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Shasta County Real Estate

www.MartinSellsPropertyFast.com

Real Estate **1**
Professionals

CA DRE Lic. # 01305167

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ATTENTION INVESTORS:

MAXIMIZE YOUR PROFITS, NOT YOUR TAXES

IF you have taken depreciation on an investment property, or if you have a property that has increased in value, you may face substantial capital gains taxes.

Section 1031 exchanges provide investors with one of the best tax strategies for preserving the value of an investment portfolio. By using an exchange the investor is able to defer the recognition of capital gain taxes that would otherwise be incurred on the sale of investment property. The investor can then use the entire amount of the equity to purchase substantially more replacement property. To qualify as an exchange the relinquished and replacement properties must be qualified "like-kind" properties and the transaction must be structured as an exchange.

As a general rule of thumb, to avoid paying any capital gain taxes in an exchange, the investor should always attempt to: 1. Purchase equal or greater in net sales price (value). 2. Reinvest all of the net equity in replacement property. 3. Obtain equal or greater debt on replacement property. **Exception:** A reduction in debt can be offset with additional cash from exchanger, but increasing debt cannot offset a reduction in exchange equity.

Using a "Qualified Intermediary" will provide the investor with the necessary reciprocal transfer of properties to create the exchange and the "Safe Harbor" protection against actual and constructive receipt of the exchange funds as required by §1031.

There are many of these companies out there and your trusted real estate or mortgage professional can help you find the right one. If you are interested in learning more just give us a call. Good luck and happy investing!

LOANS

Why do business with RE 1 Mortgage Funding?

With over 16 years in the lending business, I offer a variety of personalized loans to fulfill your buying power

**Residential
Investment
FHA
VA
Cal-Vet
Refinancing
Cal-Pers
First Time Buyers**



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Area Real Estate Statistics for Single Family Residences

Homes Sold in May, 2011

Area	# Active Listings	Total # Sold	# REO Sold	# SS Sold	AVG DOM	Avg. Sales Price
NW Redding	135	17	10	1	128	\$144,088
NE Redding	210	32	16	4	106	\$176,972
SE Redding	162	38	16	9	124	\$185,922
SW Redding	251	34	17	4	149	\$164,267
Anderson/Happy Valley	159	19	5	3	130	\$132,201
Cottonwood/Lake California	117	29	19	2	150	\$144,578
Palo Cedro	51	5	3	0	74	\$202,000
Shasta Lake City	80	11	8	0	91	\$137,518
Shingletown	87	8	3	1	119	\$174,000
Shasta County MLS	1,252	193	97	24	126	\$162,596

KEY: REO (Bank Owned); SS (Short Sale); DOM (Days On Market)

06/09/2011 Source: Shasta County MLS. Information is deemed reliable but is not guaranteed.

How to Stop Paying Rent and Own Your Own Home

It's a dream we all have - to own our own home and stop paying rent. But if you're like most renters, you feel trapped within the walls of a house or apartment that doesn't feel like yours. How could it when you're not even permitted to bang in a nail or two without a hassle. You feel like you're stuck in the renter's rut with no way of rising up out of it and owning your own home.

It doesn't matter how long you've been renting, or how insurmountable your financial situation may seem.

The truth is, there are some little known facts that can help you get over the hump, and transfer your status from renter to homeowner. With this information, you will begin to see how you really can:

- save for a downpayment
- stop lining your landlord's pockets,
- stop wasting thousands on rent.

There are many important issues you should be aware of that affect you as a renter. Why on earth would you continue to lose thousands of dollars by throwing it away on rent when with

your agent you could take a few minutes to discuss your specific needs so that you can stop renting and start owning. This conversation costs you nothing. And, of course, you shouldn't have to feel obligated to buy a home at the time you review this. But by taking the time to explore your options, and learn about the ways you can afford to buy a home, think how prepared and relaxed you'll be when you are ready to make this important step. *Don't feel trapped!*

Call 530-224-2270 and ask for a Buyer's Agent

Up to 3.5% in Closing Cost Assistance

JUST ONE MORE REASON TO FIND YOUR DREAM HOME

Fannie Mae is offering up to a 3.5% incentive for buyers who purchase and close on a HomePath property by June 30, 2011.

To be eligible for this incentive:

- Buyers or their agents must request closing cost assistance at initial offer

- Initial offers must be submitted on or after April 11, 2011
- Property sales must close on or before June 30, 2011
- Buyers must reside in the home as their primary residence—auction, pool, and investor sales are excluded

Speak to an agent or visit HomePath.com for full terms and conditions.

Buy 2nd Home @ 90%

- Loan amounts up to \$417,000
- Single Family Residence
- DTI 41%
- FICO 720

Typically, a 2nd home is used as a vacation home. The property must be remote from the borrower's primary residence in distance or time of travel, and should be located in a resort or vacation area such as mountains, oceanfront, or desert.

