



Los Caballeros Real Estate
 17272 Newhope Street, Suite A
 Fountain Valley, CA 92708
 714-241-RENT

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Los Caballeros Real Estate News

Volume 2, Issue 7 ♦ July 2010

In This Issue:

- ★ **Broker's Message**
- ★ **Summer Reminders**
- ★ **Local Summer Festivals**

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NOW!

LCRE is located in the lobby of the sports club and specializes in residential real estate, Los Cab Condos, Finance and Property Management. If we can be of any service to you, please visit our office or call for an appointment.

BUSINESS HOURS

Mon—Fri 9a-6p; Sat 10a—2:30p

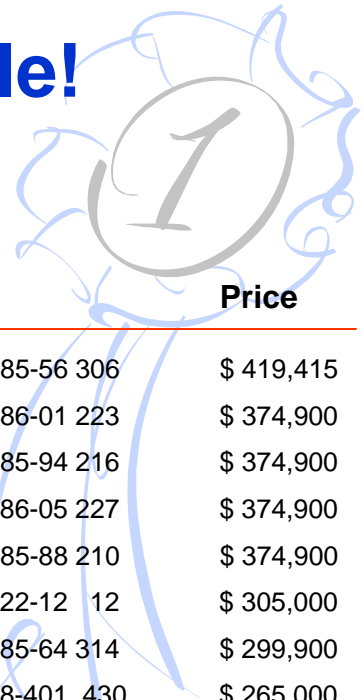
**After hours / Weekends by appointment only*

714-241-RENT (7368) or 714-917-1599 (After hours Voicemail)





The winners circle!



Recent Sales from the past three months...

Date	Bd. / Ba.	Phase	Size	APN	Price
May, 2010	2 / 2	FIVE	1413	938-785-56 306	\$ 419,415
June, 2010	2 / 2	SIX	1180	938-786-01 223	\$ 374,900
June, 2010	2 / 2	SIX	1257	938-785-94 216	\$ 374,900
June, 2010	2 / 2	SIX	1152	938-786-05 227	\$ 374,900
May, 2010	2 / 2	SIX	1257	938-785-88 210	\$ 374,900
May, 2010	2 / 2	ONE	1612	169-422-12 12	\$ 305,000
June, 2010	1 / 1	FIVE	759	938-785-64 314	\$ 299,900
June, 2010	2 / 2	FOUR	1030	938-78-401 430	\$ 265,000
Mar, 2010	2 / 2	FOUR	1030	938-78-484 629	\$ 260,000
Mar, 2010	2 / 2	THREE	1300	938-78-366 335	\$ 259,900
Mar, 2010	2 / 2	FOUR	1030	938-78-436 523	\$ 255,000
May, 2010	1 / 1	FOUR	870	938-78*-** 417	\$ 215,000

Los Cab sales improved in the 2nd quarter of 2010 with several two bedroom units closing at or above list price. Many more are currently in escrow and slated to close in July and August. Low interest rates coupled with low list prices helped fuel sales and thus far, 2010 sales are GREATER than all of 2008 and 2009 combined!



Take ACTION Today!



CLEM LAW GROUP

866-969-5646

WWW.BEHINDONMYPAYMENT.COM

Being behind on your payments is *never* an easy subject to address or to discuss, but it is necessary to open this line of discussion so that you can get all of your options out on the table.

At Clem Law Group, we can help analyze your current situation from a non-bias perspective so that ALL the available options are clearly defined and presented to you equally.

Make an Appointment
& Receive Your Free
Report!



Know ALL Your Options

- Reinstate your loan (pay all delinquent amounts)
- Negotiate a regular forbearance agreement
- Negotiate a special forbearance agreement
- Negotiate a loan modification (MHA / HAMP or Traditional)
- Deed in Lieu of Foreclosure



For more options visit:

www.BehindOnMyPayment.com

This communication is an "Advertisement" as defined by the California Rules of Professional Conduct and California Business and Professions Code. No communication herein shall create an attorney-client relationship unless a separate retainer agreement is signed by an attorney and client. This material is for informational purposes only and not intended to provide legal counsel.

Important notice required by Federal Law: We are a debt relief agency pursuant to Federal Law §524 of Title 11 of the US Code. The Clem Law Group assists and helps people file for bankruptcy relief under the United States Bankruptcy Code.

12 Myths of Bankruptcy

Bankruptcy surely has some negative connotations attached to it. However, its reputation can also be based on a small number of truths and numerous embellishments.

In these economically rough times, here are some misconceptions to help you sort out the fibs and fables of bankruptcy:

Myth # 1—Everyone will know I've filed for bankruptcy.

Unless the media feels that you are star worthy, the chances are that your creditors are the only people who will know that you have filed for bankruptcy.

