

Inside The Colony



740 N. Helena Street, Anaheim Colony
There are three bedrooms and one large bathroom in this home totaling approximately 1600 square feet. There is a large formal living room with faux fireplace, French doors and rare arch that leads to the comfortable den which features a used brick fireplace and built in cabinetry.
\$539,900



227 N. Helena Street, Anaheim Colony
This immaculate home is nearly 2,200 square feet on 6,577 square foot lot located on a pride of ownership street in the Anaheim Colony Historic District! This colonial revival beauty has graced a page of a professional calendar!
\$519,900



510 N. Hampton Street, Anaheim
The home features has five large bedrooms and four bathrooms! The owner has spent thousands preparing this home for YOU! New paint, new carpet, new light fixtures, new hardware and much more.
\$579,900



620 N. Clementine St., Anaheim Colony
Two LARGE units in Anaheim Colony Historic District! Front unit offers 3 bedrooms, newer kitchen, one car detached garage and is 1337 square feet! Rear unit 3 bedrooms 2.5 baths, 1504 sqft, two car attached garage, newer kitchen.
\$749,900



137 W. Rossllyn Ave , Fullerton
This adorable Spanish style TWO bedroom ONE bath home offers an inviting front porch, built in book cases, faux fireplace, built in dining room buffet, hardwood floors, formal dining room, bright kitchen with separate breakfast nook, newer gas stove, refrigerator and washed and dryer.
\$1,800 per month!



1430 W. Damon St., Anaheim Colony
This custom built four bedroom, 1.75 bathroom home sits on a HUGE corner lot in pride of ownership residential neighborhood! The home has been owned by the same owner for over 30 years!
\$489,900



327 S. Citron St, Anaheim Colony
A beautiful covered porch greets you as you enter the home and is highlighted by an unusually large gothic arched window. There is a private, formal entry which opens to a large living room with arched ceilings and original faux fireplace.
\$569,900



631 N. Zeyn Street, Anaheim Colony
This immaculate home is nearly 2,200 square feet on 6,577 square foot lot located on a pride of ownership street in the Anaheim Colony Historic District!
\$669,900



221 N. Clementine St., Anaheim
Two LARGE units in Anaheim Colony Historic District! Front unit offers 3 bedrooms, newer kitchen, one car detached garage and is 1337 square feet! Rear unit 3 bedrooms 2.5 baths, 1504 sqft, two car attached garage, newer kitchen.
\$749,900



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"Specializing in custom & vintage homes"



HAPPY NEW YEAR!

2007 was a year full of twists and turn in real estate. It was the end of my ninth year in this business, therefore completing the circle of "I have seen it all" market conditions. With the support of my family, friends, community and lots of super hard work I had a successful year! Whew and thank you!

2008 I believe will be a bit more predictable as we wait for the foreclosures to be phased out by slashing prices and sales. I look forward to providing you with information on this process so you can become more knowledgeable on market conditions and the foreclosure process, if you want to be, of course.

I will continue to provide you with community news, meeting schedules and information on social events. Please remember that if you want this sort of info emailed to you, just call or email me! All I ask for in return is that you call me and give me the opportunity to interview with you if you should decide to sell your home and please refer me to anyone that you know is thinking about purchasing or selling a home! I am never too busy for any of your referrals!

PEARSON PARK POTLUCK SCHEDULE

Potlucks begin at 7pm!

January 24th: 750 N. Clementine Street August 28th: 408 N. Janss Street

February 21st: 114 E. Wilhelmina Street September 25th: 703 N. Lemon

March 27th: 410 S. Ohio Street October 23rd: 115 S. Olive Street

April 24th: 218 E. Broadway November 20th: 194 N. Vintage Lane

May 22nd: 417 S. Citron Street Saturday, December 13th:

June 26th: 727 N. Harbor Blvd. Progressive Potluck stay posted!

July 24th: 820 N. Clementine Street

*“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, 1251 square feet, asking \$426,497 and has been on the market an average of 85 days. The average home in “back up” status is a three bedroom, 1235 square feet, asking \$419,760, and has been on the market an average of 49 days. The average home in “pending” status is a three bedroom, 1546 square feet, asking \$435,791, averaging 107 days on the market.



316 S Clementine St



401 W Leonora St

Neighborhood Update

Sold In December

232 E Sycamore St	\$380,000	729 N Lemon St	\$480,000
701 N Bush St	\$399,900	732 N Helena St	\$575,000
819 N Zeyn St	\$394,900	322 S Illinois St	\$390,000
672 E Center St	\$400,000	512 N Vine St	\$390,000
328 N Citron St	\$445,000	401 W Leonora St	\$925,000
316 S Clementine St	\$447,000		



"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!

FORECLOSURE 101

If you have been following real estate you will notice three words that come up often: foreclosure, REO and short sale. It seems that 3 out of every 5 homes that are for sale are a short sale. The situation where a short sale is applicable is when the homeowner still owns the home and may or may not be in the process of foreclosure but is attempting to sell the home for less than the amount owed. When their agent receives an offer the offer and all of the potential purchasers information is submitted to the bank along with the sellers tax returns and other financial information from the seller then the short sale is considered. (WARNING: Sellers have a rescission period if an investor purchases their home via short sale.)



Why would the bank be willing to take less than owed? If the owner can not make the payments any longer or is in the process of foreclosure it is typically significantly less costly for the bank to work the short sale out. On average it costs a bank \$60,000 to foreclose. (WARNING: there may be tax consequences of selling a home via a short sale.) This process is not for an unformed agent. Unfortunately there are many who have not experienced this type of sale before or have not been trained on the process that are currently trying to accomplish a short sale. This can significantly skew the process.

NON-Judicial sale: this is the last step of the foreclosure process when the home is offered for sale on the court house steps. Foreclosure by non-judicial sale requires the mortgage holder to proceed carefully in order to ensure that all affected parties are included in the court case, so the purchaser of the foreclosed property receives valid title to the property. WARNING: before anyone you know purchases a home on the court house steps they need to have done their homework! A title report is a wise item to have to insure that you are not just buying the SECOND LOAN on the property! Also an eviction attorney should be consulted if the property is occupied.

REO or Foreclosure: The situation where you may see a home advertised as a “foreclosure” or “REO” (real estate owned) is when the sale at the court house steps was not successful and the bank has taken the house back. The bank may paint, carpet, fix any obvious flaws, remove trash and offer it for sale as a REO. The bank typically chooses an agent who they have a relationship with not necessarily an agent who knows the house or knows the area! These homes are sold “AS IS”! Often times you will only see one photo and no description of the home.

NEIGHBORHOOD COUNCIL MEETING!

January 23rd 7pm at the downtown community center
Join us for topics of concerns addressed and city updates!

