

“ASK the Realtor”

by: Jim Flynn License # 01215480

Fridays...Articles printed...Saddleback Valley News



Please Email your questions to Jim@JimEFlynn.com

Jim is a Realtor @ Century 21 Beachside on the Lake in Mission Viejo
www.JimEFlynn.com

Q. George from San Clemente Asked is the housing market picking up or are just foreclosure and Bank Owned homes selling more now?

Well, George, as you know we are in now well into the Orange County Buying Season. Getting a home and settling before school starts, job transfers, down sizing, and some upsizing along with great buying incentives, “deep discounted prices” are all motivating reasons for buyers to buy now. Sales have begun to rise a bit in many mid- to high-end markets, which could be due at least in part to sellers dropping their asking prices.

According to D&N News.com ..Real estate news and custom data, last month 83 percent of the existing Southland houses sold were purchased for less than \$500,000, compared with 84.8 percent in April. Conversely sales \$500,000 and above rose from 15.2 percent of sales in April to 17 percent in May. The last time the \$500,000-plus market made up more than 17 percent of all sales was last October, when they were 19.9 percent of sales.

The median price paid for all new and resale houses and condos sold in the six-county Southland last month was \$249,000, up 0.8 percent from \$247,000 in April but down 32.7 percent from \$370,000 a year ago. . “We appear to be in the early stages of the market gradually tilting back toward a more normal balance of sales across the home price spectrum. As more sellers get realistic, more buyers get off the fence and more lenders offer reasonable terms for high-end purchase financing, we’ll see a more normal share of sales in the more established, higher-cost areas that have been nearly comatose,” said John Walsh, MDA DataQuick president. (August 2009)



TO DISCUSS what might be YOUR BEST PLAN TO BUY OR SELL PROPERTY in this CHANGING Real Estate Market.

Jim Flynn DIRECT @ 949-463-0739

Please just Call:

Century 21 Beachside has 11 offices, so I can help you find a property located in ANY community in Southern California.

SUMMER is moving quickly (as usual) with:
NEW/REDUCED Prices
NEW Listed PROPERTIES
NEW & improved WORKABLE LOAN Packages are available, including: improved “BUYER PROTECTION PLANS”



“Flynn’s Flyer” Stone Ridge, Falcon Hill, Flynn Names & “SOCIAL FARM” Friends
 August 2009
 PAGE 1

Tres Vela, Stan Marino,
MALLORCA, CANYON CREST,



Jim & Charlene

While it is enough to leave footprints in the sands of time, it is even more important to make sure they point ... in a commendable Direction.

JIM FLYNN
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 DIRECT: 949-463-0739



License # 01215480



Falcon Hill Community, Laguna Hills

Currently Listed Properties in July

Address	Beds	Baths	Price
26711 Westhaven	4	3/2	\$675,000 SOLD

(No other properties currently listed)

LAKEFRONT Gated Community, Mission Viejo:

Tres Vista: 4 properties currently Listed (7-10-09)

No properties currently listed for sale

Address	Beds	Baths	Status	List Price
27701 Chapala	4	3	Back-Up	\$2,200,000
22572 San Blas	6	8/4	HOLD	\$3,195,000



Others may be listed after press time. Call Jim for updates 949-463-0739

San Marino Community, Mission Viejo

4 Properties Currently Listed (7-10-09)

Address	Beds	Baths	Sq. Ft.	Price
28151 San Lucas	5	4	3,762	\$1,399,000
22611 Tindaya	5	4	4,209	\$2,475,000 - \$2,550,000
22811 Tindaya	4	5	4,000	\$2,579,000
22791 Tindaya	4	5	5,500	\$2,995,000



Stone Ridge (Guard Gated Community Mission Viejo)

2 Properties Currently FOR SALE (7-10-09)

Address	Beds	Baths	Sq. Ft.	Price
23468 Sandstone	6	3	3,934	\$1,049,000
23618 Ridgeway	6	4	4,206	\$1,250,000 - \$1,350,000



"Flynn's' Flyer"

August 2009

DIRECT: 949-463-0739

Website: www.JimEFlynn.com

License # 01215480



13 CANYON CREST

Properties Currently Listed (7-10-09)

Address	Beds	Baths	Sq. Ft.	Price
28811 Hedgerow	3	3/3	2,395	\$674,900
28821 Walnut Grove	4	3/3	2,449	\$730,000
28841 Hedgerow	5	3/2	2,884	\$789,000
22711 Foxridge	4	3/3	2,851	\$799,000
28872 Green Acres	4	3/3	3,000	\$839,000
22536 Bayberry	4	3/2	3,000	\$839,900
28765 Walnut Grove	4	3/3	3,100	\$899,000
22446 Rosebriar	4	3/3	3,451	\$925,000
22241 Wayside	4	3/3	3,434	\$939,900
22756 Sweetmeadow	5	5/3	3,260	\$950,000
28551 Oakmont	4	3/2	2,846	\$985,000
22471 Peartree	5	3/2	3,480	\$999,000
22401 Bayberry	4	3/3	3,243	\$1,150,000

5 Properties in "Back-Up" Status

Address	Beds	Baths	Sq. Ft.	Price
28661 Greenacres	4	3/2	2,800	\$650,000
22521 Wakefield	5	5/5	3,443	\$824,900
22181 Wayside	4	4/3	3,434	\$834,900
22125 Canyon Crest Dr.	4	3/3	3,374	\$849,900
22511 Bluejay	4	3/3	2,451	\$899,000

3 are in Pending Status

Address	Beds	Baths	Sq. Ft.	Price
28886 Greystone	4	3/3	3,184	\$679,000
22525 Bluejay	5	3/3	3,440	\$790,000
22605 Wakefield	5	4/3	3,442	\$829,900

Guard Gated community in Mission Viejo with clubhouse, amenities, pools, courts gym, spa, tennis & more.

