



Man, we just jumped into the spring season with both feet, huh.....

C'mon People!

So, I'm talking to someone who bought a house earlier this year (who shall remain nameless). First time homebuyer and all that good stuff and she tells me she got an **\$8,000** check from the IRS a few weeks ago. There are some really powerful reasons to buy your first house (or first within 3 years for the fed program) right now, but getting a big check like that when you least expect it might be the biggest. That, plus the Georgia Bill that passed giving 1.2% of sales price or \$1800 credit on taxes (whichever is less) for anyone who buys a home in the next 6 months. As always, consult your tax pro (www.taxsolutionsatl.com). These programs are all set to expire by December 1st so hustle up.

[Fed Bill](#)

[Ga State Bill](#)

OK, I'm done now. Back to fun stuff.

Free Beer!

The Decatur Arts Alliance is hosting the poster unveiling for the Arts Festival tomorrow from 5 - 7 pm and they asked me to buy them the beer again. HECK YEAH! Please come and drink it so I don't have to haul it back home (or stop by my porch Friday night to help me out).

OK, This is Super Cool

Smith's Olde Bar through May 9th is the top 500 Singalong songs of all time benefiting the Songs For Kids Foundation. Check out their site and just try to stay away.

www.songsforkidsfoundation.org

Speaking of MUSIC.....

The 32nd Annual Atlanta Jazz Fest is in full stride. We do things a little differently, with 31 Days of Jazz throughout the city in May and the big festival this year is returning to its original home in Grant Park over Memorial Day Weekend (May 23rd and 24th).

<http://www.atlantafestivals.com/> for more info and to see the schedules around town.....

More Beer in EAV

Well, it is festival season, and getting 3,000+ people together to drink different kinds of "Craft" beer is reason for a festival. The first of the season is the [Dunwoody Beerfest](#) at the Perimeter Mall (on the parking lot?) on May 16th. The real way to go is the [East Atlanta Beer Festival](#) on May 30th from 1 pm til they run out (or 6 pm, whichever comes first). Good food and music, too. Hey, that makes it a festival all right!

More Food in Sandy Springs

The Taste of Sandy Springs on May 30th features some 40+ restaurants, concerts and kids stuff. www.tasteofsandysprings.org

For you Masters of the Market.....

This is a pretty handy little tool for you folks who want to try to predict the future (at least the future of the housing market). We're coming around but it'll take a while.

<http://www.newyorkfed.org/mortgagemaps/>

And make sure to check out my website for local neighborhood stats. I'll have them updated this week. www.marctakacs.com and click on Local Market Data.

A little help....

OK, I know I said don't rent but sometimes you gotta. Here's a couple of pretty cool houses for rent in the area (if you can stand the landlords).

<http://atlanta.craigslist.org/apa/1130454784.html>

<http://atlanta.craigslist.org/apa/1155758150.html>

Trivia Time!

James Lewis got the answer to last month's question, "*Who was the only signer of the Declaration of Independence killed in a duel?*"

The answer is Button Gwinnett who was legally whacked by General Lachlan McIntosh in 1777. Here's a little tidbit, though. Gwinnett's Autograph is the most valuable American autograph, getting up to \$150K, so start looking through your attics.

So, for a valuable restaurant gift certificate, be the first person to answer (this is totally a Wikipedia question):

Peachtree Street in Atlanta is our main road but there's not Peach trees anywhere around here (as South Carolina likes to remind us).

So what the heck was Peachtree Street, Road, Way, Ave, Industrial and the other 70 or so thoroughfares bearing the label named for?

Have a great May everyone!

I cannot receive a higher compliment than a referral from one of our friends or clients. Whenever you hear of someone wanting to buy or sell a home, please keep me in mind and pass along their contact info. Also, if you have anything to add to this newsletter please don't hesitate to send them to me.

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