



ROBERT E. NEMISH & ASSOCIATES

Robert Nemish



4440 Chatterton Way, Victoria, BC V8X 5J2 T: 250.744.3301 F: 250.744.3904
robert@robertnemish.com - www.robertnemish.com

NO! I HAVE NOT RETIRED!

July 2013

In May I wrote to you to share some changes at Robert E. Nemish & Associates aimed at ensuring a high level of client support. At least one client has interpreted my letter to mean I have retired. **NOT SO!**

Up until June 2012, when my daughter, Jenni, gave birth to our beautiful granddaughter, Stella, Jenni was working with me as a fully licensed realtor and our client coordinator. As such, we shared the practice workload. Naturally, she introduced to our practice new clients from her contacts, and when she became a mother and no longer was a full-time realtor (but continues as a client coordinator) I was left to manage a still growing business. This created potential time and service pressures.

Not willing to dumb down the level of service I had offered clients for almost 20 years, I reached out to two professionals in my office at Re/Max Camosun and asked them if I needed help would they be prepared to assist me. Fortunately, Guy Crozier and Scott Marchant said yes. So, if I want to take a weekend off, or spend some time with my wife who has had some health issues, or, like anyone else, take a vacation, I can assure my clients that we will be here for them. It also enables us to continue to provide a high level of professional real estate service using the same professionals providing that service, ongoing.

The success of my real estate business has always depended on the continuing goodwill of our clients. That ongoing support has led to us doing almost all of our business with previously active clients and those they introduce to us. So, to continue to succeed, I need your ongoing support and I ask you to continue to provide it. We are better structured as a group now, more than ever before, to assure you of world-class service, and we welcome your business.

Once again, I have not retired. When I do, I will clearly communicate that to you and invite you to celebrate that new chapter in my life.

Have a safe, enjoyable summer!

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



Client Testimonial

“We have bought and sold 2 properties with Robert and we were happy with each transaction. He has great knowledge of the area & market, is very professional and we would definitely use Robert’s services again .”

~ Tuyen Nguyen

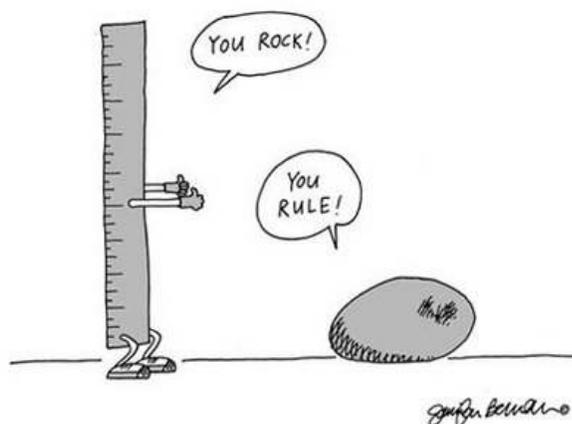
A referral is sending someone you care about to someone you trust. Thank you for trusting us with your referrals.

WATCHING THE MARKET— June 2013

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



	Number of Sales	Six Month Rolling Price		% Change Year to Year
		June 2013	June 2012	
Single Family	359	\$603,197	\$606,900	-0.61%
Condominiums	163	\$298,225	\$319,843	-6.76%
Townhomes	77	\$420,110	\$416,915	+0.76%



HOT NEW LISTING!!! 1187 Lockley Road—\$379,000



Don't let the square footage scare you! This home has a huge attic storage space complete with floor boards & a garage with power/lights plus an attached garden shed. 1yr old roof with 40yr warranty, 200amp electrical, gas fireplace/stove/hot water tank & bbq outlet. Updated kitchen, vinyl windows, hardwood floors, fresh paint & more! Beautiful landscaping, fully fenced with a sunny backyard perfect for entertaining. Parking for 4 cars off the quiet rear laneway. Enjoy dining in front of the living room picture window and use the separate dining room as a den or 3rd bedroom (no closet, fits a queen sized bed!). Overlooks a quiet street & hilly view, 15 minutes to downtown by bike! This home is perfect.



“Exceeding Expectations” With

- Trust
- Integrity
- Knowledge
- Service



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

Phone: (250) 744-3301

Fax: (250) 744-3904

Email: robert@robertnemish.com

Web: www.robertnemish.com

