

Updated Daily Interior Photos



737 N. Clementine

Romantic 1924-built cottage, 3 bedrooms, hardwood floors, central air/heat, Batchelder tile faux fireplace, kitchen has original cabinetry, & breakfast bar.
\$589,900



719 N. Zeyn

Classic Craftsman bungalow in the heart of Anaheim, 2 bedrooms, approx. 1137 sq. ft., long front porch, hardwood floors, built-in cabinetry, large bright kitchen with dishwasher.
\$459,900



11747 Kathy Lane

4 bedroom, 2 baths, professionally refinished hardwood floors, fresh paint, new kitchen counters, quality cabinets, stainless steel appliances, updated pool, outdoor fireplace
\$489,900



198 N. Vintage Lane

Exquisite Colonial Revival In Historic Heritage Square, All Major Systems Were Replaced & 3 Car Garage W/Bonus Rm + kitchen & Master Bdrm Are Newer. 3 Bdrms Down & Possible 4th Bdrm/Family Rm. Upstairs W/Fireplace & Balcony. 700 Sqft.
\$729,000

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Inside The Colony

Selling Downtown Anaheim

The Buyers Are Out There..

Many are calling the current time that we are in a "correction" period. "Correction" means that homes will still appreciate but at a slower pace. Right now there are still many homes for buyers to choose from, but compared to six months ago it feels as though we have come to a screeching halt. Six months ago you could put a house up for sale on Monday and have ten or more offers by Thursday and expect the home to sell for \$10,000 or more over the asking price. Homes are typically on the market from three to six weeks now. Prices are either at or just below the last comparable sale (historic homes have a different market so there is an alternative way to figure pricing).

What a seller needs now more then ever.

Is an aggressive, experienced Realtor with a professional team. Even during the craziness of the previous market I never stopped spending my advertising dollars and investing in new and exciting ways to reach the public. This year in addition to the internet, magazines, newspaper, direct mailers, newsletter advertising, notepads, direct agent mailers I have added a high profile advertisement in American Bungalow Magazine (which is country wide) I invested in an Anaheim map with a print of 100,000 that will be passed out to tourists, sold at fundraisers and available at local businesses! In addition I advertise at local events like the Lyons Club baseball tournament and Anaheim Beautiful's annual awards ceremony and I am working on a calendar featuring the historic homes of Downtown Anaheim that will be worth keeping forever! My goal is to always promote living here, in Downtown

Anaheim. These are items that I invest in personally, not taking into account what Century 21 Super stars invest advertising dollars in. Buyers believe that I am a great resource for helping them find their new home in Downtown Anaheim because of all of this exposure. (Exposure creates demand, right?) When I have an interested buyer we meet in my office for a consultation and a tour of the Downtown. This also gives me an opportunity to tell them all about the Redevelopment Agency's current projects and share the excitement of the future Downtown. When we tour George Washington Park I explain what used to exist where the park is and how the neighborhood spearheaded this fantastic change through CDBG monies. We tour Zeyn Street, we drive by Pearson Park, I tell them about concerts in the park, swimming lessons for their children and how the neighbors watch the park and report any suspicious activity. Then we discuss the Pearson Park Potluck, which typically has an attendance of 50-70 people. We tour Center Street Promenade, I tell them about the Downtown Anaheim Association, the Farmers Market, car shows, Swinging on the Promenade swing dance lessons and by the time we are done these buyers understand why they want to live here and they are very motivated to purchase a home.

Knowledge and experience are only developed through time.

I have been blessed to have a very successful business. Since 2002 I have been the number one residential real estate agent in Anaheim. With this experience comes a proven marketing plan, effective advertising and a large budget to accomplish a successful sale of every home. I am ready to take on the new challenges of a changed market and have adopted a plan to do so. Please call me when you are ready to sell your home!



The average home in "back up" position in Anaheim (92805) has been on the market for 62 days, averages 1,321 square feet, and averages a price of \$446,000 and has three bedrooms. The average home in "pending" position in Anaheim (92805) has been on the market for 33 days, averages 1,285 square feet and averages price of \$437,892 and has three bedrooms.



835 S. Maywood St.



415 W. Sycamore St.

Neighborhood Update *amazing!*

980 E Chestnut St	\$365,000	701 N Helena St	\$925,000
160 N Santa Fe St	\$449,900	701 S Resh St	\$425,000
846 N Lemon St	\$475,000	425 N Pine St	\$445,000
835 S Maywood St	\$530,000	802 W Jade Way	\$499,900
833 S Lemon St	\$584,900	638 N Pine Way	\$565,000
415 W Sycamore St	\$749,900	809 W North St	\$624,876

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



"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.

