERIOR DECORATING

Angie Fincher 298-9053
Interior Impact (Jan Coughlin) 898-7048

LAWN MAINTENANCE/LANDSCAPING

Hidden Valley Landscaping 856-5299
Rudy's Grounds
Maintenance Service 846-6121

MORTGAGE COMPANY

Countrywide Home Loans (Jason Pike) 828-9400

MOVERS

Valley N. American (Tom Reickert) 344-9030
American Movers (Frank Barela) 991-6001

PAINTING

Andy's Painting 934-0660
Joe Till 269-1478

PERSONAL TRAINING

Ab-Salute Fitness (Tom Bailey) 604-5768

PEST CONTROL

Eagle Eye Exterminating (Aaron) 991-3931
Alliance Pest Mgmt. (Alan Feurer) 892-6100

PLUMBERS

RS Mechanical (Rick Stein) 239-5233

POOL MAINTENANCE

Southwest Pool Service 299-2191

PROPERTY MANAGEMENT (RESIDENTIAL)

Jim Siebenthal Property Mgt. 797-8764

REAL ESTATE SERVICES

Greg Lobbereg 269-GREG(4734)

RESURFACING SINKS/TUBS/COUNTER

B&K (Billy) 866-6930
Granite Transformations 872-3600
New Surface 294-4966

ROOFER

Steve Maestas 450-8422

SECURITY SYSTEMS

The Alarm Store (Lynn Russell) 881-0001
Alarm Research (Paul) 291-9458

SPRINKLER MAINTENANCE

Cityscape Landscape Solutions (Guy Parker) 266-6338

STORAGE

Economy Storage 294-4444

STUCCO WORK

Chuck Gonzales(Patching/Repair) 869-7041
Stucco Seal (Robin Sproul) 292-7325
J & L Stucco (Whole House) 831-2711
(Jake) 975-5191
(Leo) 975-5190

TILE WORK

Ernie 980-0088
Jonus 401-5337

TITLE/ESCROW SERVICES

Stewart Title (Julie Gibertini) 346-5489

TERMITE TREATMENT

Alliance Pest Mgmt. (Alan Feuer) 892-6100

WALLPAPER

Angie Fincher Wallpapering 298-9053
Linda Jeffery 294-4029

WINDOW CLEANING

Squeaky Clean 259-3915

WINDOW REPAIR

M&T Glass 292-9188
Preferred Glass & Mirror 293-2060

WROUGHT IRON

Action Security Iron, Inc. 344-5451

FREE SERVICES AT OUR OFFICE!

The following services are available FREE at our office at
Keller Williams Realty
9201 Montgomery Blvd. NE • Suite 101
Albuquerque, NM 87111
Please call before you come by --269-GREG (4734).

FREE use of office copy machine for up to 50 copies.

FREE copies of your credit report

FREE inbound/outbound faxing local
OR long distance

FREE market valuation of your home to find out
if you can cancel your PMI (Private Mortgage
Insurance) or to help you determine a price if
you are ready to sell your home.

FREE report on comparable sales in your neighbor
hood to help you protest your property taxes

HERE ARE JUST A FEW OF THE HOMES THE LOBBEREGT TEAM SOLD IN 2004



7525 Mesa De Arena NW



5351 La Colonia NW



1009 Sanchez SE



2611 Los Tretos NW



4211 Pitt Place NE



1105 Sagebrush NE



2515 General Marshall NE



5611 Chimayo NW



9404 Rhonda Ave



1918 Hamlet NE

**YOUR HOME
CAN BE HERE IN 2005!**

BUYERS IN NEED OF HOMES - YOU CAN HELP!

Buyer looking for Foothills or New Holiday Park home, 3 BR+, 1.75+, 2CG+, up to \$250K. (MA)

Buyer in need of 4BR home in Ridgecrest or Four Hills. Prefers 1/3 acre+ lot. Up to \$375K. (GB)

Buyer wants property in Ridgecrest/ UNM area or La Cueva School district. 3BR+, 1.75+, 1CG+, prefers 2 living areas. Likes Scottsdale or Pueblo style homes. Up to \$230K. (KH)

Buyer wants UNM area 2BR+, 1.5 BA+ home. North of Central, south of I-40, west of San Mateo and east of I-25. Up to \$325K. (FK)

Buyer in need of 3 BR+, 1.75 BA+, 2 CG town home or single family residence in NE Heights. Up to \$155K. (ML)

Buyer looking for 2200SF+, single level home in NE Heights, Four Hills, Sandia Heights, North Albuquerque Acres. Prefers small yard, no more than 20 years old. Up to \$320K. (RM)

Buyer looking for 3000SF+, 3 BR+ home in Corrales or North Valley. Would like 1acre +/- with swimming pool. Up to \$700K. (DP)

Buyer wants 4 BR+, 2 living areas, 2000 SF+, home in La Cueva or Eldorado district north of Montgomery Blvd. Prefer 1 story or master bedroom on main level and backyard access. (DS)

Buyer looking for fixer uppers in NE Heights. All sizes and price ranges. (SS)



Up to four free Tram passes are available from us every day. Call early to reserve your passes, as they are available on a first come, first served basis. Call 269-GREG (4734).

Kudos From Our Clients

"I would like to extend my gratitude to your office personnel for your efforts in the purchase of my new home. The e-mail listing that you set up for me with my desired options and price was a great time saver. Eventually, the most adorable house with an amazing view was chosen...you kept me informed and always had any information or document at the ready. The offer, inspections, scheduling and documents were professionally managed and personally accomplished with expertise. I deeply appreciate the work you and your staff performed in making my transaction a success. Thanks for my new home." -- Ed S.

“Selling Albuquerque One Yard at a Time”

9201 Montgomery Blvd. NE • Suite 101
Albuquerque, NM 87111
(505) 271-8200



THE LOBBRETT TEAM
Call 269-GREG (4734)
email: greg@greglobb.com
www.abqforsale.com
www.greglobb.com

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