- MI coverage 25%
- 2-4 units are not eligible
- Rental income may not be used to qualify the borrower

Questions? Call David Van Gerpen at (530) 722-9109, ext. 113.

SALES TREND REPORT

Price	# Sold		May Sold		Active Listings		# Months Inventory		YTD Avg		% of Homes Sold in May
	Sold Apr	YTD May	Sold May	Avg DOM	Listings May	May	Inventory	DOM	DOM		
\$0 - \$150,000	99	419	108	124	282	282	2.6	124	124	48%	
\$150,001-\$200,000	38	222	65	121	180	180	2.8	144	144	29%	
\$200,001-\$250,000	17	87	28	119	120	120	4.3	142	142	12%	
\$250,001-\$300,000	13	57	10	189	121	121	12.1	172	172	4%	
\$300,001-\$350,000	11	43	5	141	60	60	12.0	195	195	2%	
\$350,001-\$400,000	13	31	3	215	68	68	22.7	181	181	1%	
\$400,001-\$450,000	4	13	3	193	39	39	13.0	175	175	1%	
\$450,001-\$500,000	2	7	1	128	26	26	26.0	94	94	0%	
\$500,001-\$550,000	2	5	1	105	19	19	19.0	101	101	0%	
\$550,001-\$600,000	0	0	0	0	30	30	N/A	0	0	0%	
\$600,001-\$650,000	0	1	0	0	15	15	N/A	254	254	0%	
\$650,001-\$700,000	0	1	0	0	6	6	N/A	70	70	0%	
\$700,001-\$750,000	0	1	0	0	8	8	N/A	44	44	0%	
\$750,001-\$800,000	0	2	1	147	4	4	4.0	124	124	0%	
\$800,001-\$850,000	0	0	0	0	4	4	N/A	0	0	0%	
\$850,001-\$900,000	1	1	0	0	0	0	N/A	449	449	0%	
\$900,001-\$10,000,000	0	4	0	0	50	50	N/A	411	411	0%	
	200	894	225	128	1032	1032	4.6	141	141	100%	

Approximately 6 months of inventory represents a balance between sellers selling and buyers buying.

Information source FlexMls (SAOR) 06/09/2011 deemed to be reliable but not guaranteed

Foreclosures, Fixer Uppers and Great Buys! Call us today at 1-800-272-1726, ext. 2042

	Photo	Price, Address	Property Type	Cross Street	Beds	Baths	Approx. Sq Ft/Acres
1		\$24,900 WOODLAND WAY SHINGLETOWN, CA 96088	Lots/Land	Plateau Pines			0.5 Acres
2		\$57,500 974 TUBEROSE TRL Los Robles REDDING, CA 96003	Mobile	Butternut	2	2	1,352
3		\$60,000 5401 Grand Avenue SHASTA LAKE CITY, Ca 96019	Lots/Land	Shasta Way			70' x 114'
4		\$62,900 1129 EUGENE ST SHASTA LAKE, CA 96019	Residential	Oregon	4	2	1,318
5		\$65,000 Hillside DR Anderson, Ca 96007	Commercial Land				0.09 Acres
6		\$69,000 Saddleback Ridge Road Cottonwood, Ca 96022	Lots/Land	Hooker Creek Rd			5.6 Acres
7		\$69,000 Olive St Cottonwood, Ca 96022	Lots/Land	Main St			75' x 108'
8		\$76,500 16880 LAVERNE LN ANDERSON, CA 96007	Lots/Land	Fletcher			2.5 Acres
9		\$78,900 608 Shasta Park Dr Shasta Lake, Ca 96019	Residential	Shasta Dam Blvd.	3	2	1,188
10		\$80,000 8087 STAR TREK DR SHINGLETOWN, CA 96088	Residential	Ritts Mill	2	1	1,120
11		\$82,900 1242 SOUTH ST REDDING, CA 96001	Residential	Pine	2	1	786
12		\$82,900 1242 ROSE AVE REDDING, CA 96001	Residential	Eureka Way	3	2	854
13		\$85,000 22320 ADOBE RD RED BLUFF, CA 96080	Lots/Land	Surrey Village Ln			150x175x150x185
14		\$87,500 10226 ROCKING HORSE LN REDDING, CA 96003	Lots/Land	Via Serena			2.52 Acres
15		\$93,600 3173 SMITH BOTTOM RD COTTONWOOD, CA 96022	Residential	1st Street	4	3	1,200
16		\$95,000 Saint Marys Ave. Red Bluff, CA 96080	Lots/Land	Short Ave,			5 Acres
17		\$100,000 14375 Seabiscuit Redding, CA 96003	Lots/Land	Old Oregon Trail			2.6 Acres
18		\$100,000 30695 Sleepy Hollow Drive Shingletown, CA 96088	Residential	Shasta Forest Drive	2	2	1,280

