



This page outlines the details of the listing(s) in this market analysis.

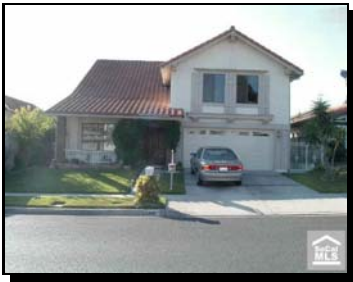
Monday, January 21, 2008



**Address: 22243 Crane Street**  
**Closed Sale 9/14/2007**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 8400
Map Code: 891G3	Bathrooms: 2	Heating: Forced Air
Closed Sale Price: \$615,000	Sqft: 1695	Cooling: Central
Original Price: \$665,000	\$/Sqft: \$362.83	
Date Listed: 2/12/2007	Year Built: 1977	
DOM: 165	Parking:	

Located in One of the Most Desirable Neighborhoods At the End of a Culdesac on a Large Private Flag Lot. Many Upgrades Through-Out. Newer Upgraded Front Door w/Baldwin Lock. Remodeled Guest Bathroom. All New Exterior Dual Pane Windows and Doors. Large Covered Patio with Lots of Grass Area. Newer Steel Roof. Tile Flooring.



**Address: 22041 Heidi Avenue**  
**Closed Sale 12/14/2007**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5512
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
Closed Sale Price: \$630,000	Sqft: 2752	Cooling: Central
Original Price: \$820,000	\$/Sqft: \$228.92	
Date Listed: 3/18/2007	Year Built: 1981	
DOM: 211	Parking:	

Large Home w/Great Location. Updated Kitchen w/Island Bar, Indoor Barbeque, Pantry, New Stove Top, Microwave and Lighting. Huge Bonus Room w/Built-In Cabinets and Wet Bar. Den w/Fireplace, Family Rm and Dining Rm. 3 Bd Upstairs and 1 Bd Downstairs. Large Master w/Retreat. Masterbath has Oval Tub and Dual Sinks w/Walk-In Closets. Vaulted Ceilings, Indoor Laundry and Lots of Built-In Cabinets. New



**Address: 22216 Crane St Street**  
**Closed Sale 7/31/2007**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 4500
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
Closed Sale Price: \$638,000	Sqft: 2250	Cooling: Central
Original Price: \$680,000	\$/Sqft: \$283.56	
Date Listed: 5/25/2007	Year Built: 1978	
DOM: 29	Parking:	

Beautiful Upgraded Home on a Wide, Quiet Street in a Wonderful Neighborhood. Totally Upgraded with New Stainless Steel Appliances, New Dual Paned French Windows and Doors, Laminated Wood Flooring Throughout Downstairs, Crown Moulding, New Paint, New Steel Roof, New Beveled Glass Front Entry and New Beveled Glass Garage Door. Garage is Oversized with Overhead Storage. Membership

**Vicki Lloyd**

www.LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest II



This page outlines the details of the listing(s) in this market analysis.

Monday, January 21, 2008



**Address: 22155 Pheasant Street**  
**Closed Sale 1/16/2007**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5750
Map Code: 891F3	Bathrooms: 2	Heating: Forced Air
Closed Sale Price: \$675,000	Sqft: 1821	Cooling: Central
Original Price: \$729,000	\$/Sqft: \$370.68	
Date Listed: 9/5/2006	Year Built: 1977	
DOM: 126	Parking:	

Beautiful Single Story Home Completely Re-Modeled Inside and Out. Nothing Left Undone. Cathedral Ceilings, Skylight. Gorgeous Stone Fireplace in Living Room. New 40 Year Old Roof. All New Kitchen, New Appliances, Granite Counter Tops. New Wood Flooring in Family Room. New Carpeting. Double Paned Windows Throughout. French Doors in Dining Rm Leads to New Outdoor Patio. Located on End Of



**Address: 22031 Heidi Avenue**  
**Closed Sale 3/20/2007**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5304
Map Code: 891F3	Bathrooms: 2	Heating: Forced Air
Closed Sale Price: \$690,000	Sqft: 1705	Cooling: Central
Original Price: \$709,900	\$/Sqft: \$404.69	
Date Listed: 2/5/2007	Year Built: 1981	
DOM: 13	Parking:	

