



Matt Wu

# Fountain Valley/NE HB Real Estate Update

## A Hello from Rick Caruso & Matt Wu

### American Realty Services



Rick Caruso

Hello – We are **American Realty Services** and we are your neighbors. Rick lives in FV in Moiola block and I (Matt) live on Lark Cir. Okay, if you read this far, then you probably realized that Rick’s picture is on the *left* and mine is on the *right*. ☺ We are proud U.S. citizens and natives of Orange County. Rick was born in the US and I came to the US in 1979. Rick is the broker/owner of American Realty Services comprising of **6 experienced partners** with over 100 years of combined experience in real estate. Enough about us: let’s talk about the FV/NE HB real estate. The market is getting hot with homes still in short supply. As of 2/26/17, active un-sold inventory is 37 detached homes & 32 condos / townhomes. It is still a **seller’s market**. Good news for buyers is the **30-yr fixed rates is still low at 4.125% / 4.125% APR/0 pts** while the **30-yr fixed \$417k-\$625k loan rate 4.125%/4.144% APR** and **FHA 30-yr fixed rate is 3.750% / 4.598% APR** per [www.WhyLaurieMacey.com](http://www.WhyLaurieMacey.com). Sample sold properties in past 30 days in

FSFR Properties SOLD	Sold @	Condos/Townhouses SOLD	Sold @
6-bd/3.5-ba Shannon River CR	\$869,900	4-bd/2.5-ba Firestone CT	\$553,000
5-bd/4-ba Mount Hoffman CR	\$839,000	4-bd/2.5-ba Powderhorn River CT	\$560,000
5-bd/4-ba Andalusia AV	\$1,400,000	3-bd/2.75-ba Sanmian CT	\$620,000
5-bd/3.5-ba Point Sur ST	\$965,000	3-bd/2.5-ba Vallarta DR	\$590,000
4-bd/2.25-ba Siskin AV	\$786,800	3-bd/2.5-ba Bird CT	\$650,000
4-bd/3-ba El Rancho AV	\$765,000	3-bd/2-ba Los Jardines E	\$820,000
4-bd/3-ba Evergreen CR	\$767,500	3-bd/1.5-ba Prell CT	\$490,000
4-bd/2-ba Tilton CR	\$664,500	3-bd/1.5-ba Beard LN #80	\$422,000
4-bd/2.5-ba Banyan ST	\$840,000	2-bd/2-ba Warner AV #525	\$336,500
3-bd/2-ba Carnation AV	\$680,000	2-bd/2-ba Camino Real	\$500,000
3-bd/1.75-ba Acacia ST	\$720,000	1-bd/1-ba Sylvan #19	\$302,000
3-bd/1.75-ba Teal CR	\$720,000		

### **Selling or Buying? Think You Have No Other Options? Give Us a Call!**

**Because you need someone truly in your corner.** We understand how stressful home selling or buying can be. We provide you with all the **options and considerations**, **listen** to all your concerns, and work on **your timetable** – so that you can make the best **informed decision that is right for you**. You are **more than just another transaction** – we have **numerous repeat clients** because we treat you with respect, highest ethics, personal touch, and **in your best interest**. With our diverse background, including my **Vietnamese fluency** and **Chinese heritage**, we can connect with a **larger audience of buyers and sellers**. Let our successful longevity and **pure hard work** in real estate for **over 4 decades** get you the highest market dollars for your house and find the home of your dreams. As a thank you, \$300 of my commission is donated to the charity of your choice!

(Disregard if currently listed.)



**Matthew Hien Wu, Realtor, MBA, PMP**

*I Work For You!*

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### **Cool App for Stargazers**

Do your **kids or grandkids** enjoy the stars but you cannot take them somewhere for a good view? Download **SkyView Free** (free) onto your tablet/ phone and point it toward the sky. E.g. At 7-9pm, look to the West ~35 degrees up, you will see a really bright shiny star. Actually, it is not star, but rather Venus, our next door neighbor.

For details: [MWUproperties.com/Tips](http://MWUproperties.com/Tips)

## About Myself

My name is Matthew Hien Wu and I lived all over OC: Westminster, Santa Ana, Costa Mesa, Garden Grove, Cerritos, and finally, Fountain Valley. My parents immigrated from Vietnam in 1979, and since then, I had the privilege of receiving my education from La Quinta HS, OCC, GWC, CCC, undergraduate at UCI, and MBA from UCLA. I have been in real estate since 2001 when I purchased my first home. Since then I have bought/managed my multi-unit and other properties, as well as helped my friends find, analyze, and decide on homes. When I am not doing my real estate stuff, I put on my chauffeur hat and drive my kids to school and their activities. In off-hours, I manage the Gisler Elementary School Parent-Teach Organization (PTO) website. I also tinker with technology to maximize your benefits and make the process easier for you. I enjoy keeping up with current world events. (There is so much real estate I can read myself. 😊)

It is with great pride that I can be part of the most prestigious (and nerve-wrecking) milestone with the American public – home ownership. But fear not, **you will have a partner in selling, buying, or investing in single family homes, investment properties, and multi-units. I will be there at every inspection, appraisal, open house, and final walkthrough. I will earn your business and live up to my slogan: "I'll Be Your Most Trusted Advisor!"**

## Did You Know? (Local Events/Services)

Did you know that Fountain Valley provides you up to 4 bulk item pickups per calendar year (up to 4 items each time). This is for only residential customers to haul away large household items such as refrigerators, mattress, sofa, etc. The trash provider is Rainbow Environmental Services and you can find more info at: <http://www.fountainvalley.org/478/Bulky-Items> or call 714-847-3581.

## Neighborhood Referral List

The following list was compiled from member referrals in NextDoor, a private social network for neighborhoods. This is not a recommendation, endorsement, or warranty to any vendors, so please vet them and check their licenses, certifications, insurance, past clients, etc., before hiring them.

Please join and help continue building our neighborhood online! [www.bit.ly/NextDoorMatt](http://www.bit.ly/NextDoorMatt)

Service	Company/Name	Phone	Source
Handyman	Alfonso Sanchez	714-362-1831	Nextdoor neighbor: "gives free bids, and really does a lot of everything" including electrical. Is also a home inspector.
Plumbing (and water heater)	Moffett Plumbing Contact: Felix	714-541-6407	Nextdoor neighbor: "very professional and the job was extensive"
Plumbing (and water heater)	Brandon with Perkins Plumbing	714-308-0698	Nextdoor neighbor
Rain gutters	Coastal rain gutters	714-907-1190	Nextdoor neighbor

Do you have a good repairman or service company? Please share them and I will post them on the next newsletter. Too many vendors to track? No worries, just go to [www.MWUproperties.com/Vendors](http://www.MWUproperties.com/Vendors).

**Request for feedback** – Heck, it is only fair that reading this is worthwhile for you. Tell us what you want to know & we'll include if possible. Thank you for reading "another agent's newsletter." 😊



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