



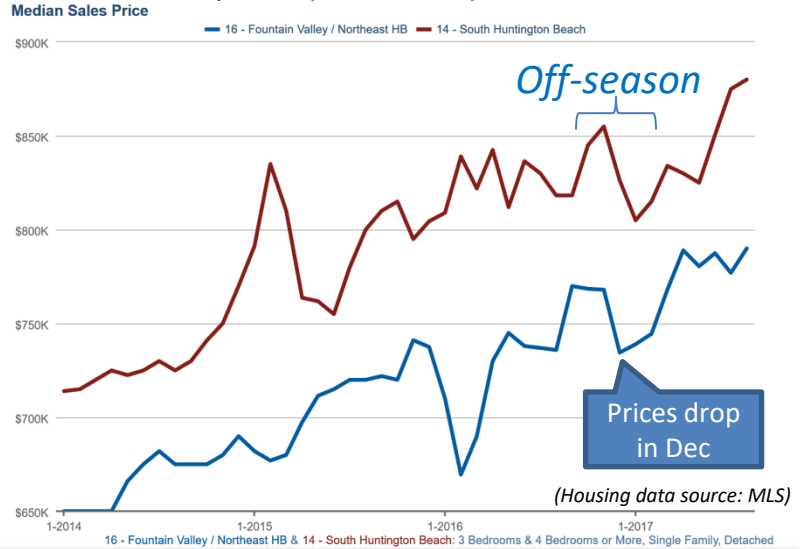
Prime Summer Season is over, but Demand is still there!

FV/N.HB

Real Estate Update

If you are still looking to sell your home, you are still in luck this off-season. With the all-time low inventory in the summer, you can still expect a large pool of buyers that were not able to purchase their home. Median sales price in FV and South HB could remain strong through November, which means you need to prepare and list your home in October at the latest to leverage this market condition! For more details and discussion, please visit: MWUproperties.com/Blog. Buyers still have the low interest rates: the **30-yr fixed rates are as low as 3.875%/3.875% APR** while the **30-yr fixed \$417k-\$625k rate is 4.000%/4.018% APR** and **FHA 30-yr fixed rate is 3.250%/4.216% APR** per WhyLaurieMacey.com.

SFR SOLD in past 30 days	Sold @
5-bd/2.5-ba Oriole AV	\$869,000
3-bd/1.5-ba Hartlund LN	\$675,000
5-bd/5.5-ba Calle Zaragoza	\$1,452,000
3-bd/2-ba El Silbido AV	\$725,000
3-bd/2-ba Debiois AV	\$850,000
4-bd/2-ba Palm ST	\$1,525,000
5-bd/2.75-ba Santa Lucia ST	\$789,000
4-bd/2.5-ba Noble CR	\$695,000
4-bd/2-ba Santa Gertrudes CR	\$800,000
4-bd/2.5-ba Helena CR	\$980,000
5-bd/3-ba 2nd ST	\$1,180,000
4-bd/3-ba Mahogany ST	\$770,000
3-bd/2.75-ba Gladys DR	\$800,000
4-bd/2-ba Fremont ST	\$789,000
3-bd/2-ba Waxwing CR	\$645,000
3-bd/2-ba Roberta CR	\$640,000
4-bd/2.5-ba Plumosa ST	\$899,000
4-bd/2-ba Corinth CR	\$770,000
4-bd/2-ba Walnut ST	\$795,000
4-bd/2-ba San Ricardo ST	\$858,500
4-bd/2-ba Oak ST	\$755,000
3-bd/1.5-ba Lisa LN	\$740,000
4-bd/2.5-ba Los Leones ST	\$737,000
4-bd/2.5-ba Santa Sophia CR	\$995,000
4-bd/2-ba Ash ST	\$760,000
4-bd/1.75-ba Fremont ST	\$769,000
4-bd/2-ba La Estrella AV	\$705,000
4-bd/2.75-ba Begonia AV	\$797,000
3-bd/3-ba Mount Hoffman CR	\$790,000
4-bd/3-ba Callens CR	\$775,000



Selling? We do more than just list your home, we help you PREPARE it!

Services Provided	American Realty Services	Other Realtors
Provide experienced consultation for your budget ("biggest bang for the buck")	✓	?
Help you get estimates/bids and select vendors	✓	?
Have trusted teams for: photography, staging, handywork, HVAC, landscaping, roof, painting, plumbing, more!	✓	?
Manage repair work and quality check work	✓	?
Leverage our knowledge in remodeling, rehab, managing rentals, to get you top price	✓	?
Experienced in selling homes in any condition:	✓	?
Move-in ready, Fixer, Non-Conforming, ANY!	✓	?

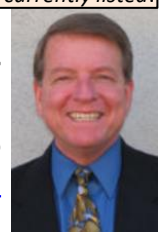
Disregard if currently listed.



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We have closed hundreds of homes in our career. We are more than just real estate agents: we are investors, owners, and managers of properties. Call us to know your options in **selling/buying/investing in single family homes, investment properties, and multi-units**. We will be there to help prepare your home for sale, be at all inspections, appraisals, open houses, and final walkthroughs. Below are some properties we helped sell/purchase and currently listing in the past 45 days:

10214 Oriole Ave, FV*



16171 Malaga Ln, HB



4121 Hathaway, LB*



3208 San Anseline, LB



17913 Ash St, FV



21111 Strathmoor Ln, HB



20232 Wind Cave, HB



8561 Palermo Dr, HB



2414 E Seville Ave, HB



20241 Ramona Ln, HB



9271 Orchid, WTM*



608 Oceanhill Ln, HB*



*Representing/Represented Buyer

Neighbor-Referred Vendors List

The following sample list was compiled from referrals in NextDoor, a private social network for neighborhoods. This list is not a recommendation, endorsement, or warranty to any vendor, so please vet them before hiring them. Please join and build our neighborhood online: www.bit.ly/NextDoorMatt

Service	Company/Name	Phone	Comments
Appliance Repair	CJ Appliance/Chris	714-625-6089	"...very impressed with Chris' service..."
Tree Trimmer	OC Tree Care	866-570-8733	"... good & reasonable. And they clean up."
House cleaning	Maria Valdez	714-264-0728	"Excellent service!"
House cleaning	Ana		
HVAC	Alps Air Conditioning Allen Puig (owner)	714-357-3100	"...[Allen] was very responsive... Let him know [Bree Yosh] referred"
Backyard Remodel	Sunset Oasis Landscapes	714-655-8791	"...did a gorgeous backyard remodel..."

Too many vendors to track? No worries, just go to: www.MWUproperties.com/Vendors



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