Myth #2—All debts are wiped out of Chapter 7 bankruptcy.

A dream is a dream. Certain types of debts cannot be erased including: child support and alimony, student loans and debts gained as the result of fraud.

Myth #3—I'll lose everything I have.

While the bankruptcy laws depend on state to state, every state protects particular assets

Myth #4—I'll never get credit again.

Although they might be from lenders that charge extremely high interests rates, credit offers are bound to come your way again.

Myth #5—If you're married, both spouses have to file for bankruptcy.

If spouses have debts that they want to get rid of that they're both liable for, they should file together. Otherwise, it is not always the case for both spouses to file.

Myth #6—It's really hard to file for bankruptcy.

Honestly, there are harder things in life. Some people even do it without a lawyer; however, it is not always recommended.

Myth #7—Only deadbeats file for bankruptcy.

Bankruptcy is often filed after a life-changing experience like a loss of a job or serious illness. With all of life's challenges, does that mean everyone is a deadbeat?

Myth #8—I don't want to include certain creditors in my filing because it's important to me to pay them back someday.

You are no longer obligated to repay certain creditors back, but you always have the opportunity.

Myth #9—Filing for bankruptcy will improve my credit rating.

Filing for bankruptcy is the worst "negative" you can have on your credit report.

Myth #10—You can't get rid of back taxes through bankruptcy.

Little secret: there is such a thing as tax bankruptcy.

Myth #11—You can only file for bankruptcy once.

For Chapter 7, you can only file once every eight years. Chapter 13 reorganization can be filed more often than that.

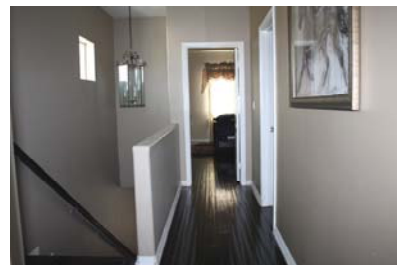
Myth #12—I can max out all my credit cards, file for bankruptcy, and never pay for the things I bought.

Courtesy of **CLEM LAW GROUP**

FEATURED LISTINGS

714-241-7368

Designer Condo with Wood Flooring

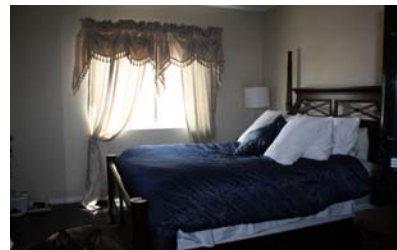
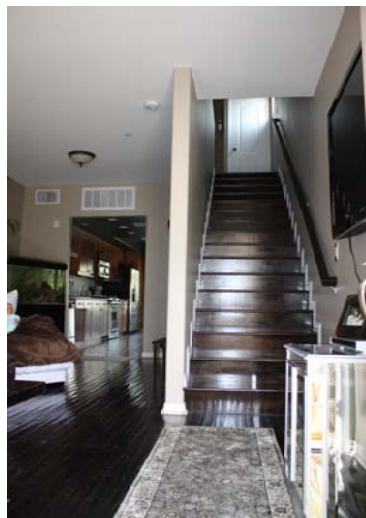


17168 Newhope Street, Unit #218

2 Bedroom / 2 Bathroom Condo

Asking Price: \$360,000

- ~ Wood floors throughout
- ~ Granite countertops
- ~ Hand-crafted maple cabinets in kitchen
- ~ Stainless steel kitchen appliances
- ~ Ceramic tile kitchen & bath areas
- ~ Large windowed laundry room
- ~ Patio area
- ~ Central air / heat
- ~ HOA Dues: \$280.98 (includes Sports Membership)



Upgraded Condo—Great Location!

17230 Newhope Street Unit 112—2 bedroom / 2 bathroom Condo



- ~ 1074 sq. ft.
- ~ First floor unit
- ~ Granite kitchen /bathroom counters
- ~ Wooden floors in living room
- ~ Ceramic tile kitchen
- ~ Washer / dryer hook-up
- ~ Stainless steel appliances
- ~ Ample built in closet / cabinets
- ~ Central heat and air conditioning
- ~ HOA \$307.59



Listing Price: \$328,900

*Los Caballeros Real Estate is licensed by the Department of Real Estate as a Broker (lic 01519288)

Located in the lobby of the sports club at 17272 Newhope St., Fountain Valley, CA 92708

MORE LISTINGS

714-241-7368

Beautiful Custom Built Cabinetry



11660 Warner Ave Unit #410



Condo Features:

