

El Dorado Realty, SoCal

NEIGHBORHOOD VOICE

Volume XX, Issue 7

“Celebrating over 35 years of service”

August 2013



FROM THE DESK OF RON BEELER

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I hope you are all enjoying a great summer, hasn't the weather been spectacular? Our grandson, Dane, has been visiting from Pennsylvania and has no desire to return home. I wish he could stay longer, but the home he lives in back there only allows a maximum 3-week visit. Hopefully he can return in December for Christmas. I love it when he is here, I get out of work completely, Oh Well, it's time to get back to work anyway.

The real estate market has been really good, I have sold three Short Sale homes this year and it seems they are the only ones I can find for my clients. The prices are increasing and it is getting harder and harder to find

real bargains. I am not complaining, I am thrilled to see home prices back up and it doesn't look like they will stop any time soon.

All indications are that the demand will exceed supply for some time, with the port of Long Beach busy and Boeing bringing back a couple of thousand Engineers and Designers back to Long Beach we should have a very strong market. I don't know if the long term lease by Mercedes of the old Douglas/McDonnell-Douglas/Boeing Hangers at Lakewood and Conant, will be bringing in more workers, but that is still good news for Long Beach.

With all this good news and the recent surplus oil revenue the City has received, I can only hope our City leaders will use the added revenue wisely. If I were king, I know I would hold some back for the next bleak period and certainly not get us back in the kind of mess we were prior to renegotiating pensions and wages. We are coming up on election time in April and I would hope tough questions would be raised to the candidates for the Mayor's position and the various City Council seats. I haven't always agreed with Mayor Fosters position on issues but he was truly the right man for seeing the City through a very

tough time and I hope our next Mayor has as good a head for running a business as he did.

I have seen many emails on blog messages related to recent break-ins and car thefts. A renewed interest in **Neighborhood Watch** groups has been suggested and I whole heartily endorse the formation of such groups. One great way to get started, if you haven't already, is to join Next Door Neighbor and read what others are saying, then start forming your blocks group. There need not be any formal guidelines for such a group, just an agreement between neighbors to watch out for unusual activity and strange visitors to the regions around the group's homes. Through Next Door you can meet your neighbors without going door-to-door. Meeting at one various neighbors homes can be fun, but is not really necessary, just forming a telephone and email list can be more than enough. Don't forget, the Police Department encourages the use of the 911 number to report strange activity in the neighborhood, don't be afraid to use it!

Numbers to Remember:

NEXT DOOR.COM

SUMMER CONCERTS IN THE PARK

August 16 Knyte Rider
2650 Studebaker Rd, 6:30

August 22 Corday
Nature Center, 7 pm

August 23 The Jones'es
2650 Studebaker Rd, 6:30

Ranch Roundup

Rancho Los Alamitos

Summer Benefit Fundraiser

Enjoy entertainment by South Bay Country and learn to line dance.

Call the Rancho at (562) 431-3541 for ticket pricing.

FREE PROPERTY EVALUATION NO STRINGS ATTACHED!

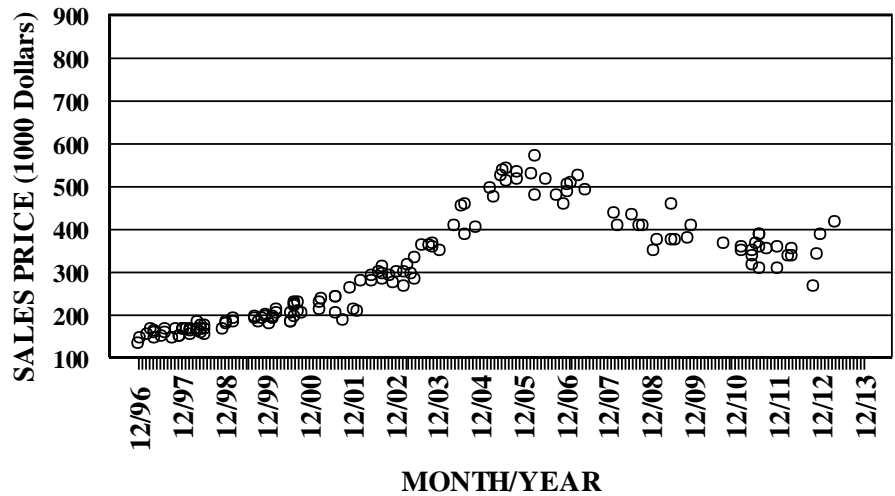
Evaluation compares the features of your home to recent homes sold and yields realistic Market Value through the Sales Cost Analysis approach.

