

CONSTRUCTIVE REALTY MISSION STATEMENT

Mission

Constructive Realty LLC is to help clients, (buyers and sellers) to know when the best time to sale or buy is. We help tenants paying high rents to realize how in most cases is more beneficial to own than to pay rent in any type of property.

We work for and with the clients.

Buying VS Renting

My own rent situation inspired me to investigate and analyze about the money I pay for rent and the mortgage I would pay in case of buying a house. Since I start working in real estate, I noticed that it is much better to buy than to rent a property because the rent that I pay goes to landlord while the mortgage I pay can some day come back to my pocket.

For example, if I buy a house now that the market price and interest rates are low, my monthly payment will be equal or less than the average price rent in NYC.

Buying one family house for the price of \$ 350,000, your monthly payment, could be on \$2200. Next year the market goes up and now your house value increased and the price is \$40000 the equity is 50,000. That means that in one year you got 50,000 back to your pocket from the mortgage you had pay.

This is dedicated to all people who are paying height rent in NYC.

Price

We analyze each case personally with the client to find the best option for them.

Pricing a property for sale is not easy. We use our experience to assist owners of condominiums, cooperative apartment units known as co-ops and 1 to 4 families' houses. Owners price their properties based on our support of market analysis; comparing the most similar conditions and features of recently sold and those similar properties currently for sale.

Buyer representation

We represent buyers as well. Buyer representation is a contract explicitly made to negotiate and procure for the benefit of the buyer. We are aware that every client is different and has different expectations, live style and financial goals. In cases when we represent buyer and seller at the same time, we balance our loyalty by disclosing such fact and getting the approval by both parties: seller and buyer of conceding the representation.