Rarely Available! Spacious Single Level in Prime Location, Completely Upgraded/Remodeled T/O w/Custom Kitchen Cabinetry, Center Island(Storage/Seating for 4)Stainless Steel Appliances, Granite Counters, Recessed Lighting, Ceramic Tile/Upgraded Carpet T/O! Incredible Master Bath w/Custom Travertine Shower/Counters, Walk-In Closet. Remodeled 2nd Bath



**Address: 24456 Peacock Street**  
**Closed Sale 4/17/2007**

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 5152
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
Closed Sale Price: \$750,000	Sqft: 2634	Cooling: Central
Original Price: \$809,900	\$/Sqft: \$284.74	
Date Listed: 2/3/2007	Year Built: 1977	
DOM: 26	Parking:	

Light and Bright, Great Neighborhood, Fabulous Hoa Sun and Sail Club Ammenities Pool, Tennis, Club House, And Lake, Upgraded Ceramic Tile Flooring and Tile Counters in Kitchen,3 Fireplaces, Main Floor Bdrm, Skylights, Fresh Interior Paint, Front Door w/Glass Panels,

**Vicki Lloyd**

www.LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest II



This page outlines the details of the listing(s) in this market analysis.

Monday, January 21, 2008



**Address: 22022 Mae Circle**  
**Closed Sale 6/20/2007**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5200
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
Closed Sale Price: \$780,000	Sqft: 2884	Cooling: Central
Original Price: \$839,000	\$/Sqft: \$270.46	
Date Listed: 3/24/2007	Year Built: 1979	
DOM: 60	Parking:	

Hard to find Very Quiet Interior Location on Cul-De-Sac Pristine, Best Deal and Best Home\* Sunny and Remodeled, Could be \*6\* Bdrm close to the Sun and Sail Club. Great Floorplan Offers an Enormous Bonus Room with U-Shaped Bar. Room for Pool Table and Lots of Extras! Porcelaine Tile Flooring, New Corian Kitchen Counters, Recessed Lighting and More. Private Rear Yard has Waterfall Feature. Assoc/



**Address: 22103 Pheasant Street**  
**Closed Sale 4/3/2007**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5600
Map Code: 891G3	Bathrooms: 2.5	Heating: Forced Air
Closed Sale Price: \$780,000	Sqft: 2226	Cooling: Central
Original Price: \$799,800	\$/Sqft: \$350.40	
Date Listed: 1/22/2007	Year Built: 1978	
DOM: 38	Parking:	

Wow! Open, Spacious 3 Bdrm + Loft/Or 4th Bdrm. New Carpet, Slate F/P, And Windows Galore! Membership to Sun and Sail Club @ Lake Forest II! Stunning Upgrades-All New Gourmet Kitchen w/Gorgeous Mocha Glazed Cabinets, Lazy Suzan and Slide-Out Shelves. Lighted Display Cabinet w/Antique Glass Panels, Under-Cabinet Lighting, Slab Granite Counters and Backsplash, High-End Stainless Steel



**Address: 24312 Cardinal Place**  
**Closed Sale 5/24/2007**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5340
Map Code: 891G3	Bathrooms: 2.5	Heating: Forced Air
Closed Sale Price: \$795,000	Sqft: 2219	Cooling: Ceiling Fan, Central
Original Price: \$829,900	\$/Sqft: \$358.27	
Date Listed: 1/4/2007	Year Built: 1977	
DOM: 82	Parking:	

Turnkey! Lovely 3+2. 5+loft (Could be 4th Bedroom) On Cul-De-Sac Totally Updated! Courtyard Entry, Open Floorplan w/Formal Living and Dining Rooms, 2 Fireplaces, Family Room Wired w/Surround Sound, Vaulted Ceilings (No Popcorn), Remodeled Gourmet Kitchen w/Garden Window, Ceiling Fans, Master Suite w/Balcony, Laundry Room, Newer Windows, Carpet, Pergo Flooring, French Doors, Patio w/Cover,

**Vicki Lloyd**

www.LakeForest2Homes.com (949)457-0281