Ron Beeler

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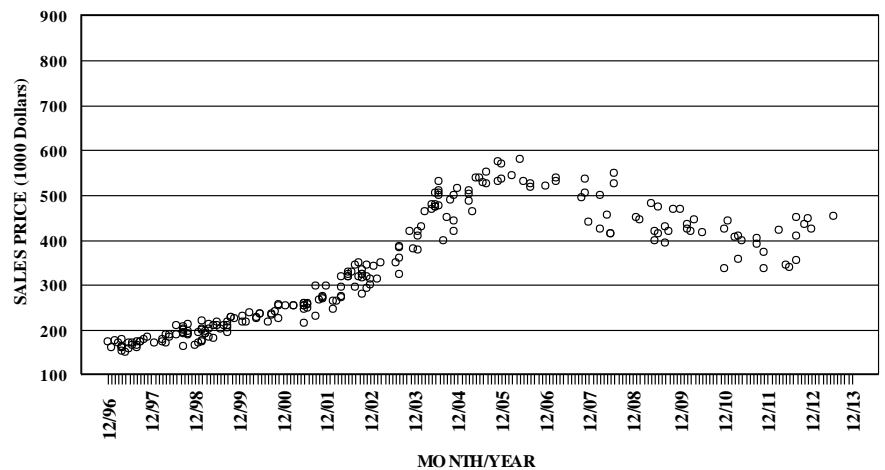
Now let's take a look at the sales charts for the homes in our neighborhood, starting with the much in demand starter home, the two bedroom Carson Park model.

CARSON PARK SALES HISTORY, 2-Bdrm, 1-Ba



Looking pretty good, back from a low of around \$300,000 to roughly \$400,000 now.

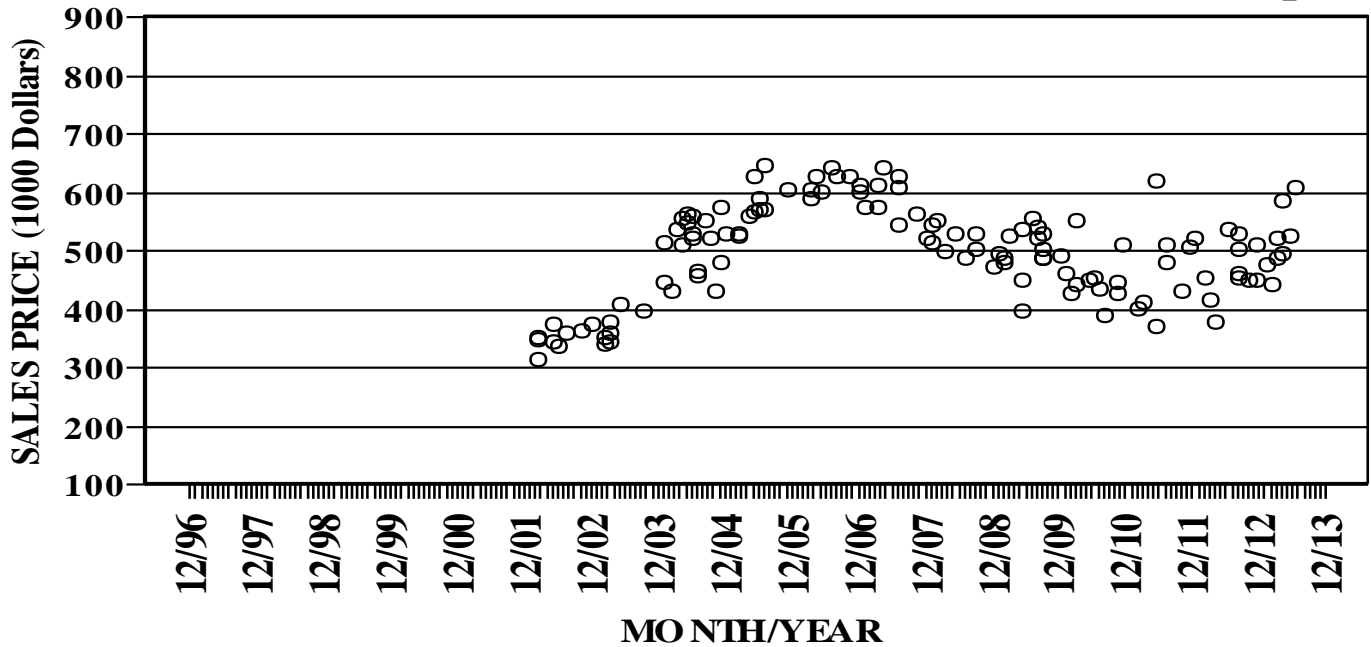
CARSON PARK SALES HISTORY, 3-Bdrm, 1-Ba



Not many sales to report recently, but still looking pretty good at the \$450,000 level.