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	Photo	Price, Address	Property Type	Cross Street	Beds	Baths	Approx. Sq Ft/Acres
19		\$102,000 716 Coronado St Redding, CA 96003	Residential	Quartz Hill	2	1	868
20		\$102,500 19375 Bonanza King Drive Cottonwood, CA 96022	Residential	Lake California Dr.	3	2	1,458
21		\$104,900 1332 Grand River Ave Shasta Lake, CA 96019	Residential	Chico	3	2	1,296
22		\$110,900 1861 RIVIERA DR REDDING, CA 96001	Residential	Memory Lane	4	2	1,447
23		\$110,900 3490 SUMMIT DR REDDING, CA 96001	Residential	Starlight Blvd	3	2	1,632
24		\$114,500 2270 HOWARD ST ANDERSON, CA 96007	Residential	Oak	3	2	1,204
25		\$114,900 2717 Goose Ranch Rd Lewiston, CA 96052	Mobile	Lewiston Rd	2	2	1,520
26		\$115,000 4075 WILLOWS SHASTA LAKE, CA 96019	Residential	Center Ave	3	2	1,288
27		\$118,000 17930 TIPTOE LN REDDING, CA 96003	Mobile	Lake Blvd	3	2	1,800
28		\$119,000 16382 Palm Avenue Anderson, Ca 96007	Residential	Olinda	3	2	1,716
29		\$119,900 1229 Woodside Meadows Drive Redding, CA 96002	Residential	Canby	3	2	1,028
30		\$119,900 120 CORONA AVE RED BLUFF, CA 96080	Residential	Monroe	3	2	1,362
31		\$119,900 3124 SHARON AVE ANDERSON, CA 96007	Residential	Stingy Lane	5	2	2,000
32		\$120,000 2160 WALBRIDGE ST RED BLUFF, CA 96080	Residential	Baker Rd	3	2	1,497
33		\$124,500 6968 REFLECTION REDDING, CA 96001	Residential	Lakewood	3	2	1,556
34		\$129,900 5025 Happy Valley Rd. Anderson, ca 96007	Residential	Olinda Rd.	3	2	1,728
35		\$129,900 7440 Happy Valley Anderson, CA 96007	Residential	View Point	3	3	2,200
36		\$129,900 20765 CHAMISE ST LAKEHEAD, CA 96051	Residential	Pine	3	2	1,288

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	Photo	Price, Address	Property Type	Cross Street	Beds	Baths	Approx. Sq Ft/Acres
37		\$133,750 3896 RIVERSIDE ANDERSON, CA 96007	Residential	North	4	2	1,170
38		\$139,000 16850 Basler Road Cottonwood, Ca 96022	Lots/Land	Quail Ridge			50.9 Acres
39		\$139,000 3418 Marmac Rd Anderson, Ca 96007	Residential	Stingy	3	2	1,262
40		\$141,900 5571 OLIVE ST ANDERSON, CA 96007	Residential	Palm	3	2	1,400
41		\$145,000 20584 BETA CT COTTONWOOD, CA 96022	Residential	Matthew	3	1	1,080
42		\$152,600 2105 Vienna Way Redding, CA 96003	Residential	Crispin	3	3	1,378
43		\$155,400 2338 Canal Drive Redding, CA 96001	Residential	Locust	4	2	1,981
44		\$158,900 22645 North Marina Way Cottonwood, CA 96022	Residential	Dinghy Way	3	2	1,680
45		\$159,900 1908 Cirrus St Redding, CA 96002	Residential	Galaxy	3	2	1,520
46		\$165,000 1628 LACEY LN REDDING, CA 96003	Residential	Candlewood	4	2	1,837
47		\$169,900 21751 BELMONT DR PALO CEDRO, CA 96073	Residential	Deschutes	3	2	1,384
48		\$169,900 595 YOLLA BOLLY REDDING, CA 96003	Residential	Golden Gate	2	2	1,276
49		\$171,500 8490 Starlite Pines Shingletown, CA 96088	Residential	Emigrant Trail	3	2	1,747
50		\$174,900 2187 RENOIR PATH REDDING, CA 96001	Residential	Athens	2	2	1,404
51		\$174,900 1967 El Vista Redding, Ca 96002	Residential	Victor	3	2	1,419
52		\$179,900 1455 Donita St. Red Bluff, CA 96080	Residential	Southpointe	4	2	1,676
53		\$183,200 1716 Marigold Way Redding, CA 96003	Residential	Atrium	4	2	1,392
54		\$188,000 7597 TERRA LINDA WAY REDDING, CA 96003	Residential	Mountain View	3	3	2,089

