



# Ina Haupt

Broker/Owner

**Premier Properties of Lake Tahoe**



Offices in Incline Village and Inside Juniper Hill Design Center, Reno, NV

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## Experience, Knowledge, Value

I started my career in Real Estate in the late 1970s's, as a "Hands On" Broker, Owner and Partner at Tanager Realty. In 1994, I founded Premier Properties of Lake Tahoe, Inc. and I have worked as the owner/broker of the company since then. I am a member of the local and Reno Board of Realtors. I have worked on sales transactions for every type of property including large lakefront estates, golf course homes, townhouses, luxury, lakefront and modest vacation condominiums, commercial properties and vacant land.

### ❖ Real Estate Brokerages

Throughout the years in the real estate business I have worked with brokers and agents in virtually every Real Estate office and because of the experiences I can better assist and facilitate sales and purchases for Buyers and Sellers.

### ❖ Title Companies

I have worked with all title companies and I am knowledgeable in how to obtain all detailed property information for a client, incl. but not limited to deeds, deed restrictions, impervious coverage, lot sizes, financial encumbrances and more.

### ❖ Architects, CPAs, Attorneys, Contractors, Handymen, Cleaning Crews

I have developed excellent working relationships with quality professionals in every field and I pass this knowledge on to my clients, saving them time, money and aggravation.

### ❖ Inspections / Inspectors

I have successfully developed contract clauses to address the pitfalls of construction problems, lot lines, roofing issues, decks, encroachments, unpermitted additions and more. I know and work with many home inspectors in the area, as well as local governing agencies. I am experienced, knowledgeable and familiar with agencies that control building in the Tahoe Basin.

### ❖ Contracts

While I am not an attorney, I am familiar with the different contracts used in the Tahoe Basin and in Reno. I have developed and successfully implemented contract clauses to protect clients in their transactions. This is invaluable in order to make a transaction go smoothly once the contract is in place.

### ❖ Marketing Professionals

My experience over the years with talented graphic artists, photographers, advertising agencies, web designers and more continues to benefit my clients.

### ❖ Property and Area Knowledge

I have lived in Incline Village since the 1960s. I know the Lake Tahoe area like the back of my own hand. I am intimately familiar with the shoreline, the subdivisions, and recreational facilities in the different areas of the lake. I know the underlying reasons for the property values in the various different areas. Because of my long residence in the Tahoe Basin I have extensive knowledge of hiking and biking trails, beaches, boating, skiing, tennis, golfing and all other recreational facilities. I can advise clients on the best available facilities in the area, so that they have this knowledge at hand when they have the time to enjoy Tahoe, whether it is in their primary or secondary residences.



## The Independent Difference

As a consumer, have you ever wondered about the pros and cons of working with a strong local real estate firm versus one which carries a franchise name?

While quality in both types of companies can vary as with any type of business, it may help to understand some basic operational distinctions between the two.

- ❖ The vast majority of companies which carry a national name are locally owned franchises. At Premier Properties of Lake Tahoe, we do not have to pay a monthly franchise fee in exchange for the use of a name and we are able to provide targeted local promotion and more individual services for customers and clients with better results.
- ❖ An independent firm is able to be far more flexible in their approach to doing business locally which benefits you in better local promotion and savings in your transaction.
- ❖ The majority of residential real estate – some 60% – is sold by locally owned independent brokerage firms, not franchises. We are a small company, but have an excellent market share.
- ❖ As independent brokers we feel an acute sense of accountability, since our local reputation is everything, while a franchised company's name is tied to the organization.

You want the quality and professional commitment that come only from total accountability in all of your real estate transactions, and you will find that working with an independent broker at Premier Properties of Lake Tahoe.

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