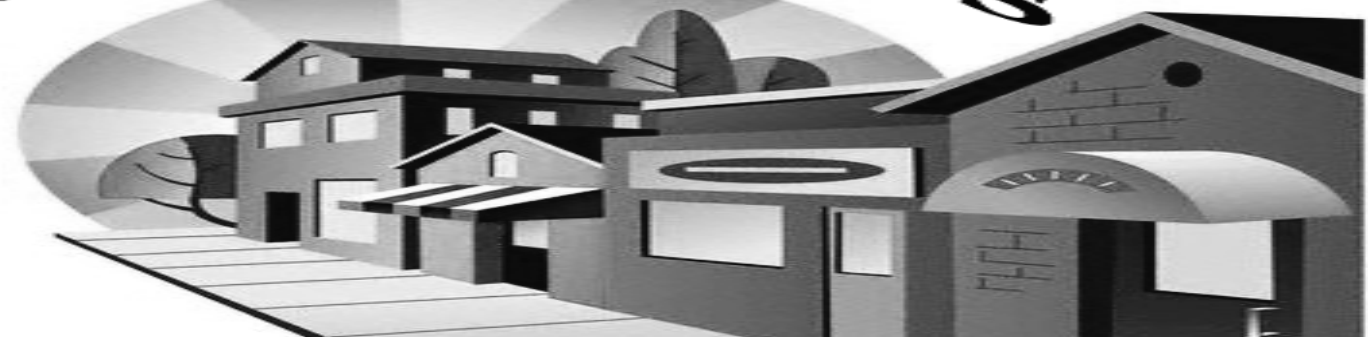
These are the steps I suggest that you take when considering moving:

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, assess what your dollar can buy, if it looks as though you have choices you like, then 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!

Community News Bites



YARD SALE!
To benefit "GINA for Missing Persons"

Where?
621 N. Clementine St.
Anaheim, CA 92805
714-502-0143

Saturday
October 16, 2004
7am-3pm

Why?
Regina "Gina" Bos disappeared 4 years ago October 16, 2000.

Want to Help?

Support our efforts by donating usable items you no longer have need of and/or volunteering to help on the day of the event.

"GINA (Greater Information Now Available) for Missing Persons " was created in honor of Regina "Gina" Rap Bos, sister of Anaheim resident, Jannel Rap. Gina disappeared after playing an open mike night in Lincoln, NE. During the families search to find her they realized that the spot for national attention was held for a select few of the nation's missing. This prompted them to create an opportunity to make a difference for more than those select few.

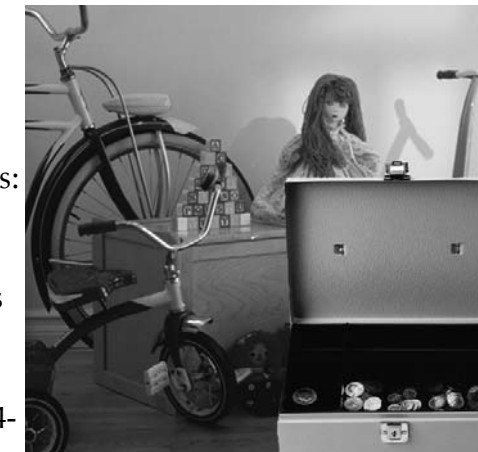
·All proceeds go to GINA for Missing Persons, the nonprofit (501-c3).

·To date: Over 70 GINA Concerts have been held nationwide and 9 missing people featured have been brought home to their families.

GINA now has a television show called "America Lost and Found" that has now aired for 20 weeks in Southern California. For show times: Ginaformissingpersons.com

Receipt for tax deductible purposes available.

To schedule a drop off time and/or to offer to help GINA, Oct. 16: 714-



Where Do Buyers Come From?



According to the National Association of Realtors only 1% bought an open house that they saw, 3% bought for a combination of reasons, 3% bought an advertised property, 7% bought through a relocation service, 8% attended an open house and bought another the Realtor told them about, 18% called on an ad for property and the Realtor sold them a different home, 20% bought because of the for sale sign, 40% bought from name recognition, sales person contact.