

GRAND OPENING PHASE II



### Fairgrove Manor

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**FROM \$174,900**

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OFF Auburn Rd. between Adams & Crooks

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Model Phone (810) 852-6080

Main Office (810) 377-2600



Map showing location of Fairgrove Manor in Rochester Hills, MI, near Auburn Road and Adams/Crooks roads.

## Building starts were up for January

By JOHN D. MCCLAIN  
AP Wire Services

WASHINGTON (AP) — Builders ignored bad weather and a weak economy to boost new home construction in January, but the gain failed to erase a December loss that contributed to the first annual decline since the last recession.

The Commerce Department said Friday that new construction of homes and apartments rose 4.4 percent last month, to a 1.45 million seasonally adjusted annual rate, after falling 5 percent in December to 1.39 million.

December's decline combined with weak builder activity earlier in 1995 to drive housing starts down 7.3 percent for the year, to 1.35 million, the first drop since a 15.1 percent plunge in 1991.

The report combined data from December and January, which had been postponed by the partial federal government shutdown at the end of the year.

The January advance surprised most analysts who had expected a second straight loss because of the weather and consumer anxiety over job and income growth that many believed would offset falling mortgage rates.

"Given that we had a January blizzard, that the economy is weak, that inventories for homes are high and rising, it's surprising, to say the least, that starts were up in January," said economist David Lereah of the Mortgage Builders Association.

Lereah and many other analysts believe the housing industry will improve gradually as the year continues.

"I think we're poised for strong home sales in the spring and through the summer," predicted Frank Nothaft, an economist with the Federal Home Loan Mortgage Corp. "That's predicated on very low mortgage rates and an expected economic pickup as we get to the second quarter."

Fred Mac, Nothaft's company is known, said rates averaged 7.03 percent in January, well below the 9 percent when 1995 began.

The monthly payment on a \$100,000 mortgage with a 7 percent interest rate is \$665, while the payment on the same loan with a 9 percent rate is \$805 — a savings of \$140.

Still, few signs were evident of any imminent pickup.

A National Association of Home Builders membership survey in early February suggested builders remain cautious about the housing outlook.

And another gauge of future activity, building permit applications, fell 7.1 percent in January, to a 1.37 million annual rate. Permits rose 2.1 percent in December, to a 1.48 million rate.

Single-family starts, about 80 percent of new residential construction, rebounded by 1.4 percent in January, to a 1.13 million rate, after declining 1.2 percent a month earlier. This sector is particularly sensitive to interest rate changes.

Construction of apartments and condominiums, an often volatile component, shot up 16.7 percent in January to a 314,000 rate after plunging 18.2 percent the previous month.

Regionally, starts jumped 16.9 percent in the Midwest in January, to a 346,000 annual rate, erasing a 6.9 percent drop in December. In the West, they shot up 15.2 percent, to 395,000, after climbing 4.3 percent in December. They rose 6.6 percent in the Northeast in January, to 95,000, but failed to wipe out a 12.6 percent decline a month earlier.

But in the South, they slipped 2.6 percent, to a 610,000 rate, after dropping 7.3 percent in Dec.

GRAND OPENING

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Map showing location of Golden Gate Commons in Troy, MI, near Sunset Road and Sunset Road.

## How to make a kids' corner in the kitchen

Kids love the kitchen. That's where the action is and the snacks, too. But in most kitchens, too many cooks can create chaos and gridlock — depending on the amount of walking space and who has first dibs on the family's microwave oven and refrigerator.

Home economists from Whirlpool Corp. suggest adding an area or designating an existing spot, preferably an island counter, in the kitchen and turning it into a "kids' corner. Design the corner to include sit-down space, compact refrigerator and mini-microwave oven. Store appropriate snacks, beverages, cooking utensils and serving dishes in the area and allow your kids to choose and prepare their own after-school treats. Include some stools for the kids to sit on while they're eating, studying or sharing the day's happenings at school.

Today's compact appliances are perfectly sized for snack use; they take very little space in a kitchen or recreation room and can be installed almost anywhere. For youngsters, install a compact refrigerator on the floor, under a counter or into some special niche designed just for them.

But in a recreation room or college dorm, it's a good idea to elevate the appliance by setting it on a platform.

## BUILDING SITES FOR SALE

DO YOU WANT TO BUILD YOUR DREAM HOME?

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City	RESIDENTIAL		
Bloomfield	Lone Pine	\$ 85,000	647-6400
Clinton	Casa Ave.	\$ 148,000	641-1660
Commerce	Starling	\$ 55,000	851-4400
Franklin	Willowgreen	\$ 329,000	851-4400
Harrison Twp.	North River Rd.	\$ 138,000	547-2000
Lathrup Village	Eleven Mile	\$ 170,000	641-1660
Oakland Twp.	Woodside Ln.	\$ 87,500	641-1660
Romeo	Romeo Rd.	\$ 40,000	641-1660
Shelby Twp.	East Pointe	\$ 85,000	641-1660
Sterling Hts.	Ryan	\$1,058,750	641-1660
Sterling Hts.	Mound	\$ 105,000	641-1660
Sterling Hts.	Hayes	\$ 73,000	641-1660
Warren	Schoenherr	\$ 25,000	641-1660
West Branch	S. Fourth St.	\$ 99,500	547-2000


  

LAKE FRONT		
South Lyon	52402 Caddy Ln.	\$ 99,500 647-6400
South Lyon	52409 Horseshoe Ln.	\$ 99,500 647-6400
South Lyon	52489 Horseshoe Ln.	\$109,500 647-6400
South Lyon	52535 Horseshoe Ln.	\$114,500 647-6400
South Lyon	52595 Horseshoe Ln.	\$119,500 647-6400
South Lyon	26781 Johns	\$ 99,500 647-6400

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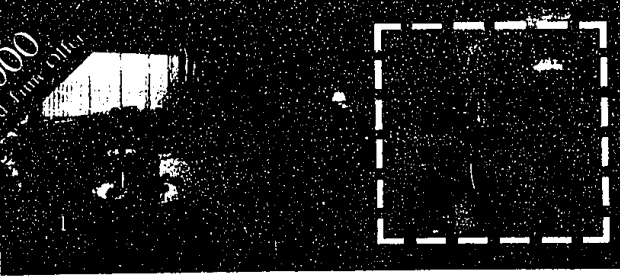
Map showing location of Woodcliff in West Bloomfield, MI, near Orchard Lake Road and Potomac Trail.

Located one mile west of Orchard Lake Road off Potomac Trail in West Bloomfield.

(810) 683-3501

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- 24-hour gatehouse, indoor pool, spa and workout center.
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**(810) 348-8866**

Model open Monday-Friday 11 a.m. to 6 p.m. Saturday to Sunday 10 a.m. to 5 p.m.

Sneak Preview priced from \$189,900 but only until our official Grand Opening.

**ENCLAVE**