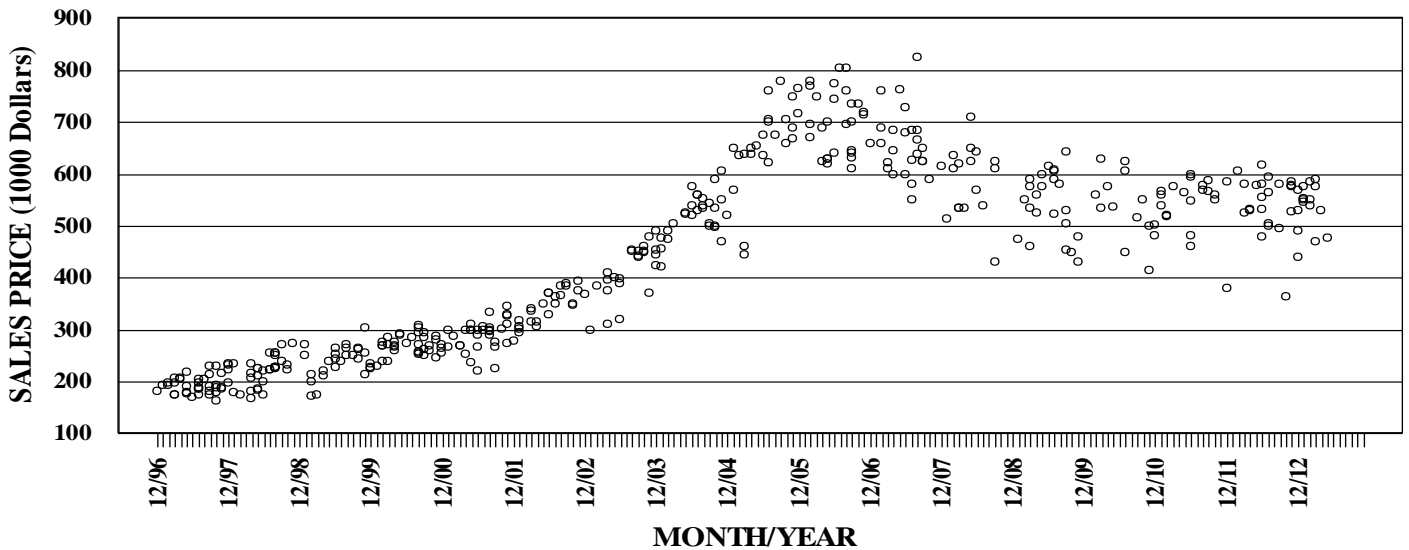
Those of you, who have been holding back on a move to a larger home, might think about putting your home on the market now. Most well priced homes are selling within days of being listed on the Multi-Listing Service (MLS)

CARSON PARK (MOD) 3-Bdrm, 1-3/4-B a (1300+ Sq Ft.)



The modernized Carson Park homes, enlarged to accommodate larger Master Bedrooms or Family Rooms in many cases, with the 2nd bath a must, continue to sell well. Prices have moved into the \$530,000 range easily.

RANCHO SALES HISTORY



As you can see, the Ranchos are holding their own, with the large spread in price directly related to the condition of the home and the extent of modernization incorporated in the home. To get top dollar for a Rancho it is extremely important to maintain the classic lines Cliff May designed into these homes. I find it very interesting to see the number of homes using natural wood fencing to accentuate the low lying spread of the home. The use of wood, as opposed to slump stone or block walls would, I am sure have made Cliff May very happy. I always liked the natural paneling used in the interiors of the original homes, but gone in most of them today.



El Dorado Realty So Cal Proudly Presents:

700 – 706 Camulos St. in Los Angeles.

Three Buildings/Four Units with gross scheduled income of \$6475/month.

Units consist of one 4-bdrm/2-ba, two 3-bdrm/1-ba and one 2-bdrm/1-ba.

New Listing at greatly reduced Price of \$799,000.

3215 Studebaker Rd, Long Beach

4-Bdrm/2-Ba Upgraded throughout, Exposed hardwood floors, Fireplace freshly painted T/O. Great Playhouse in year yard (available)

Asking Price \$558,500



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