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	Photo	Price, Address	Property Type	Cross Street	Beds	Baths	Approx. Sq Ft/Acres
55		\$190,800 2178 Renoir Path Redding, CA 96001	Residential	Paris	2	2	1,423
56		\$191,000 3714 CHURN CREEK RD REDDING, CA 96002	Residential Income— 4-plex	Harpole	2 Ea Unit	1 Ea Unit	
57		\$195,000 3399 Nathan Drive Anderson, CA 96007	Residential	Oak Street	3	2	1,243
58		\$199,000 22007 Zapatero Cottonwood, CA 96022	Residential	Querido	3	2.5	2,006
59		\$199,900 3537 KERI LN COTTONWOOD, CA 96022	Residential	Gas Point	3	2	1,638
60		\$200,000 4146 VILLA DR REDDING, CA 96001	Residential	Wisconsin	3	2	1,536
61		\$215,900 12124 Intermountain Road Redding, Ca 96003	Residential	Hwy 299 E	5	3	2,596
62		\$225,000 11597 Profanity Lane Redding, CA 96003	Residential	Keswick Dam	3	2	1,766
63		\$244,200 11734 Brinda Lane Redding, CA 96003	Residential	Hwy 299E	3	2	1,646
64		\$249,000 18175 WILDRIDGE RD COTTONWOOD, CA 96022	Residential	Bowman Road	1	2	1,152
65		\$253,500 3867 RUSHMORE DR REDDING, CA 96001	Residential	Cumberland	3	2.5	1,962
66		\$289,900 12200 Decoy Redding, CA 96003	Residential	Pleasant Hill	4	3	2,732
67		\$309,000 15845 MELINDA REDDING, CA 96001	Residential	Placer	4	2	2,032
68		\$325,000 Alice Ln Redding, Ca 96003	Lots/Land	Intermountain			81 Acres
69		\$325,000 16416 OLD MISSION DR RED BLUFF, CA 96080	Residential	SKYLINE	3	2	1,969
70		\$339,900 4612 Kilkee Drive Redding, CA 96001	Residential	Lakeside	4	2	2,430
71		\$425,000 8999 Basin Hollow Millville, CA 96062	Residential	Whitmore Road	3	2.5	1,790
72		\$450,000 10624 OAK RUN RD MILLVILLE, CA 96069	Residential	Old 44	4	3	2,132

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Shasta County Real Estate

Market Watch

Your New Home: Get What You Need First, Then What You Would Love

When you're looking at homes, you'll find you fall in love with one or another home for entirely different reasons. Is it better to buy the 4 bedroom home with room for your family to grow, or the one with the large kitchen/great-room combo perfect for those family get-togethers? What's more important: a big backyard, or proximity to your child's school? **Far too often people buy a home for the wrong reasons, and then regret their decision when the home doesn't meet their needs. Don't shop with stars in your eyes: satisfy your needs first.** If you're lucky, you'll find a home that does both. The important thing is to understand the difference before you get caught up in the excitement of looking. **Find out if your agent offers a "Buyer Profile System" or "House-Hunting Service"**, which takes the guesswork out of finding just the right home that matches your needs. This type of program will cross-match your criteria with ALL available homes on the market and supply you with printed information on an ongoing basis. A program like this helps homeowners take off their rose colored glasses and, affordably, move into the home of their dreams. To help you develop your home buying strategy, use this form:

What do I absolutely **NEED** in my next home:

What would I absolutely **LOVE** in my next home:

Sign up for our FREE
House-Hunter Service at
www.MartinSellsPropertyFast.com
And click on "Exclusive Buyer
Profile System"

Real Estate
Professionals



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www.MartinSellsPropertyFast.com

www.ReddingRE1.com

Fannie Mae/HomePath Financing Enhancement Announcement:

Based on lender feedback and REO market needs, we have enhanced both our HomePath Mortgage® and HomePath Renovation Mortgage®. Enhancements are effective for loans delivered on or after February 1, 2011. For HomePath Renovation Mortgage only, we will (1) allow 2nd home (1-unit up to 90% LTV) and investment properties (1-unit up to 85% LTV, 2-4 units up to 75% LTV), and (2) expand the maximum renovation component in the loan amount to the lesser of 35% of the as-completed value or \$35,000 (currently limited to the lesser of 20% of as-completed value or \$30,000). For HomePath Mortgage only and other details see the financing tab at www.homepath.com.

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Or 1-800-272-1726 ID #2242

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HomePath Mortgage Program

DID YOU KNOW THAT...

Borrowers may purchase an Investment Property with 10% down

Minimum Credit Score—660

No Appraisal!

DTI 45%

Property Types: 1 Unit SFR, Condo, PUD

No Mortgage Insurance!

See further details at
www.HomePath.com