

"ASK the REALTOR"

by: Jim Flynn

Please email your questions to Jim@JimEFlynn.com

949-463-0739

We send you our SINCERE THANKS for ALL of YOUR Business this passing year of 2011.

We wish Each of you and your Families a Wonderful Christmas Season and God's Blessings for a much improved 2012.

The "Flynn TEAM" - Century 21 Beachside

Jim, Broker Associate, Mike Ashrafi, Dave Knox, Fidelity Nat. Title, Jenny Todd, Realtor/Transaction Co-ordinator & Raney Dierthic, Fidelity Home Warranty & Disclosure Sources.



"Like a Good Neighbor", The "Flynn TEAM" is here and READY WHEN YOU ARE!

Lower Priced Properties & NEWS that INTEREST RATES may stay down for 2 years may help YOU decide that NOW is the time for you to "Pull the Trigger".

The pages of this Newsletter include some VERY NICE community properties for you to preview and check-out, but if you don't see anything listed that interests you, just give Jim & the Flynn TEAM a quick call and we can be "ready when you are"!

Check out: Our Testimonials, Our Team Photos, Lake Mission Viejo Website, other MLS Listings, etc. with just a click on Jim's Website.

www.JimEFlynn.com

Direct Phone: 949-463-0739



Or For Lease...
We do it all!



Please just Call:
Jim Flynn DIRECT @ 949-463-0739
TO DISCUSS what might be YOUR BEST PLAN TO BUY OR SELL PROPERTY in this ever-changing Real Estate Market. (We LOVE Referrals & working with you!)

Century 21 Beachside has 12 offices. We also have a Nationwide Referral Service, so the "Flynn TEAM" can help you find a property located in ANY community in So. California, any of the other 49 states AND several foreign countries.

Check out the "Flynn TEAM" on the back page, #8 of this newsletter.

FALL/WINTER...has arrived



License # 01215480



"Flynn's Flyer"

November - December 2011 - PAGE 1

Tina Vistas, Dan Marino,
MALORCA, CANYON CREST,
Stone Ridge, Falcon Hill, Flynn Names
& "SOCIAL FARM" Friends



Jim & Charlene



"04 CENTURION" Top 2% in the Nation
JIM FLYNN
DIRECT: 949-463-0739

BEING HAPPY doesn't mean that everything in your life is perfect... It means that you decide to see BEYOND the imperfections.



Falcon Hill Community, Laguna Hills

Currently Listed Properties

Address Beds Baths Price

No Properties currently listed in Falcon Hill (on MLS) 11-20-11

LAKEFRONT Gated Community, Mission Viejo:

Tres Vistas: 2 Properties Currently Available

Address	BD	BA	Sq. Ft.	Price	Comment
27641 San Valle	4	3	4019	\$1,295,000	
27641 Chapala	5	4	5,112	\$2,350,000	Reduced



San Marino Community, Mission Viejo

2 Properties Currently Available

Address	BD	BA	Sq.Ft.	Price	Comment
22501 Tindaya	4	5	4,500	\$1,999,999	Reduced
22471 Tindaya	5	5	5,264	\$2,695,000	



Stone Ridge (Mission Viejo Gated Community)

5 Properties Currently Available

Address	BD	BA	Sq.Ft.	Price	Comment
23271 Castle Rock	4	2.5	3,704	\$749,900	
23182 Stoneridge	4	3.5	4,150	\$789,000	
23638 Ridgeway	5	4.5	4,100	\$844,900	
23489 Castle Rock	5	4	3,704	\$864,900	
22801 Appletree	4	3	3,307	\$799,900	



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



"Flynn's' Flyer"

November - December 2011

DIRECT: 949-463-0739

Website: www.JimEFlynn.com

License # 01215480



18 CANYON CREST, Mission Viejo

12 Properties Currently Listed (11/20/11)

Address	Beds	Baths	Sq. Ft.	Price
22291 Wayside	4	3	3,443	\$659,000
41 Maple Leaf	5	4	3,358	\$689,900
22715 Teakwood	5	2.5	2,831	\$690,000
22471 Peartree	5	3	3,480	\$700,000
22501 Peartree	5	3	3,480	\$795,000
32 Maple Leaf	4	3.5	3,560	\$799,000
22495 Deerbrook	4	2.5	3,040	\$819,000
22442 Rosebriar	5	3.5	3,599	\$819,000
22441 Willow Tree	4	2.5	3,151	\$839,900
22192 Brookpine	4	3.5	3,474	\$850,000
22351 Canyon Crest	5	5	3,530	\$929,000
22311 Wayside	6	4	4,997	\$1,049,999

3 Properties in B Status "Back Up" (Will Accept Back-Up Offers)

Address	Beds	Baths	Sq. Ft.	Price
22171 Cherrywood	4	2.5	3,300	\$689,000
22452 Bayberry	5	3	3,210	\$699,900
22701 Teakwood	4,	2.5	3,100	\$710,000

3 Properties in Pending Status (In Escrow)

Address	Beds	Baths	Sq. Ft.	Price
22711 Sweetmeadow	5	5	3,443	\$699,000
28885 Woodcreek	5	3	3,440	\$749,000
22595 Parkfield	7	6	4,000	\$789,900

Due to Advertising Deadlines properties may be subject to prior Sale...or additional properties available.

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.




