

Inside The Colony



232 N. Bush St., Santa Ana

This spacious END UNIT Santa Ana Artist Village loft boasts 1553 square feet! The lower level is a STORE FRONT which has possible uses as an insurance office, real estate office, art gallery and many more uses.

\$599,900



943 N. Helena Street

Step inside the white picket fence to this gorgeous home! Built in 1937 this pride of ownership home offers hardwood floors, romantic fireplace, French doors, formal dining room, remodeled kitchen, inside laundry and two large bedrooms.

\$499,900-\$529,900



401 N. Resh

Built in 1955 and approximately 1,139 square feet, this three bedroom home features an adorable front porch with added brick work, newer dual paned windows, living room, dining area and bright, remodeled kitchen with breakfast nook and built in desk. Seller will help pay \$10,000 in closing costs.

\$589,900



739 N. Resh Street

Step inside this lovely ranch home built in 1955. Located on a pride of ownership street in the Anaheim Colony historic district! At just under 1,800 square feet this three bedroom two bath home is a rare find! Seller will help pay \$10,000 in closing costs

\$644,900



519 S. Clementine

Welcome to this very early Anaheim Victorian home! This is a very rare opportunity to own a home built in 1886 by the early settlers of Anaheim! This home is located at the end of a cul-de sac in the Anaheim Colony Historic District.

\$850,000



121 E. Wilhelmina

At nearly 1,600 square feet, a bungalow of this size truly is a rare find! An awesomely large living room with rough granite rock fireplace flows right into the formal dining room which is lined with a French door and sidelight windows that open and lead to a covered side porch.

\$589,900



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"Specializing in custom & vintage homes"



The real estate sky is falling! NOT!

Now that we have been in the current market situation for quite a few weeks, it is easy to see what has happened. Many people placed their homes for sale in the spring, too many. Many of these homes were at prices even too high for the time, so they sat, then more homes came on the market and the competition was on. With all of these homes for a buyer to choose from seller's were lowering prices, offering trips to vacation destinations trying to get the buyers attention. The buyers on the other hand saw this shift and said to themselves, "I think I will wait until the prices really drop!"

Here's what Gary Watts (Orange County economist) predicts for the next few months:

Most of the homes that were listed in the spring or early summer will be taken off of the market by the end of August. These sellers will either decide not to sell or they will be bought up by the buyers who have a great Realtor to pay close attention for them because we can see the market changing and advise them that the prices are not going down and to buy now. According to Gary's very bullish report we will have a record breaking OCTOBER!

As far as the recent reports in the Orange County Register regarding the increase in foreclosures, you should know that the only reason that there has been an increase in foreclosures is because there has been an increase in FRAUD (Another great reason to choose your Realtor and lender wisely!). Last year in June there were 9 homes that were foreclosed on versus this year a whopping 13 (in the whole county!).

In closing if you know someone who has been thinking about buying but is waiting TELL THEM TO BUY NOW! If you have been thinking about selling and you don't HAVE to sell right now then don't!

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*“Every House
in the Colony
is different.
Some houses
are worth more
than others
because of
their rarity,
curb appeal
or restoration
work”*

Home Averages

The average home in the 92805 zip code that is available for sale is three bedroom, 1515 square feet, asking \$604,650 and has been on the market an average of 57 days. The average home in “back up” status is a three bedroom, 1478 square feet, asking \$556,657, and has been on the market an average of 76 days. The average home in “pending” status is a three bedroom, 1346 square feet, asking \$564,980, averaging 60 days on the market.



218 E Broadway



820 N Clementine

Neighborhood Update

Sold In July

412 N Sabina St	\$475,000	218 E Broadway	\$625,000
543 S Helena St	\$480,000	915 N Janss St	\$490,000
719 S Claudina St	\$530,000	418 S West St	\$499,000
523 S Dickel St	\$514,900	513 S Illinois St	\$500,000
628 S Helena St	\$515,000	555 S Illinois St	\$490,000
1105 E Broadway	\$513,000	519 S Citron St	\$590,000
714 S Philadelphia	\$600,000	901 N Lenz Dr	\$635,000
804 N Clementine	\$555,000	326 S Bush St	\$662,000
502 E Adele St	\$560,000	801 W Royal Way	\$675,000
512 N Bush St	\$595,000	813 W Royal Way	\$684,900
820 N Clementine	\$595,000		



"I want to see what's out there first before I agree to sell!"