Want to see photos outside and or inside of these or ANY PROPERTIES... **CALL JIM** to Email to you.



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26052 Trabuco Road, Lake Forest, CA 92630
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9:00 AM and 10:45 AM. Bible studies for ALL ages.
 For more information : 949-581-4248

Sundays:	9:00 A.M.	Blended Worship Service	Auditorium
	10:45 A.M.	Modern Worship Service	Auditorium
Sundays:	9:00 A.M. & 10:45 A.M. Childrens Ministries & Nursery Up to 2 yrs. Old		Educ. Building & Nursery
Sundays:	9:00 A.M.	Adult Bible Study	Room 112
		The Crossroads Adult Bible Study	Room 108
		New Life in Christ Bible Study	Room 109A
		Jr. High	Room 208
		High School	Room 201
		10:45 A.M	Bereans Adult Bible Study



Weekdays:

Tues:	6:30 P.M.	AWANA	
	6:45 P.M.	New Life In Christ Study	Room 109A
Thurs:	6:30 P.M.	Womens Bible Study	Main Auditorium
		Jr. High Group	Room 208
		High School	Room 201
		Choir Rehearsal	Auditorium
		7:00 P.M.	Men's Bible Study
	7:30 P.M.	Women's Bible Study	Room 112
	7:30 P.M.	Praise Team Rehearsal	Auditorium

Michael Goacher Joe Sanders Sean Aday Ryan Maroney Patrick Murphy Darcie King



Lead Pastor Pastor to Seniors Pastor of Youth & Family Ministries Pastor of Worship Director of Jr. High Ministry Director of Children's Ministries

"LOOKING TO HIM"

by: *Charlene & Jim*



August 2009

Charlene



Jim



A Birth Certificate shows we were born
 A Death Certificate shows we died
Pictures.... show we live.

May you always have love to share,
 health to spare,
 and friends that care.

*The happiest people don't necessarily
 have the best of everything; they just
 make the best of everything they have*

Maturity has more to do with what types
 of experiences you've had And what you've
 learned from them, and less to do With how
 many birthdays you've celebrated

Our background and circumstances may have
 influenced who we are, But we are responsible
 for who we become.

You should always leave loved ones with
 loving words. It may be the last time you see
 them.

My best friend and I can do anything
 ...or...nothing...And have the best time.





Other Century 21 Beachside Properties Currently Available



**August
2009**



Check **Jim's Website** for more listings, links to lake M.Viejo, the city, etc.
@ www.JimEFlynn.com



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Jim Flynn's AUGUST NEWSLETTER 2009



12 MALLORCA properties currently listed in the Gate Guarded Community of Mission Viejo - July/August



Entrance Lake Community in Mission Viejo
2 pools/spas, private HOA Beach - 369 units



Lake view from top of Mallorca



Private Beach & Docks... kayak racks

Four 3 bedrooms...1 Grandesa and 3 Marquesa
Seven 2 bedrooms...4 Baroness and 3 Contessa

FEATURED

Address	BD	BA	Sq. Ft.	Price	Comments
27766 Arta	2	2	1,286	\$575,000	
22492 Formentor	2	2	1,286	\$699,000	Listed by C-21 Beachside
22506 Formentor	2	2	1,454	\$779,900	Lakefront

The addresses for the other 9 Mallorca properties have been omitted @ the request of the listing agent. Please call Jim Flynn @ 949-463-0739 for specific info. and usually, one hour response for showings.

6 LEASES Currently available:

2 Contessa Models by Century 21 Beachside

2 more Contessa Models, 2 Baroness Models

NO 3 Bdrm Call Jim if interested in a 3 bdrm. He has the Keys and may soon List.

Newer Listings, Beachside Listings are:

22452 Manacor Contessa 1,286 sq.ft. \$1,850

22346 Valdemosa Contessa 1,286 sq.ft. \$2,150

Others: 27812 Paguera Contessa 1,286 sq.ft. \$2,100

Plus 3 others, Agent Requested not to list.

Recently Leased by Jim Flynn:

22456 Porreras (Contessa ...1286 sq./ft.) Panoramic . Lake Views... entry level
2 bdrm/2 ba. ...\$2,050 (Regency Real Estate listing)

27861 Ameno (Baroness...1,477 sq/ft)

\$1,650 mo. Listed by Jim Flynn

2 bdrm/2 ba.. \$1,650 lower level Mtn. Views. - Jim Flynn Listing : Century 21 Beachside

**MALLORCA
LEASES**