

ROBERT E. NEMISH & ASSOCIATES

Real News



January 2013

SERVICE ASSURED – WITH CHANGES!

It is with the deepest regret that I write this letter to inform you that my daughter and business partner, Jenni Carswell, will not be returning to our practice as a licensed Realtor. For the past five years, Jenni has been at my side, first as our Client Care Coordinator and then as a fully-fledged licensed Realtor. As her father and business partner I have been most proud of the contributions she has made to ensuring that you, our clients, are well served. Her growing role in the past few years has been nothing short of tremendous. I shall truly miss her presence.

As I'm sure you know, Jenni gave birth to Stella in June, our first, beautiful grandchild. Wishing to spend more time with her first-born has given rise to a desire for a more traditional form of employment.

Obviously, this will require a significant change in how I will move forward in managing a continually growing real estate business.

However, all is not lost! There are some silver linings in these clouds. Jenni will continue to have a presence in an administrative capacity, so rest assured the giggle times will continue .

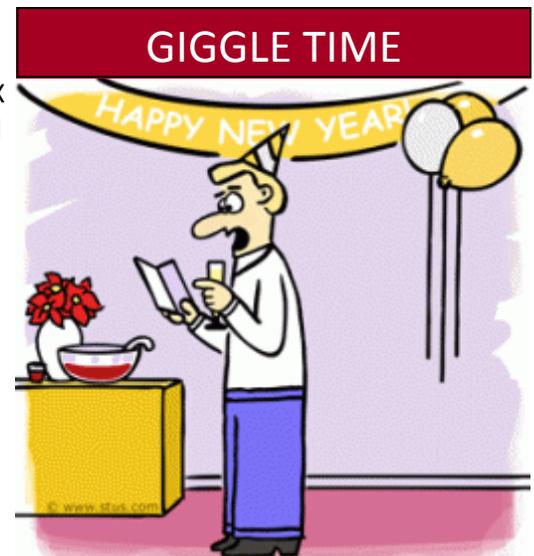
As well, to replace her role as a licensed partner providing professional real estate services to our many and expanding base of clients, I am in the process of establishing a "strategic alliance" with two colleagues at RE/MAX Camosun. They are well-known, trusted and respected by their substantial group of clients whom they have serviced extremely well for many years. This relationship will permit me to not only continue to manage my busy practice effectively but will ensure that at all times you receive the services you expect, deserve and that I have promised you. More in another communication soon!

In the meantime, you have my ongoing commitment to do my utmost to assist you with your current and future real estate needs while always focussing on what is best for you!

I wish you the very best of everything in 2013!

With very kind thoughts,

Robert E. Nemish, Your Real Estate Consultant – *For Life!*



Honey, our lawyer wishes us,
but in no way guarantees,
a Happy New Year.

A referral is sending someone you care about to someone you trust. Thank you for trusting us with your referrals.

WATCHING THE MARKET— Dec 2012

Victoria Real Estate Board statistics are available at http://www.vreb.org/mls_statistics/index.html

2013	Number of Sales	Six Month Rolling Price		% Change Year to Year
		December 2012	December 2011	
Single Family	145	\$598,153	\$607,221	-1.49%
Condominiums	65	\$305,721	\$321,391	-4.88%
Townhomes	28	\$405,861	\$422,721	-3.99%

FOR RENT



1205-751 Fairfield Road

\$1575/month + electricity



The best in downtown living with all the amenities you could ask for. This bright and open one bedroom plus den corner suite enjoys plenty of sunlight and a "cross-breeze" air flow. No expense has been spared with top quality building materials including bamboo laminate flooring, wall to wall Berber carpets and ceramic tile. The suite has been freshly painted in modern colours, and enjoys stainless steel appliances and in suite laundry. The large balcony overlooks Clover Point, Haro Strait, and you can watch the cruise ships come and go. Ocean and city views are lovely from every principal room.



This suite is available for rental available immediately and includes secured underground parking for one car, bicycle storage at your parking spot, water, hot water, separate storage, an exercise facility and the ability to rent the Games room for private parties. One year tenancy agreement required.

Restrictions include maximum of 2 occupants (best suited to adult living), no smoking and no pets.



Call now for your private appointment to view, and start enjoying all that Downtown Victoria has to offer!

“Exceeding Expectations” With

- Trust
- Integrity
- Knowledge
- Service



Robert E. Nemish & Associates

4440 Chatterton Way,
Victoria, B.C. V8X 5J2

Phone: (250) 744-3301

Fax: (250) 744-3904

Email: robert@robertnemish.com

Web: www.robertnemish.com

