

# *El Dorado Realty, Inc.*

## NEIGHBORHOOD VOICE

Volume XIX, Issue 1

“Celebrating over 35 years of service”

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FROM THE DESK OF  
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CA State RE License # 00413239

# HAPPY NEW YEAR

Another year starts and I am sure we all hope it is better than last one. 2009 was a rough one for a lot of people, I feel terrible for those that have lost their homes, and I just hope that anyone in our neighborhood faced with the prospect of losing their home will reach out for help, the market is coming back and this year should see better prices for homes in our always attractive area of Long Beach. More pressure appears to be directed at lending institutions to provide reasonable loan modification plans to people in

trouble. This issue is devoted to coverage of my historical sales data for the neighborhood and I think after seeing the trends, everyone can feel a bit more comfortable about their investment in their home. While your personal residence is more than just an investment, it has come to be a major source of wealth for almost all of us.

The charts, beginning on page two, represent sales of the two major tracts of homes built in our neighborhood during the years 1952 - 1953. The charts cover not only the original size homes offered, but also one chart which depicts the enlarged Carson Park home, where second bath has been added. The Cliff May Ranchos, as in the past reflect both the three and four bedroom models, as the square footage was only a couple hundred feet different and I personally have never found a definite price deferential between the two.

The major cause of the spread in prices at any given time is attributable to the extensiveness and taste of modernization.

I think you will see, as I do, that the bottom has been reached and that effort to get better prices by the realtors in our area is having some success. We still face the problem of the out of area realtors representing bank short sales and their practice of putting

unreasonably low prices on the homes, hoping for buyers to bid up prices in competition. Unfortunately for the seller, this doesn't work all the time, as many good buyers are reluctant to offer on homes that will require many counter offers. I feel that this practice does a disservice to the owners, at a time when they are vulnerable, and to others in the neighborhood with homes on the market at realistic pricing. I can only hope that more in our neighborhood will seek help from the Realtors familiar with and experienced with sales in this neighborhood. Please don't just accept the banks recommended realtor, demand to pick your own representative. I can assure you of getting a much better price for your home in addition to a smoother transaction.

**FREE  
PROPERTY  
EVALUATION**

**NO STRINGS ATTACHED!**

Evaluation compares the features of your home to recent homes sold and yields realistic Market Value through the Sales Cost Analysis approach.

