



Community Partners Realty

Family Owned and Operated Since 1992

CommunityPartnersRealty.com

Our commitment to our neighbors in the **Terraces** is to provide accurate and timely real estate information, helping buyers and sellers make informed decisions.

We have designed and developed TerracesLagunaBeachRealEstate.com

Take a look and let us know if we have missed anything.

We would love your feedback.

PS. If you have a small non-competing business let's work together

We Are NOT The Typical Real Estate Brokerage We Are Full Time, Full Service, Real Estate Experts!

We have 28 years of extensive knowledge, expertise, and experience in helping people buy, sell, remodel, and finance their real estate

- ⇒ We are experts at locating homes that fit lifestyle and budgets
- ⇒ We have experience having SOLD hundreds of homes
- ⇒ We are **Mortgage Brokers** offering historically low interest rates
- ⇒ We are **General Contractors** making remodeling and repairs easy
- ⇒ We are a **Marketing Agency** with hundreds of digital footprints, returning millions of hits to our websites.



3 / 2.5
Represented Seller



4 / 2.5
Represented Seller



4 / 2.5
Represented Seller



4 / 3
Represented Owner



5 / 3
Represented Seller



4 / 2.5
Represented Buyer



5 / 3
Represented Seller



4 / 3
Represented Seller

If you are considering buying, selling, leasing, refinancing, remodeling or need repairs completed,
Call Martin 949-254-4721

DRE:01136352, NMLS:326804 CSLB:863900 If your home is currently listed with a broker, please disregard this brochure. Information deemed reliable, but not guaranteed



Local Communicator

Supporting our community by linking residents to local news and events
Visit localcommunicator.com to see what's going on in South Orange County today!



Dana Point Movie Nights

August 22, 2020
BACK TO THE FUTURE

August 29, 2020
THE GOONIES

Irvine Spectrum Drive-In Comedy & Drive-In Movie

August 22, 2020
BRAD WILLIAMS

August 29, 2020
FORTUNE FEIMSTER

September 5, 2020
MAZ JOBIRANI WITH OMID SINGH & TEHRAN

August 20, 2020
GREASE
Upcoming movies & dates TBD

For more information regarding tickets & upcoming events go to:

LocalCommunicator.com/local-events

To have local news & events emailed to you, sign-up here:

LocalCommunitcator.com/sign-up-for-local-news

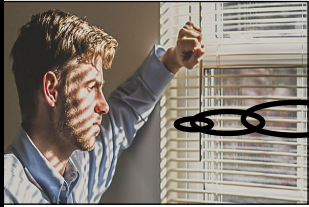
Inside August 2020 Edition:

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Laguna Beach Business Directory

Success Builders Construction

KILL 99% of AIRBORNE Mold, Bacteria, Viruses, & Allergens



Is the **INSIDE** air quality more polluted than the air outside?

ACCORDING TO THE EPA

Americans, on average, spend approximately 90 percent of their time indoors **where the concentrations of some pollutants are often 2 to 5 times higher than typical outdoor concentrations.**

Clean your *Indoor Air of Mold, Bacteria, Viruses, Allergens* with our *Exclusive Air Treatment System*

Contact Martin 949-254-4721 for more information

CSLB: 863900

Join the LagunaBeachBusinessDirectory.com

We will come to your place of business, take professional photography, edit, design, and develop a custom webpage to publish your products and/or services on. Promote your business or sales events locally and globally.

Call Martin 949-254-4721

*restriction apply see website

TREASURY FUNDS HOME LOANS

Today's Interest Rates are Screamin' Low!

New Loan: \$500,000
 Int. Rate: **2.625%** (apr 2.779%)
 Program: 30 year fixed
P & I Monthly Payment = \$2008.25

Whether you are interested in a purchase loan or a refinance, we've got a loan program for you!

Give me a call today

800-FundFas(t) or 800-386-3327

and see how you can get in on these low rates!

TreasuryFunds.com



The above example of today's low rate shows principal & interest payment only and is based on 80% LTV, 780 fico score, Aug 19, 2020 rates subject to change does not include prop. tax, hazard ins., loan costs, or HOA dues. NMLS:328579



Terraces Laguna Beach Real Estate Market Report

This is a great time to SELL your home as there is very little competition.
Give Martin a call at 949-254-4721

Homes for Sale

Address	Beds/Baths	Square Feet	Listed Price	Days on Market
203 Santa Rosa Ct	2/2.5	1353	590,000	30

Homes in Escrow

Address	Beds/Baths	Square Feet	Listed Price	Days on Market
114 Santa Rosa Ct	3/2.5	1383	589,900	50

Sold Homes

Address	Beds/Baths	Square Feet	Selling Price	Closed
628 San Nichols Ct	2/2.5	1325	645,000	8/7/2020
620 San Nichols Ct	2/2.5	1283	665,000	7/1/2020
200 Santa Rosa Ct	2/2.5	1325	555,000	6/29/2020
210 Santa Rosa Ct	3/2.5	1523	670,000	6/29/2020
217 Santa Rosa Ct	3/2.5	1426	625,000	6/15/2020
106 Santa Rosa Ct	3/2.5	1426	620,000	6/8/2020
619 San Nichols Ct	2/2.5	1325	599,900	5/5/2020
601 San Nichols Ct	2/2.5	1325	628,000	3/11/2020
209 Santa Rosa Ct	2/2.5	1325	572,000	2/24/2020

The homes in the Terraces are selling fast and at record high prices. The demand for homes is very high, but the current inventory is in short supply.

The Terraces neighborhood has a median selling price of \$612,000 with a median days on the market of 35 days. The market values are still going up in South Orange County.

If you are considering buying, selling, leasing, refinancing, remodeling, or need repairs completed, Call Martin 949-254-4721

At NeighborhoodMarketReports.com the Terraces neighborhood Market Report is updated electronically 24/7

Information provided obtained from CRMLS. It is deemed reliable, but not guaranteed. It may or may not include all homes that were active and or sold.

8-19-2020