

# Diamond Properties

## Martin Mielko



### Switching to LED Holiday Lights? Here are 6 need to know tips:

#### Greetings!

Should you chuck all your good old holiday light strings and buy new LED holiday lights? Here's how to decide.



1. LED holiday lights save you money. LED lights use up to 90% less energy than traditional holiday lights, according to the U.S. government's Energy Star program.

That results in a \$50 energy savings for the average family during the holidays, says a Sierra Club spokesperson.

Put it into perspective: The amount of electricity consumed by one 7-watt incandescent bulb (in a light string) could power 140 LEDs - enough to light two 24-foot strings, says Energy Star.

2. But LED lights typically cost more than old-fashioned holiday lights.

- 100-bulb string of LED lights: about \$20 to \$46
- 100-bulb string of conventional lights: about \$7 to \$12

But shop around because LED prices are coming down. And you'll likely find sales on LED holiday lights - if not before the holidays then certainly after.

3. LED holiday lights last and last. LED bulbs can keep your season bright for as long as 100,000 hours, says Cathy Choi, president of Moonachie, N.J.-based Bulbrite, which manufactures LED and regular bulbs. That's substantially longer than the life of your old holiday light strings.

4. You can string a BIG strand of LED lights. Safety wise, you shouldn't connect more than three traditional light strings, but you can connect up to 87 LED holiday light strings, totaling a whopping 1,500 feet, Choi says. So blow your neighbor's display away by cocooning your house in lights:

- You won't have to buy as many extension cords.
- You can take your holiday lighting display further away from the outlet.

#### Featured Property

### Prime Turnkey Opportunity in Atascadero



#### 9975 El Camino Real

Singular turnkey income opportunity available in beautiful Atascadero! Includes approx. 2300 sf. restaurant and an approximately 800 sf. 2/2 apartment with an approximately 800 SF storage unit for sale. The lot size is approximately .2801 acre.

\*The restaurant building, the apartment and the storage unit are in excellent, highly upgraded condition.

\*All the furniture, fixtures, & equipment in the restaurant are included in the price. The restaurant also has a private front patio.

\*Perfect for the restaurateur with the vision to build a thriving business in the up & coming Atascadero Area.

\*This restaurant has been a part of Atascadero for over 60 years. It is well established, has an incomparable location situated near the Chalk Mountain Golf Course and is also located adjacent to Hawkins Plaza. Offered at \$547,500

5. LED lights reduce the risk of fire. They stay cooler than incandescent bulbs, according to Energy Star.

6. How about that hue? Some people stick with their old lights because they don't like the brighter hue that white LED holiday lights emit. But Choi says manufacturers now offer a "warm white" bulb that more closely mimics the glow of an incandescent light. Be sure to read the label to choose a bright or warm white and to ensure what you're purchasing is Energy Star-certified. Colored and color-changing LED holiday lights are more vibrant than conventional lights, making your display easier to see from the street, Choi says.



We at Diamond Properties want to wish you and your family the best of holiday seasons. If you are thinking of selling or buying in the new year, now is the time to get a jump start!

To get a free consultation to see what your home is worth in today's market, or to take a look at the many excellent buying opportunities that are available right now, call me at (805) 962-3763 to set a no-obligation appointment.

I specialize in 1031 tax-deferred exchange, and, whether you are selling or buying, I am dedicated to making your real estate goals a reality!

Martin Mielko  
Broker  
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\*Beer and Wine License Approved

Call Martin Mielko at Diamond Properties at 805-962-3763 for an appointment to view, or more details.

#### About Martin Mielko

An expert in 1031 tax deferred exchange, short sales/REO's, and wealth creation through real estate investment, Martin has 40+ years in the industry and a proven track record for obtaining top dollar and completing successful transactions for a long list of loyal clientele.

To find out what your home may be worth, or to take advantage of the unique opportunities available in the real estate market today, call or email Martin now for a free consultation.

**Sincerely,**

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