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Pack First Engages in Community



We at Pack First Properties love our community and engage every chance we get. Here are some examples in just the past few months:

- Supported Completion Ceremonies for the Hillsboro School Community Transition Services
- “Salute to Veterans” tribute at Hillsboro Tuesday Night Market
- Grant committee participation, Hillsboro School Foundation
- 2018 Ride to Defeat ALS Bike Tour
- Special Olympics of Oregon, Washington County support
- Hillsboro July 4th Parade celebrating Veterans (see photo above)



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ENERGY EFFICIENT FUTURE

The City of Portland has recently implemented a Home Energy Score be done on all single family residences and side-by-side townhomes. It follows cities like Austin (who initiated this in 2011), Boulder, Berkeley, and Santa Fe.

Key features of the 2-page report, called Energy Performance Score (EPS) include a review of:

- 1) Square footage, heating/air conditioning systems, water heaters, and the envelope of the home (i.e. insulation).
- 2) A total energy use estimate, based on fuel type and occupant behavior.
- 3) Recommendations for cost-effective improvements and savings estimates.
- 4) “Score with Improvement” reflecting the home’s expected score if cost-effective improvements are implemented.

The goal is to reach 80% reduction of carbon emissions based on 1990’s data. An average score is 4 points out of 10 in Portland (liken it to MPG of a vehicle).

Why does this matter?

- Saves \$ on energy bills
- Makes homes healthier
- Improves people’s comfort
- Less energy used creates less carbon emissions
- Improved residential energy efficiency helps items 1-4
- Buyers looking for a good investment may use this information as a determining factor to buy a certain home over another

The EPS is good for 8 years and costs between \$150-\$275 based on square footage. A non-invasive infrared camera is used and takes about 1-1 ½ hours to assess a home. Recommendations for upgrades are based on a 10 year pay-back.

While the jurisdiction is currently Portland only, Hillsboro, Beaverton, Lake Oswego and Clackamas County are possibly next. If you have further interest in how this could impact your home or purchase of one, please contact Pack First Properties for more information.

A Tiny House Squeezes into the Street of Dreams

The NW Natural Street of Dreams home tour, produced by the Home Builders Association of Metro Portland, will be open from **10am to 9pm daily July 28 through Aug. 26** at The Vendage master planned community at the **Reserve Golf Club** in South Hillsboro, **4027 SW 229th** with 6 luxury homes.

In addition, MJ Boyle of Empty Nest Tiny Homes is partnering with longtime Street of Dreams builder Gerald Rowlett of Westlake Development Group to reveal what big impact a small home can make.



The 204 sq. ft. abode – a little larger than a parking spot – will be auctioned to raise money for Oregon Veterans organizations. “It’s not always about building the big homes,” said Rowlett, who wanted to find a new way to contribute to the community.

Be one of the **first 15 callers** to receive a **FREE pair of tickets**, courtesy of **Pack First Properties**. Please support your Veterans by going to the Street of Dreams and checking out all the homes.

Source: June 26, 2018 Oregonian

NEW LISTING!

4781 NE WRENWOOD LANE

\$609,900

Showcase Home tucked onto a completely private lush lot! Neutral interior paint, quartz cook island, \$10K in new appliances, blt-in desk & eat area, den offers rich built-ins, 2 gas fireplaces, coved ceilings, central air, large bedrooms, 11x16 bonus room off garage w/sink perfect for hobbies, 3-car garage, huge covered patio and beautiful lawn makes entertaining easy!



NEW LISTING!

4338 SW DICKINSON STREET

\$174,900

Affordable, convenient, serene! Near PCC Sylvania, I-5 access. Unwind with wall to wall windows looking out to an evergreen forest. TWO balconies. Newer vinyl sliding glass doors. New carpet, vinyl floors, full paint. Bathroom upgrades. Full size in-unit laundry. Washer/Dryer included. HOA fee includes water, sewer, trash, pool, landscaping, exterior maintenance, management.



CELEBRATING 20 YEARS

LeeAnn Pack is celebrating her 20th Anniversary as a Certified Residential Specialist (CRS) this year. A CRS, with years of experience and success, will help you make smart decisions in a fast-paced, complex and competitive marketplace. To earn the CRS designation, REALTORS must demonstrate outstanding professional achievements, including high-volume sales, and pursue advanced training in areas such as finance, marketing and technology. Work with a REALTOR who belongs in the top 3% in the nation. Contact a CRS today - call LeeAnn at 503-708-0940.



REAL ESTATE HIGHLIGHTS

Below are the 12 month appreciation figures for your area during June 2017 to June 2018.

| | |
|---------------------------|-------------------------------|
| N Portland - 5.7% | Gresham/Troutdale - 10.9% |
| NE Portland - 7.0% | Milwaukie/Clackamas - 8.3% |
| SE Portland - 7.3% | Oregon City/Canby - 7.4% |
| W Portland - 1.2% | Lake Oswego/West Linn - 7.5% |
| Mt. Hood - 10.4% | NW Washington Co. - 5.0% |
| Beaverton/Aloha - 8.9% | Hillsboro/Forest Grove - 8.4% |
| Tigard/Wilsonville - 8.8% | Columbia County - 13.0% |
| | Yamhill County - 9.5% |

♥ Do you know someone who is buying or selling? We love referrals! ♥



"Pack" first, you'll soon be *Moving!*

Are you planning to sell?
Call 503.648.3000 or visit PackFirst.com
for a FREE MARKET EVALUATION!