



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

Saturday, January 31, 2009



Bank owned.

**Address: 24565 Via Raza
Sold 11/8/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 8460
Map Code: 891G1	Bathrooms: 3	Heating: Forced Air
Sale Price: \$529,000	Sqft: 1892	Cooling: Central
Original Price: \$546,000	\$/Sqft: \$279.60	
Date Listed: 8/11/2008	Year Built: 1977	
DOM: 53	Parking:	

Upgraded Home At the End of a Cul-De-Sac! Flag Lot and Spacious Tri-Level Floor Plan with Vaulted Ceilings. Double Door Entry, Newer Windows and French Doors. Wood Floors and a Large Yard with a Pool and Spa. Family Room with Wood Burning Fireplcae and Bar. Large Formal Dining Room and Livingroom on Different Levels to Add Ambiance. Low Taxes.. . No Mello Roos. Sun and Sail Club



Short sale - erroneously reported as closed in April - last sale was for \$860K in July 2006.

**Address: 21572 Via Invierno
Sold 6/30/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6691
Map Code: 891H2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$560,000	Sqft: 2639	Cooling: Central
Original Price: \$560,000	\$/Sqft: \$212.20	
Date Listed: 6/1/2008	Year Built: 1977	
DOM: 1	Parking:	

Nice Community, Close to Schools and Shopping Centers, Don T Miss this Great Opportunity, Bring Your Clients They Wont be Disappointed.



Traditional sale.

**Address: 24501 Via Tequila
Sold 7/5/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5250
Map Code: 891G1	Bathrooms: 3	Heating: Central
Sale Price: \$570,000	Sqft: 2105	Cooling: Central
Original Price: \$595,000	\$/Sqft: \$270.78	
Date Listed: 4/21/2008	Year Built: 1976	
DOM: 47	Parking:	

Owner Wants a Larger House so You Can Benefit from this Outstanding Home with Cul-De-Sac Location, Many Upgrades, New Granite Kitchen Counters, Wood Floors, Great Entertaining Backyard, Large Family Room with Fireplace, Turnkey Condition, Member of Sun and Sail Club, Great Schools, Close to Irvine Spectrum and Freeways.

Vicki Lloyd

LiveLakeForest.com (949)457-0281

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Bank owned - previously sold for \$785K in July 2005

Address: 25281 Calle Busca
Sold 8/12/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 8450
Map Code: 891H2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$583,900	Sqft: 2693	Cooling: Central
Original Price: \$583,900	\$/Sqft: \$216.82	
Date Listed: 4/28/2008	Year Built: 1978	
DOM: 41	Parking:	

Beautiful, Nicely Upgraded Home in Lake Forest! Property has Grand Double Door Entry, Marble Foyer and Hardwood Flooring in the Living and Dining Room Areas. Kitchen has Been Upgraded with Granite Counters and Nice Cabinetry. Backyard is a Peaceful Garden Retreat Complete with Fountain and Koi Pond. The Bonus Room Upstairs is Perfect for Entertaining with its Built in Solid Wood



Seller was relocated.

Address: 21552 Camino Papal
Sold 4/8/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5421
Map Code: 891H2	Bathrooms: 3	Heating: Forced Air, Natural Gas
Sale Price: \$625,000	Sqft: 2576	Cooling: Central
Original Price: \$599,900	\$/Sqft: \$242.62	
Date Listed: 2/16/2008	Year Built: 1977	
DOM: 9	Parking:	

Agents, Read Agent Remarks Below. Resort-Style Living At Deal of the Century Pricing. Relocation Forces Immediate Move. No Time to Wait for top Dollar. Beautiful 2,576 Sq. Ft. 4-Bedroom, 2-1/2-Bath w/Bonus Room Loft and Large Grassy Backyard is in One of the Most Desirable Neighborhoods with Highly-Regarded Elementary School. Fresh Decor. Paint, Newer Roof/ Windows/ Coverings. Large Kitchen



Traditional sale

Address: 21412 Calle De Oro
Sold 1/28/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6267
Map Code: 891G2	Bathrooms: 2.5	Heating: Forced Air
Sale Price: \$632,500	Sqft: 2606	Cooling: No Air Conditioning
Original Price: \$758,000	\$/Sqft: \$242.71	
Date Listed: 6/1/2007	Year Built: 1976	
DOM: 227	Parking:	

Wow! Clean, Bright, Upgraded Including Tile Entry and Kitchen. Newer Carpet Throughout Most of Home, Newer Windows and Sliders, Newer Concrete Tile Roof, Newer Updated Exterior Incl Stacked Stone and Flagstone Inlay Driveway. Very Large, Usable Private Rear Yard w/ Fruit Trees and Block Wall Fencing. Great Location on Smaller Cul-De-Sac. If the Big Family Room isn't Enough, Try Out the Large

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**Short sale - successfully closed.*

Address: 24453 Via Secreto
Sold 3/7/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5650
Map Code: 891G1	Bathrooms: 2.5	Heating: Forced Air
Sale Price: \$650,000	Sqft: 2505	Cooling: Central
Original Price: \$849,000	\$/Sqft: \$259.48	
Date Listed: 7/30/2007	Year Built: 1976	
DOM: 173	Parking:	

This Upgraded Home has it All. Travertine Flooring, New Carpet, New Baseboards, Complete with Crown Molding. This Home Also Boast Custom Paint, New Double Pained Etched Vinyl Windows, Complete with Casings and top of the Line Plantation Shutters. New Doors, Upgraded Recessed Lighting, And Fixtures Through Out. Enjoy the Private Cul-De-Sac Location, Or Entertaining in the Large Private



Relocation seller.

