



970-682-3122

383 W Drake Rd #204
Fort Collins, CO 80526



Great (but appropriate) Expectations

Most of my (6+) years in college were spent studying math — with a brief foray into English with a Creative Writing concentration. I loved to write and was expecting to love the study of creative writing. What I quickly realized is that I loved fiction and creative non-fiction, but I decidedly did not enjoy writing poetry (I never could figure out what made one poem beautiful and another derivative). I was extremely disappointed; I wanted to write, just not poetry. My great expectations were dashed because I never considered, and nobody ever told me, what I should expect. I didn't know what I didn't know. As quickly as I realized that poetry made no sense (to me), and likely never would, I changed majors.

We're here to point out what you don't know

From a "macro" sense, helping people buy and sell real estate is our job, but within this, we have many "micro" jobs. We help people understand and manage risk (and how that relates to a possible reward), we help buyers and sellers understand how much leverage they do or don't have in their given situation (and how to proceed based on this knowledge), and we help our friends and clients understand what the proper expectations should be considering the decision they are about to make. Sometimes this means telling them what they don't know. You may be expecting the writing of fiction, but I know you're really headed for poetry. This is something we'd want you to know.

Unfortunately, time travel is not yet possible

If you've read more than a few of my posts/articles (or even read the first two paragraphs here), you know I often relate real estate to my life. I won't offer a specific analogy here, but I'll bet you can come up with your own. Think for a moment about a time in your life when you've been disappointed, or a moment when you would have given a kidney to go back in time. We've all had these moments, and they are almost always the result of, at least in some part, improper expectations.

Helping you realize your great expectations

The result of me not realizing how enigmatic poetry would be was that I moved on to a different major: not a devastating situation but certainly not great. It would have saved me time and money had I understood this earlier. The consequence of uninformed expectations for you as a buyer or seller may not break you financially, but it may put a knot in your stomach down the road, when something you thought would result, doesn't; or maybe when an expense you weren't expecting pops up. We can help avoid this feeling by working to manage expectations, and by introducing the expectations that you may not have even considered. This is how we can help you realize your great expectations.



Devin A. Martinez



Angie Trybe

NAVIGATE
NOCO

NOCO Halloween EVENTS

Fort Collins

Treatsylvania - October 26-28th at The Farm at Lee Martinez Park: a safe trick-or-treat option for kids 10 & under. Enjoy hayrides, treats and a pumpkin patch!

Loveland

Halloween Family Fun Festival - Dress up and trick-or-treat at the downtown businesses. Hosted by the Loveland Museum, this fun event will be held on October 27th from 10:00am-2:00pm at Peters Park.

Windsor

Go diving for the perfect pumpkin! The Windsor Rec Center is holding a **Pumpkin Plunge** October 26th from 6:00pm - 8:00pm.

What's Happening in Oct./Nov.

Just what NoCo needs...another excuse to drink beer. American Beer Day - **October 27th**

Now this is a holiday to celebrate! Men Make Dinner Day - the first Thursday of November



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Our 5 Favorite things about Fall

Devin:

5. I'm not a Starbucks junkie, but in the fall I use my Pinky Ball money for **Pumpkin Spice Lattes**.
4. If you know me, you know I don't have a (fashion) clue, but in my wardrobe economy, it doesn't get better than **zip-up sweaters, stocking caps, and wool socks with my Chacos**.
3. Usually, NPR serves as an excellent counting-sheep replacement, but for some reason, in the fall, I enjoy listening to **NPR**.
2. My girls are getting a bit older, but I still love the **annual pick-of-the-Halloween-costume**.
1. I love playing soccer, and I enjoy watching my girls play, anytime — but **Fall Soccer** is the best.

Angie:

5. **Fall Sports** - In the moment it can be stressful getting to/from practice, ready for games, etc. But, when I stop to think about it, I realize how much I love watching & cheering on my boys.
4. I'm all about **apples** in the fall! Apple cider, apple crisp & especially my mom's raw apple cake!
3. The anticipation of **Ski Season!**
2. We don't often make it to the mountains this time of year (thanks to #5 above), but some of my favorite memories are **hiking in the mountains when the trees are changing!**
1. My favorite holiday, **Thanksgiving**. Nothing better than hanging out with family/friends, eating lots of food, and watching football!

FEATURED NEIGHBORHOOD

Brittany Knolls

Average Price Per Year

'11-'12
\$269,365

'13-'14
\$320,401

'15-'16
\$388,885

'17-now
\$418,181

- You'll find Brittany Knolls west of Lemay Ave, north of Trilby Rd, east of College Ave and just to the south of Fossil Creek Park.
- Just down the road from Southridge Golf Course, only a few miles from Front Range Village, and about 4 miles west of I-25, Brittany Knolls has excellent access to most anything you'd need or want.
- Two Story and Ranch style homes predominate Brittany Knolls, but there are also a few Split-Level homes mixed in as well.
- Living in Brittany Knolls means fun at Fossil Creek Park. Kids will love the modern playground, your dog will like the large dog park and if you like riding bikes, hop on the Fossil Creek Trail and explore the city!