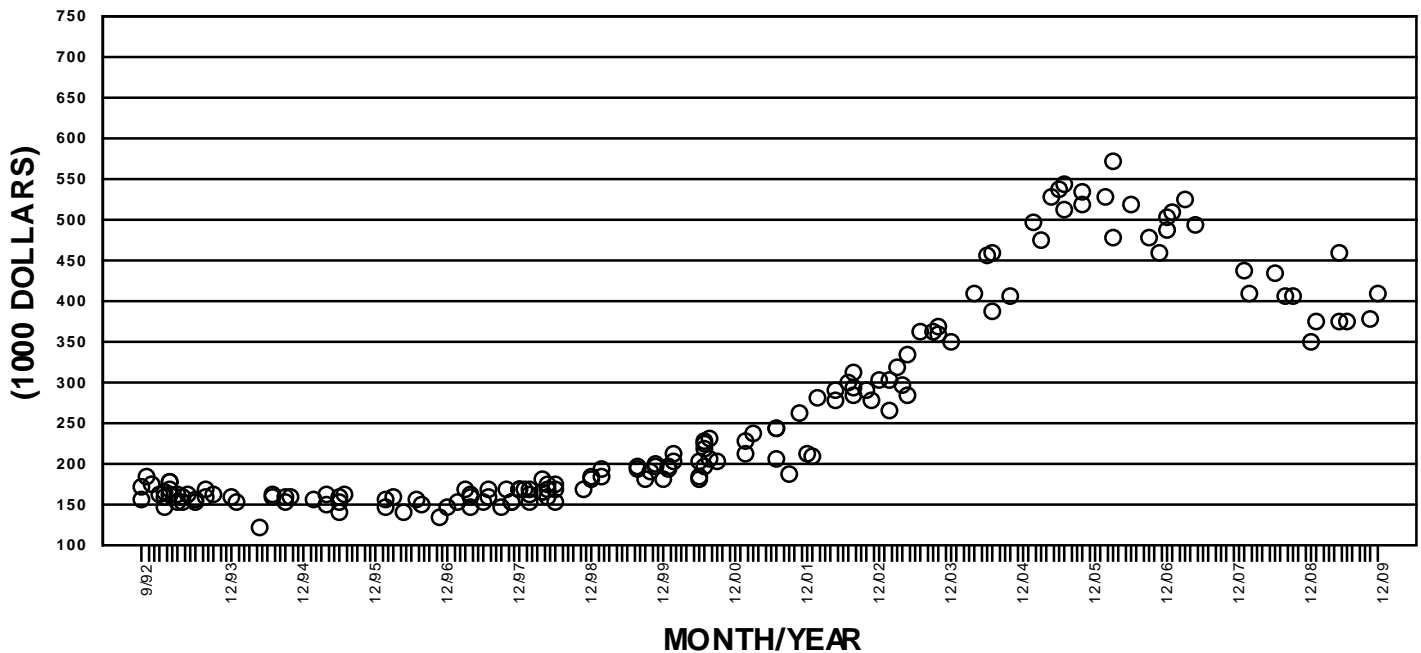
**Ron Beeler**

**El Dorado Realty Inc.**

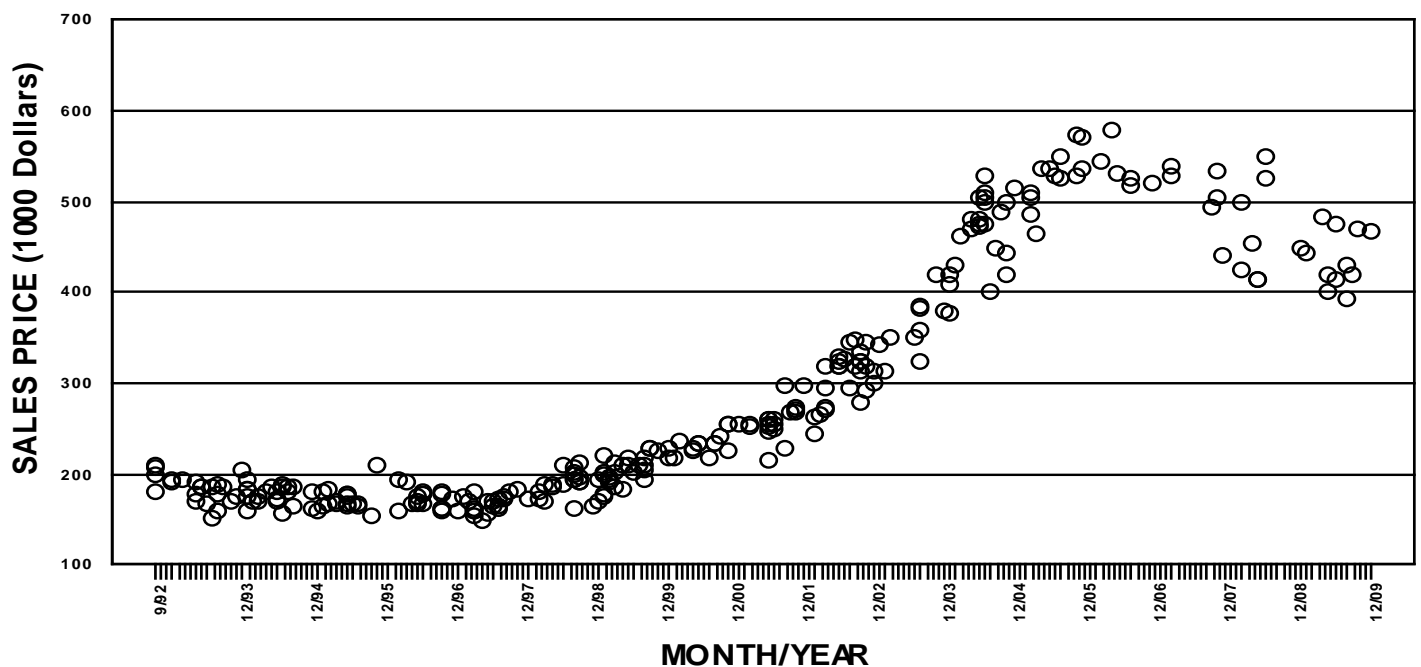
**(562) 243-0645 or 429-0686**

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## CARSON PARK SALES HISTORY, 2-Bdrm, 1-Ba