Before you agree to sell your home you should know what you are able to purchase first. These are the steps I suggest that you take when considering moving:

Give me a call. I would love to come over, take a look at your home, show you past comparable sales and tell you what your net dollars will be.

Give a lender a call. Once you know what your down payment will be a lender can tell you what your new monthly payment will be and see what type of loan program you will feel comfortable with. Lender suggestion: Gail Kramer, Emerald Pacific Financial 714-520-4383.

Give me another call. I can help you in North Orange County, parts of South Orange County, and parts of LA County. I can connect you with Realtors in other parts of California and all over the country. We can take a look to assess what your dollar can buy. Then if it looks as though you have choices you like, you can make your decision. All of these steps are free and at no obligation. Lastly, I offer special discounts when you list and purchase a home using my services. Please call me when you are ready!

Neighborhood Preservation HISTORIC HOUSING PRESERVATION REBATES Program Description



1. Program Purpose: To preserve or restore the architectural character of historic homes that were constructed prior to 1949 by providing financial assistance in the form of rebates to eligible owners.
2. Location: Available Citywide
3. Funding Source: Community Development Block Grant (CDBG)
4. Property Owner Eligibility:
 - a. Owner-occupants of single-family homes or owners of investment-owned residential properties of one to six (6) units.
 - b. Income limits: Up to 120% of Orange County median annual income for owner-occupants; none for multi-family.

Household size	Maximum Annual Income
1 person	\$65,750
2 persons	\$75,200
3 persons	\$84,550
4 persons	\$93,950

5. Terms:
 - a. Maximum Rebate (grant) amount: \$5,000, up to 50% of eligible improvement costs.
 - b. All improvements must be in compliance with U.S. Secretary of Interior's Standards, and must be completed within one (1) year from the date of approval letter.
6. Allowable Rebate Work:
 - a. City staff must approve the work plan before any Rebate is granted.
 - b. Priority given to health and safety code violations.
 - c. Rebates available for the repair/preservation of original architectural features of historic homes, such as but not limited to:
 - Wood siding, windows, doors, screens, floors, fences and gates
 - Roofing
 - Window coverings such as awnings
 - Exterior painting
 - Porches
 - Major systems such as foundation, electrical, mechanical, plumbing and heating.
 - d. Rebates are available to restore original architectural features that have been altered, such as, but not limited to: plaster coating, aluminum windows, roofing, porches, window boxes, exterior painting, doors and fencing.
 - e. Work done prior to application must be within 6 months and documented.
7. Availability: Rebates are available from Neighborhood Preservation on a first-come first-served basis. Call Tom Kupfrian at (714) 765-4334
8. Preference: Preference given to owners of properties on the List of Qualified Historic Structures within the Anaheim Colony Historic District, the City's four neighborhood council districts and Citywide.

CYNTHIA WARD ARCHITECTURAL HISTORIAN MILLS ACT RESEARCHER

Have you ever wondered what tales your historic home had to tell? When was it built and by whom? Who has lived in your house and what did they do for a living? Which features are original and what has been added? How do you put it all back together again if it has been changed over time? And did you know that **you could save up to 60% off of your property taxes** by finding answers to these questions and participating in the Mills Act Programs offered in many cities including Anaheim, Orange and Santa Ana?

This is what I do – I find the answers and do the paper work so that you can reap the benefits, or just enjoy knowing more about your home and your neighborhood. If you're interested in learning the tales your home (or commercial building) has to tell, please contact me at 714/292-0042 or Cynthia_Ward@sbcglobal.net. Mention this ad and at the completion of our contract, I will donate \$100 to the Floral Park Neighborhood Association.

