

Inside The Colony



820 N. Clementine

Step onto the winding walkway that leads to this romantic cottage home with a steeply pitched whimsical roof and let your memories be made!

\$649,900



706 N Zeyn St

Run don't walk to this gorgeous three bedroom home with one bedroom granny quarters in back! In the front home there are three bedrooms, one bathroom, hardwood floors, romantic fireplace, large kitchen with breakfast area and more!

\$649,000



719 S Claudina

This gorgeous classic was built in 1938 and offers many unique characteristics of the Art Deco era in the United States! From the glass door knobs to the vintage lighting and signature mail slot this home is a must have!

\$589,900



421 8th Street, HB

This stunning 4,800 square foot 18 room hotel is located just .02 (two tenths) of a mile away from the crashing waves of sunny Huntington Beach California and blocks away from Downtown with shopping and dining.

\$1,999,000 - \$2,400,000



610 S. Indiana Street

This gorgeous single level home is located on a pride of ownership street in Anaheim Colony Historic District. Three large bedrooms, 1 full guest bath, a private master bathroom and huge formal dining room make this home an easy choice!

\$634,900



1536 W. Gage

This property is truly "turn key"! The current owner has just finished painting, replacing interior doors, shower doors, scraping ceilings just for you! It starts with great curb appeal in a pride of ownership Fullerton location.

\$619,900



501 S. Illinois Street

This beautiful 1936 constructed Mediterranean style home is one of many located on this pride of ownership residential street which was one of Anaheim's first track home neighborhoods!

\$519,900



"Specializing in custom & vintage homes"

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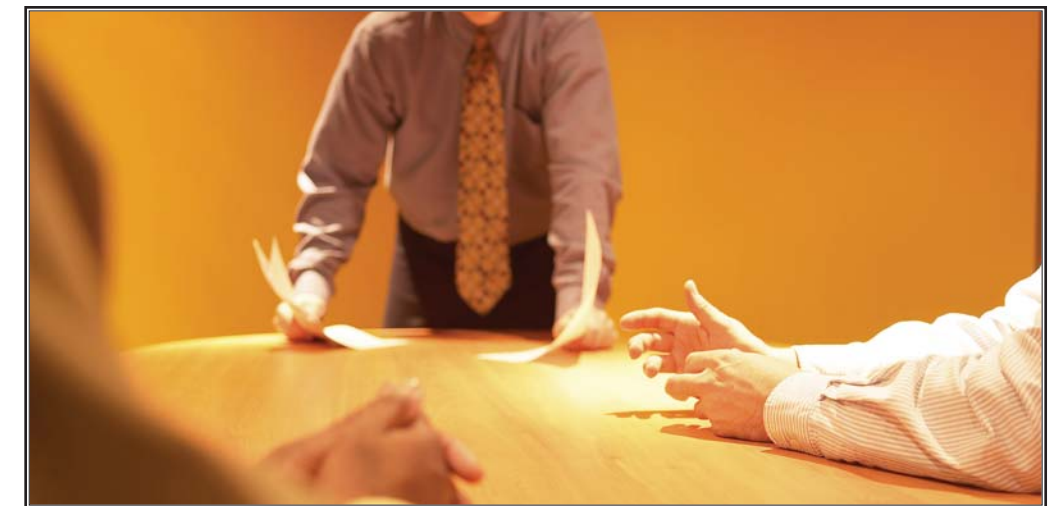
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Why Should You Create a Living Trust?

This month I would like to cover a topic that none of us wants to think about. What happens to our estate when the un-thinkable happens?

I recently sat down with attorney Tom Gray to get some answers that I can share with you.

MS: What does a living trust do?
TG: Primarily, a living trust will avoid probate of your property after you die, saving the costs of probate. How much you save your children or other beneficiaries depends on the size of your estate. This is a major factor in deciding whether a living trust is for you. A living trust can also be of use in avoiding conservatorship proceedings if you become legally incompetent. While a living trust by itself does not avoid taxes, trusts can often be structured in ways which can provide significant tax savings. These are involved matters that we discuss in depth with you at our initial conference.

MS: How much does it cost to create a trust?

TG: Generally, a revocable living trust will cost from \$900.00 to \$1,200.00, depending on the complexity of the trust and the number of property transfers involved. For more complicated trusts, the cost can be more.

MS: What kind of information does one need

to create a trust?

TG: At our initial conference with you, we will discuss your estate with you. It is helpful if you prepare a summary of the assets in your estate with your best estimate as to the value of each asset. Of course, you should also have thought about whom you wish to receive your property after you die, and under what conditions.

MS: What kind of documents does one need to furnish?

TG: We will want to make copies of some of your ownership documents, such as deeds to real property, promissory notes, deeds of trust, stock and bond certificates, brokerage statements, most recent tax bill for real property (for parcel information), bank statements, etc.. It is helpful if you bring these papers with you so that we can make copies right away and return the originals to you. We almost never keep originals.

Attorney Tom Gray is located at 914 W. Lincoln and can be reached at 714-535-1157

We have completed our living trust through a service on the internet called "Legalzoom.com" you can also find software to complete the process yourself at your local office supply store.

Home Averages

The average home in the 92805 zip code that is available for sale is three bedroom, 1381 square feet, asking \$614,955 and has been on the market an average of 54 days. The average home in "back up" status is a three bedroom, 1477 square feet, asking \$596,019, and has been on the market an average of 74 days. The average home in "pending" status is a three bedroom, 1529 square feet, asking \$607,906, averaging 51 days on the market.



622 S Resh St



627 W Grafton Pl

Neighborhood Update

Sold In March

857 S Dickel St \$570,000

622 S Resh St \$539,900

627 W Grafton Pl \$610,000

"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 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!

Downtown Anaheim Moving Forward with Progress!

For more information contact CIM Group at 323-860-4900

Parcel D: 129 condominiums (including 18 live/work), 14,206 sq. ft. commercial
Completion - Q2 2007

Parcel A1: 58 units, 11,460 sq. ft. commercial

Parcel A Completion - Q1-Q2 2007

Parcel A3: 64 units, 17,617 sq. ft. commercial (including 13,112 sq. ft. cultural/heritage center)

Parcel B: 95 units, 6,158 sq. ft. commercial
Completion - Q2 2006

Parcel A2: 60 units, 6,124 sq. ft. commercial

Parcel C: Design, Scope & Schedule TBD

Parcel A - 2.5 acres
Parcel B - 1 acre
Parcel C1 - 0.8 acre
Parcel D - 3 acres

Public Plaza/Courtyard

Anaheim Museum

It feels like it has been forever that we have been hearing about proposed progress in the "new" Downtown. Stores, restaurants, high end apartments, public gathering places. Buckle your seatbelts! If you have driven down Broadway at Clementine lately you will see the progress starting with the Broadway Apartments! The facades are on, the windows are in. According to the city's website there will be 450-520 new luxury apartments in that building. Imagine what that will do for local businesses, restaurants and night life! Recently this overview was given to me with permission to share it with you. You can also visit www.Anaheim.net for more information on Downtown projects.



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