## CARSON PARK SALES HISTORY, 3-Bdrm, 1-Ba

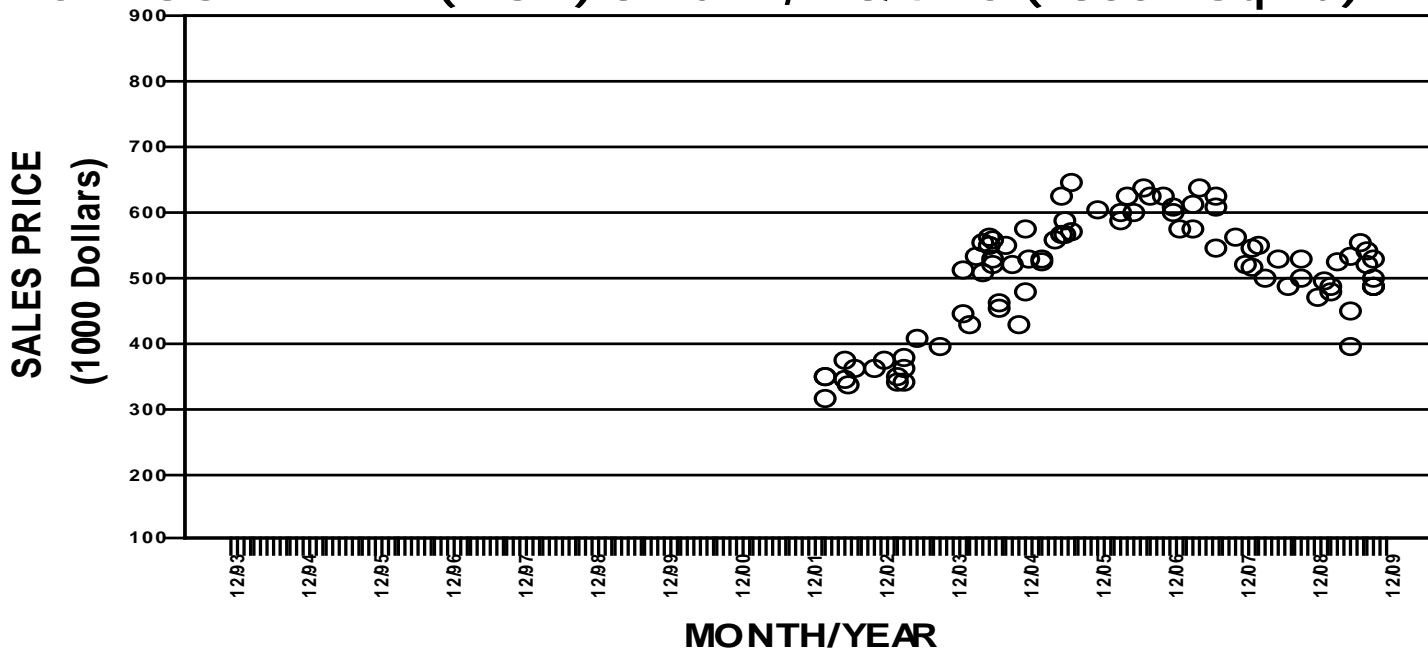


Interestingly enough, all of these charts show that prices have risen at about the same rate, roughly 8-%, over the long run from the level period around 1996. Certainly not a bad

