

# Middleton O'Malley

Excellence In Real Estate Transactions

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**New Orleans Properties**

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## Middie O'Malley

Uptown, University, Mid-City, Garden District

*Happy New Year!!*

Selling? Don't even think about putting your home up for sale without doing everything possible to make it look its absolute best! Need help with what needs to be done?...call me. From light cosmetic attention to modest renovations, I can help. BTW...80% of my 2007 listings went under contract in less than two weeks!

### What's your 2008 tax bill?

<http://www.opboa.org/Main/Home.aspx>

Mortgages: 30 or 15 yr Conventional or FHA. Self-employed? Investing? Fast, world class service. Drew Remson. 504-833-2111

## News You Can Use!

### • Where Are We?

It's a super time to buy! Great looking, well located, 2 bedroom homes from \$225,000 - \$249,000. (renovated flood homes even less). Luxury homes at 75-80% of pre-Katrina prices, and luxury Condominiums at very attractive prices. Interest rates are stable, and the new, Orleans Parish tax (millage) has been reduced by about 24%. Want to trade up? Now's the time, the market will be stronger in spring.

### • Thinking about remodeling?

Construction costs are significantly higher, but prices of excellent homes are lower. Look around, then do the math...before you decide. You could very possibly trade way up for less.

### • Neighborhood Organizations

Join and support your neighborhood organization. Through the support of its members, neighborhood organizations are a great way to increase political clout, improve services, obtain important information, decrease crime, and improve over-all safety.

### • A true story

Recently, a neighbor introduced me to a man looking for a home for his brother. I offered my assistance; and he said he'd ask his brother if he already had an agent. Two hours later he called and said his brother did have an agent, and he mentioned the agent's name. As a wild coincidence, at lunch that very day I sat right next door to that agent who told me, "I really dislike this business, buyers drive me crazy, and I really prefer working at my side line". Ethically, I could say nothing. Moral of the story: Work with dedicated professionals. I love this business, and look forward to assisting you any time you have questions about real estate. You don't have to be buying or selling, call me; I am at your service. Middie O'Malley

**Know anyone ready to sell? I'll do a super job for them! Buyers, my expert service is no charge to you! Call: Middie O'Malley 504-579-4717 [middleomalley@yahoo.com](mailto:middleomalley@yahoo.com)**