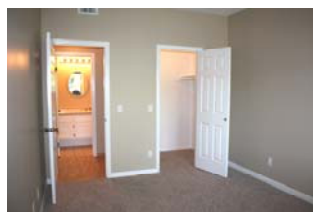
- ~ 2 bedroom / 2 bathroom
- ~ 1040 sq. ft.
- ~ Located on first floor
- ~ Custom built cabinets
- ~ Granite kitchen counters
- ~ Wall-to-wall burber carpeting
- ~ Gas fireplace
- ~ Large linen closet
- ~ Enclosed Spacious Laundry Room
- ~ Central heat and air conditioning
- ~ Common areas: BBQ, Pool, and Lake
- ~ HOA Dues—\$248.00/month

Listing Price: \$274,000

Top Lake View Condo



11630 Warner Ave Unit #640



Condo Features:

- ~ 2 bedroom / 2 bathroom
- ~ 1040 sq. ft.
- ~ Located on third floor
- ~ Carpeting in bedrooms
- ~ Wood flooring in living room / hallways
- ~ Mirrored built-in wet bar
- ~ Gas fireplace
- ~ Walk in Closet
- ~ Enclosed Laundry Room
- ~ Central heat and air conditioning
- ~ Common areas: BBQ, Pool, and Lake
- ~ HOA Dues—\$248.00/month

Listing Price: \$265,000

Affordable 1 Bedroom at Los Cab



17200 Newhope Street Unit 220



Condo Features:

- ~ 1 bedroom / 1 bathroom
- ~ 572 sq. ft.
- ~ Located on second floor
- ~ Common areas: BBQ, Pool & jacuzzi
- ~ HOA Dues—\$183.00/month

Listing Price:

ONLY \$159,900

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Located in the lobby of the sports club at 17272 Newhope St., Fountain Valley, CA 92708

***NEW* LISTING**

714-241-7368

South Coast Terrace Condo



**1101 West Stevens Avenue Unit 101,
Santa Ana—2 bedroom / 1 bathroom
Condo**

- ~ 850 square feet
- ~ First floor unit
- ~ Large patio
- ~ Pool / Laundry
- ~ Assigned parking
- ~ Walking distance to South Coast Plaza
- ~ Freeway accessible
- ~ Near restaurants

Listing Price: \$138,000



NEW & IMPROVED PROPERTY MANAGEMENT SERVICES

Starting August 1, 2010—LCRE & FS will go live on-line (www.lcrefs.com)

To keep up with the ever-growing technologically based society, companies need to stay on track with new trends and advancements. LCRE & FS is offering a full range of new and improved personalized and confidential property management services for the central Orange County areas. This Property Management Division is continuing to offer basic services—including tenant screening and placement, rental marketing opportunities, and rent collection services—with the implementation of innovative technology and earth-friendly programs. By adding AppFolio software to its system, LCRE & FS offers the same great services with improved benefits for its owners and tenants.

Benefits of this Web-based system include:

- ◆ Faster response and better service for both the owners and residents

- ◆ Secure login and remote access from anywhere at any time
- ◆ Efficient method of paying bills where owner statements can be delivered directly to your email
- ◆ Ability to address property maintenance issues faster
- ◆ Quick advertisement of vacancies online for more effective property marketing
- ◆ Application of work order request for both owners and tenants
- ◆ Economically and environmentally valuable by saving time and paper
- ◆ Capability of secure direct deposit transactions



DRE Lic #01519288

Summer Pool Reminders

Whether enjoying recreational pool time, exercising, or just soaking in the sun, here are some important notes to ensure a fun and relaxing experience.

Pool Summer Hours (6/1—9/30)

Monday-Friday: 6a.m.-8p.m.
Saturday-Sunday: 8a.m.- 7p.m.

Important Notes

- ◆ Keep all pool gates closed.
- ◆ All residents and Guest must clean up their area after each use.
- ◆ No resident or their guest should in any manner monopolize the pool nor create or permit any conditions which interfere with others enjoyment.



Newsletter Subscription Sign Up Today!

Drop off slip to the Marketing Department at Los Caballeros Real Estate or join online at www.loscaballeros.com/newsletter

Yes, please add to me the Los Caballeros Real Estate E-newsletter mailing list.

Name _____

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City: _____ ST: _____

Zip Code: _____

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Are you a/an _____ Tenant or Owner?
(circle one)

How would you like to receive your Newsletter? (circle one)

By Mail or Email or Both

Maximizing the Use of Your Air Conditioner During the Summer

With the current conditions, it seems like the Summer heat is quickly approaching. However, most of us do not give our air conditioners a thought until that first hot, excruciatingly humid day. But with a little care, you will be able to prevent inconvenient calls to your HOA.