GRACE COMMUNITY CHURCH...of Saddleback Valley
(Non-Denominational) Website: <http://onlinegrace.org/>

Serving the Saddleback Valley for over 31 years



26052 Trabuco Road, Lake Forest, CA 92630
(between El Toro & Los Alisos) Sunday Worship Services:
9:00 AM and 10:30 AM. Bible studies for ALL ages.
For more information : 949-581-4248

Sundays:	9:00 A.M.	Traditional Worship Service	Auditorium
	10:30 A.M.	Modern Worship Service	Auditorium
Sundays:	9:00 A.M. & 10:30 A.M. Childrens Ministries & Nursery Up to 2 yrs. Old Educ. Building & Nursery		
Sundays: 	9:00 A.M.	Koinoa (Adult Bible Study)	Room 112
		The Crossroads Adult Bible Study	Room 207
		"New Life in Christ" Bible Study	Room 109A
		Jr. High	Room 208
		High School	Room 201
	10:30 A.M.	Bereans Adult Bible Study	Room 112

Weekdays:

Tues:	6:30 P.M.	The Pursuit Of Grace	Music Room
Wed:	6:30 P.M.	Awana Jr. High Group High School Women's Bible Study	Education Building Room 208 Room 201 Auditorium
Thurs:	9:00 A.M.	Women's Bible Study	Auditorium
	6:30 P.M.	Choir Rehearsal	Auditorium
	7:00 P.M.	Men's Bible Study	Room 109A
	7:30 P.M.	Praise Team Rehearsal	Auditorium
Dec. 18		Christmas Carol Sing	
Dec. 24		Christmas Eve Service	
Dec. 25	10:30 A.M.	Christmas Service	

For other meetings/times, please call 949-581-4248

Michael Goacher



Lead Pastor

Sean Aday



Pastor of Youth & Family Ministries

Ryan Maroney



Pastor of Worship

Brian Albright



Director of Jr. High Ministry

Darcie King



Director of Children's Ministries

Scott Bruton



Intern / Jr. High

"LOOKING TO HIM"

by: Charlene & Jim



Nov/Dec 2011

Charlene



Jim



LOOKING TO HIM

I Believe...

The happiest of people don't necessarily have the best of everything...they just make the most of everything they have.

I Believe...

That credentials on the wall do not make you a decent human being.

I Believe...

That even when you think you have no more to give, when a friend cries out to you, you will find the strength to help.

I Believe...

That your life can be changed in a matter of hours by people who don't even know you.

I Believe...

That sometimes when I'm angry I have the right to be angry, BUT that doesn't give me the right to be cruel.

I Believe...

That it isn't enough to forgive others, SOMETIMES, you have to learn to forgive yourself.





For Other
**Century 21 Beachside
 Properties**
 Currently Available,
 Check Out
Jim's Website @
www.JimEFlynn.com



NEED A "GOOD GENERAL CONTRACTOR?"

(Jim recommends)

BONANZA DEVELOPMENT & CONSTRUCTION

Call : **BRITT POTEET**
 General Contractor & Consultant

(949) 254-5503

Lic. B943238



FEATURED LISTING:

23088 Via Pimiento, Mission Viejo

2 bedroom (Carriage unit - no one above or below)
 2 car garage plus one assigned parking
 Secluded/private location just off Los Alisos and Vallejo

8 months NEW including paint, carpeting, wood flooring in living room & hallway and new dishwasher. Table top microwave, separate off the kitchen laundry. Jack & Jill bath. Master bedroom with walk-in closet. Shopping area just across the street including Pharmacy, grocery store, gym, car wash, etc.

Portable A/C inside unit can be rolled to any room. Ceiling fans in kitchen and master bedroom. HOA Pool and kids play area.



For Lease at \$1,450 per month. (Owner pays HOA Assoc).
 Small Pet will be considered .



Jim Flynn's NOV/DEC NEWSLETTER 2011



7 MALLORCA properties currently listed in the Gate Guarded Community of Mission Viejo

Three 3 Bedrooms and Four 2 Bedrooms.
 2 Grandesa, 1 Marquesa, 1 Baroness & 3 Contessa Models.

Sample Listings Below

Address	BD	BA	Sq. Ft.	Price
22352 Manacor	2	2	1,224	\$339,900
27865 Esporlas	2	2	1,286	\$307,000
22502 Formetor	2	2	1,444	\$575,000



(NOTE: ALL Prices from Sunday, 11/20/11. The addresses for the other Mallorca properties have been omitted at the request of the listing agent(s). Please call Jim Flynn @ 949-463-0739 or Mike at 949-510-1936 for specific information and usually, one hour response for showings.

WHAT THE Real Estate Websites Don't Get RIGHT!



The real estate websites that feature home value estimates (reported by the O.C. Register) get more than 100 million visitors a month. While SOME features Do work well and are reasonably accurate, there are several others that can REALLY cause Buyer/Seller confusions.

Individual Estimates: they can be far off the mark of the eventual sales price, often by 20% ...or MORE. The Sites say factors such as inaccurate public records and changing local economic trends make it hard to attain pin-point accuracy.

HOME IMPROVEMENTS: Online databases often don't account for costly /important renovations that SHOULD increase the value of a home... from Plumbing upgrades to big expansion projects.

Location, Location, Location: Appraisers themselves say the sites aren't good at gauging how a home's value is affected by some major neighborhood features...such as a lake, golf course or landfill.

SAVE yourself time and Frustration .JUST begin BY ..CHECKING with your Realtor/ Broker..the MLS is as accurate as it gets... and Good Realtors know how to accurately adjust the MLS numbers... (If warranted.)