Address: 24671 Via Tonada
Sold 8/25/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6292
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$650,000	Sqft: 2280	Cooling: Central
Original Price: \$659,000	\$/Sqft: \$285.09	
Date Listed: 7/1/2008	Year Built: 1976	
DOM: 11	Parking:	

This Home is Beautiful and Ready to Move! Large Pool Size Backyard! Upgrades Were Recently Done: Dual Pane Magic Windows (When Window is Opened the Screen Comes Out)-Almost New Roof-Recessed Lights-Plantation Shutters-Ceiling Fans in all Bedrooms-New Master Bathroom Vanity with Granite Countertops-Stainless Steel Kitchen Appliances-Scraped Ceilings-Custom Painting-Large Patio Cover In



MLS shows 2 days on the market but the sellers actually received their offer on the very first day, within 5 hours of going on the MLS.

Address: 21515 Via Del Angel
Sold 8/31/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 8432
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$660,000	Sqft: 2474	Cooling: Ceiling Fan(S), Central
Original Price: \$669,000	\$/Sqft: \$266.77	
Date Listed: 7/15/2008	Year Built: 1977	
DOM: 2	Parking:	

Perfect Family Home At End of Cul-De-Sac Flag Lot with Spacious Extended Driveway and Huge Park like Yard and Numerous Fruit Trees in Highly Sought-After Lake Forest Neighborhood. Numerous Upgrades Throughout. Brand New Paint and Carpet and Tiled Baths. Dramatic Living Room with Dual Front Doors and Vaulted Ceiling with Versatile Loft Overlooking Living Room Could be a Fifth Bedroom.

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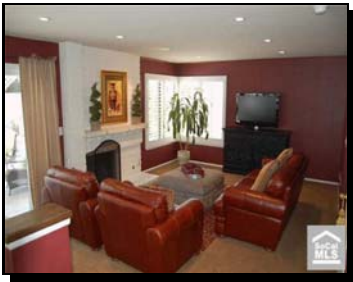


Traditional sale

Address: 24641 Via Tequila
Sold 6/30/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5900
Map Code: 891G1	Bathrooms: 3	Heating: Forced Air
Sale Price: \$660,000	Sqft: 2008	Cooling: Central
Original Price: \$699,900	\$/Sqft: \$328.69	
Date Listed: 3/16/2008	Year Built: 1977	
DOM: 100	Parking:	

Bring Your Pickiest Buyers this One is Nice!! Located on a Quiet Street Inside the Tract. One House Away from the Green Belt, Let the Children Play. Huge Yard to Enjoy Your Very Own Private Pool and Jacuzzi. Backyard is Beautiful. Brand New Kitchen with Custom Cabinets, Light Colored Granite. Stainless Appliances, Dacor Cook Top, Bosch Dishwasher, Limestone like Floors. Formal Living Room,



Priced right and sold fast!

Address: 24664 Via Tonada
Sold 6/18/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5100
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$665,000	Sqft: 2576	Cooling: Attic Fan, Ceiling Fan(S)
Original Price: \$674,900	\$/Sqft: \$258.15	
Date Listed: 5/30/2008	Year Built: 1976	
DOM: 2	Parking:	

4 Bedrooms Plus a Large Loft. Great Layout - Kitchen and Family Room is One Big Open Room. Extra Large Loft Sits Outside 3 Secondary Bedrooms. The Master Bedroom is Huge and I Mean Huge with a Cedar-Lined Closet. Some of the New Items Include... New Roof, Water Heater, Front Doors with Beveled Glass, Recessed Lighting, Seamless Shower Doors, Sliding Doors and Windows, Crown Molding,



Address: 21492 Camino Papal
Sold 7/19/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6000
Map Code: 891h2	Bathrooms: 3	Heating: Central
Sale Price: \$699,000	Sqft: 2500	Cooling: Ceiling Fan(S), Central
Original Price: \$749,900	\$/Sqft: \$279.60	
Date Listed: 5/21/2008	Year Built: 1977	
DOM: 26	Parking:	

Priced to Sell! No Nasty Mello Roos Taxes! Beautiful Remodeled Pool Home! This 4 Bed + Bonus Room, 2500 Sq. Ft. Home is Spacious, Open and Beautifully Upgraded! Remodeled Kitchen has Gorgeous Granite Counters with a Custom Tile Backsplash, A Large Island, All New Top-Notch Appliances (Including a Convection/Microwave Oven), Under Cabinet Lighting and a Pretty Bay Window with Seat. The

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