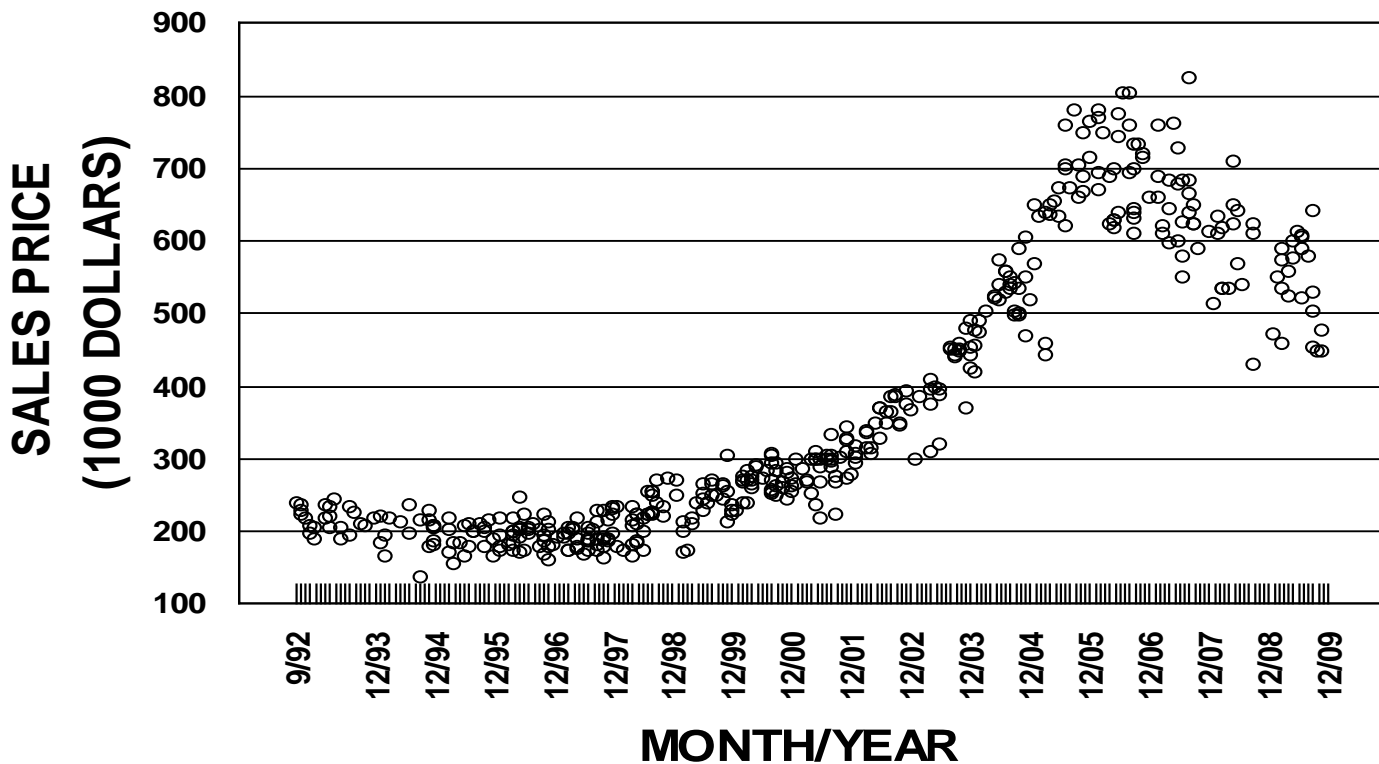
investment in my eyes. The wild growth from 2003 to 2005 could not be sustained and it was clear that an adjustment would be made eventually. As I told my clients during this period, be

prepared to weather the inevitable adjustment period, be it your personal residence, or an investment property.

### CARSON PARK (MOD) 3-Bdrm, 1-3/4-Ba (1300+ Sq Ft.)



### RANCHO SALES HISTORY



The Community meeting, called by Gerrie Schipske in November, to discuss primarily the Rancho defined property set-backs, oversized vehicles and traffic, was well attended. Dave Roseman, City Traffic Engineer, talked about the problems in excluding oversized vehicles throughout the City. The cost of signage alone could cost upwards of \$500,000. The City plans to approach the problem neighborhood by neighborhood, first getting residents input and then implementing the wishes best fitting the majority of residents. The area from Spring St to Wardlow Rd, between Studebaker and Stevely may be one of the first test sites. When the plan goes forth, each resident will get a letter by mail advising of action and how to submit opinions and vote.

As for the unusual set-backs in the Ranchos, Lynette Forenczy, Development Services, explained that there is no plan to change them.

The unique, street by street set-backs, were established years ago (1982) after the area was incorporated into the city, and it was found that fencing and building had been allowed to extend well short of the city's normal 20-foot setback. Each resident on a street was contacted at the time and allowed input as to what the setback should be. The majority ruled and therefore each street in the ranchos has a different setback, from a two foot for fences, five for building, on Kildee and three foot for both fences and buildings on Volk Avenue to Premium which has a ten foot set-back. City ordinance (ORD-09-0018) spells out the specific set-back for each street in the tract. If residents encounter problems getting building permits affected by these set-backs, they are encouraged to call Gerrie Schipske's office and ask for help.

Also discussed was the temporary moratorium placed on the construction of 2<sup>nd</sup> story additions or demolition of existing residential structures, in the defined Rancho district. The moratorium will remain in effect through April 2010 to allow time for a complete survey of all residents prior to making a new law restricting such development.

On a different issue, the city is doing all it can to repair sidewalks and trim trees, but limited resources make the process very slow. Citizens are allowed to take matters into their own hands, if waiting isn't practical. The City will pay up to 50-percent of the cost for sidewalk repair, with the homeowner covering the rest. They will also pay up to \$100 for out of sequence tree trimming. All work must be performed by licensed contractors with appropriate permits.



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