Remember these tips when you use your unit:

- ◆ Dirty filters cause unnecessary strain and can lead to breakdowns. Changing or cleaning the filters at least once a month can help avoid problems.
- ◆ Keep doors and windows shut when cooling to maximize system effectiveness.
- ◆ Turn off kitchen, bath, and other ventilating fans when possible. They can remove a large amount of cooled air in a short time.
- ◆ Set thermostats properly.
- ◆ Shade south and west facing windows to help reduce unit workload.



Friendly Reminder

With the hot weather, many residences are finding the need to repair A.C. systems. Please remember that all repairs must be done by HOA approved HVAC Service Companies. Contact your HOA for any questions before calling for service.



HOA CALENDAR

Los Cab 1: **Thursday, July 15th 6:00p.m.**

Los Cab 2: **Thursday, Aug 19th 5:00 p.m**

Los Cab 3: **Thursday, Aug 19th 6:00 p.m**

Club 42: **Tuesday, July 13th 4:00 p.m.**

Location: Los Caballeros Sports Club—2nd Floor

We encourage ALL homeowners to attend

CLASSIC PROPERTY MGMT

Safety Tips for Fourth of July

Keep Your 4th of July Festive - Not Frantic

With family events and warm weather, the 4th of July can be an exciting time. However, before partaking in celebrations, make sure everyone is aware about fireworks safety.

- ◆ Local laws prohibit any use of fireworks in Fountain Valley, but check for public firework shows in our area. But, cities such as Santa Ana and Cypress allow legal fireworks and can be purchased here as well.
- ◆ Always use fireworks outside and have a bucket of water and a hose nearby in case of accidents. Soak all fireworks in water before throwing them in the trash can.
- ◆ Think about your pets! Animals have sensitive ears and can be frightened on the 4th of July. Keep pets away from fireworks to reduce the risk that they'll get injured or run loose.

Take extra precautions this Fourth of July and your festivities will be an explosion of fun!



Movie Releases for July 2010



The Last Airbender (3-D)—July 2, 2010

Rated: PG

With the influence of Asian art, this American action-adventure fantasy film combines concepts from mythology and various martial arts fighting styles depicted through the Avatar's journey. The thrilling 3-D aspect will surely entertain children of all ages.



Cats & Dogs: Revenge of Kitty Galore—July 30, 2010

Rated: PG

The epic struggle for control of planet Earth continues in this sequel to the 2001 comedy that had pet owners all across the world looking at their house pets in a whole new light. Take the chance to beat the heat and enjoy this family friendly movie.



Charlie St. Cloud—July 30, 2010

Rated: PG-13

Check out this fantasy-romance film starring High School Musical star, Zac Efron. The story of Charlie St. Cloud's choice between keeping a promise he made to his brother or going after the girl he loves is a great storyline for all alike.

July Holidays 2010

4th  Independence Day

25th  Parents' Day

Cool Summer Drinks



Beat the heat with these summer drinks. These cold drink recipes are easy to make and great for kids!

Limeberry Crush

Ingredients

- ◆ 2 pints of hulled strawberries
- ◆ 1 1/2 cups of crushed ice
- ◆ 1/4 cup confectioners' sugar
- ◆ 2 tablespoons of lime juice

Instructions

In a blender, combine strawberries, crushed ice, confectioners' sugar, & lime juice. Blend mixture until smooth, then serve immediately.



Local Activities



Concerts in the Park

Held at the Fountain Valley Recreation and Sports Park from 6PM-8PM

every Thursday evening.

16400 Brookhurst St.

FREE ADMISSION!

Live concerts return to the Fountain Valley Recreation Center at the Great Lawn on Thursday nights in July. Mark your calendar to enjoy an evening of family-friendly fun! This year, the line-up of bands includes a diverse mix of musical styles including: Open Wide, Greg Young and the 2nd Street Band, and Neon Nation.

For more info call 714-839-8611 or go to the website:

http://www.orangecounty.net/cities/FountainValley_events.html

The Orange County Fair

JULY 16-AUGUST 15

Orange County Fairgrounds, Costa Mesa

The annual Orange County Fair is one of the leading family attractions in Southern California offering an extensive selection of entertainment, exhibits, foods, hands-on activities, and rides. There is something for everybody at this event including: the summer headline concert series, working farm and petting zoos, adventure rides, contests, and games.

For more info call 714-708-FAIR or go to the website:

<http://www.orangecountyfair.com>

4th of July Pool Party

Sunday, JULY 4th: 11AM-4PM

ACTIVITIES FOR ALL

Relay Races, Games, Prizes

- ◆ Free Guest Day—Bring your friends for some fun and sun!
- ◆ \$2 Hot Dog Special @ The Café – includes hot dog, chips, can of soda

E-Waste Collection Event

Saturday, JULY 24th: 9AM-4PM

Held at Fountain Valley City Hall

Bring in your old electronic items and drop them off for free! Help us celebrate Earth Day!