

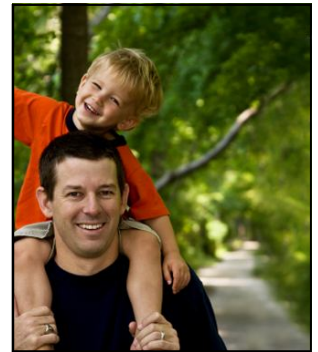
Living the Palm Springs Life

Concierge Corner-Fathers Day 2009

Are you seeking that amazing getaway for Father's Day?

Spoil yourself and impress your friends with an amazing Palm Springs Father's Day Golf Get-Away available through our Concierge Division. Imagine yourself arriving at one of our Specialty Golf Homes of your choice with direct access to the green, playing Golf arranged by a local Golf Specialist at your desired time and location, on-site golf cart rental, daily house keeping services, groceries available upon request and ready for you and your guests, nightly dinner reservations at various restaurants throughout the valley. Let your personal Concierge handle all the details while relaxing with your guests, being known as the ultimate host! We have a home selection available to meet your own personal needs.

****Contact your concierge for more information at 760-320-1058.****



www.thecapitisgroup.com

Featured Vacation Rental-Martini Rose



This beautifully redesigned mid-century modern home is located in the highly desired neighborhood of Las Palmas Heights.

This home was rumored to have often entertained such guests and entertainers some of which included Frank Sinatra, Mario Lanza and Nat King Cole.

Today this 4 bedroom 4 bath home features over 3,000 square feet of

amazing indoor and outdoor living space.

The décor of this home is eclectic with splashes of color and a creative blend of vintage modern woven together into making you feel right at home no matter the occasion.

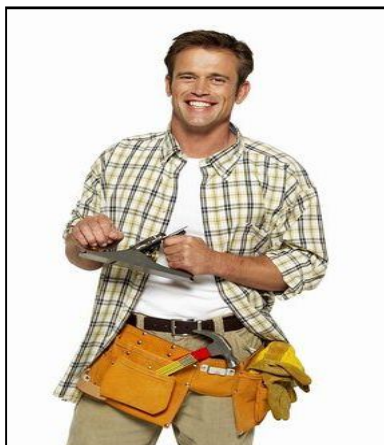
Lounge in the spacious backyard with beautiful views of the San Jacinto Mountains. Often you will find yourself watching the famous Palm Springs Aerial Tram as it ascends and descends the mountain.

This could be your next amazing weekend or mid week getaway!

For more detailed information or for your next bookings, contact us at www.beaumontevillas.com.



Homes Run— Home Efficiency



Now is the time to plan for what needs to be updated or renovated during this typical summer downtime.

Need a fresh coat of paint?

Need to replace dated or worn carpet?

Need your doors rekeyed?

Homes Run can take care of this for you. Vendor prices are also typically more competitive during the summer months so now is the best time to get the best prices and service!

Contact your Homes Run Property Manager for more information.

760-320-1058 or online at www.homesrun.net

Tip of the Month summer outdoor living



As the summer months are upon us, thoughts turn to outdoor activities and the spaces to enjoy them.

Outdoor living areas are an essential part of today's lifestyle, indoor/outdoor living spaces with continuity is essential to a pleasing flow and design. From Tuscan style to contemporary, outdoor spaces considered essential to harmonious living, dining, entertaining and relaxing. Expanding the over all livable square footage of a home is easily achieved if these outdoor spaces are considered and designed from the beginning of the design process.

The best design results to create a smooth transition from indoors to outdoors is choice in materials. Wall finishes, flooring, paint colors and fixtures can and should all be carried from the interior space to the outdoor living areas. For example, repeating a granite or stone slab material that was chosen for the kitchen counter or interior wet bar, to the exterior fireplace surround will create a feeling of continuity. Wall treatments such as Italian plaster, natural stone and faux finishes can also be used indoors as well as outdoors to further design continuity.

Today's outdoor rooms are not your average backyard spaces. These spaces incorporate televisions, fireplaces, wet bars, and in some cases even outdoor kitchens. This integration of outdoor living rooms, kitchens, televisions and entertainment systems, bars and even outdoor showers; are essential components in creating a lifestyle experience to which most home owners aspire.

Comfortable seating is a must- and of course, a functional and relaxing dining area, which is just as important to plan for as the architecture. Choices in furnishings and colors to coordinate with the interior of the home will further a feeling of continuity, making the outdoor living space seem like an interior extension.

Thoughtful planning and design incorporating architectural overhangs, heating, lighting and comfortable durable materials are the foundation of effective outdoor rooms.

For more information on this and or other services please feel free to contact WilliamMillerDesign.com.

For more information contact a member of Capitis Real Estate at 760-325-1978 or www.capitisrealestate.com.

Real Estate-New \$8,000 Tax Credit for First Time Home Buyers

Great news for first time home buyers in 2009! Qualified first time home buyers are eligible for an \$8,000 tax credit when buying a primary residence. If you haven't owned a home in the three years prior to closing, congratulations! You are also eligible.

Remember, a tax credit is much more valuable than a tax deduction. A tax credit reduces dollar for dollar the amount of tax you owe. A deduction merely reduces the amount of your income that is taxable. Here are two examples of how the tax credit works. You paid \$4,000 in taxes. Qualify for the full credit and you get that \$4,000 back, plus another \$4,000. If you paid no taxes, you get the full \$8,000 back in cash – and you don't have to pay it back!

Eligible buyers may qualify for a tax credit of up to 10% of the purchase price or \$8,000, whichever is less. To qualify for the full credit, the buyer's modified adjusted gross income must be less than \$75,000 for single taxpayers and \$150,000 for married taxpayers filing a joint return. A partial credit is available for incomes under \$95,000 (single) or \$170,000 (married).

In order to qualify, the \$8,000 tax credit is available for qualifying home purchases made through Dec. 1, 2009. This is not a typo. If your closing occurs December 2nd or later, you lose.

Want one more reason to act now? Qualified home buyers can apply the credit to either their 2008 or 2009 tax return. To get the credit for 2008, see your tax professional about filing an amended return.

For more information, feel free to contact Fred VanVeen of Franklin Loan Center at 760-494-7799 or fredvanveen@dc.rr.com.



www.thecapitigroup.com

The Capitis Group of Luxury Home Services

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