



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

Saturday, January 31, 2009



Bank owned

Address: 22016 Lakeland Avenue
Sold 3/25/2008

City: Lake Forest (Lf)	Bdrms: 2	Lot Size: 1950
Map Code: 891H3	Bathrooms: 1	Heating: Forced Air
Sale Price: \$250,000	Sqft: 980	Cooling: Central
Original Price: \$299,900	\$/Sqft: \$255.10	
Date Listed: 12/31/2007	Year Built: 1971	
DOM: 33	Parking: 1	

Wonderful Opportunity for a First Time Buyer, Condo Features 2 Bedrooms, 1 Full Bathroom, A Kitchen with a Dining Area, A Spacious Living Room, 1 Covered Carport Spot, An Enclosed Patio area with a Storage Room, Close to Sun and Sail Club



Bank owned REO

Address: 24855 Lakefield Street
Sold 10/15/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1950
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$270,000	Sqft: 1398	Cooling: Other
Original Price: \$240,000	\$/Sqft: \$193.13	
Date Listed: 8/4/2008	Year Built: 1972	
DOM: 10	Parking:	

Fixer, Needs Work, No Dishwasher, Needs Carpet and Paint, Etc



**Short Sale*

Address: 22041 Lakeland Avenue
Sold 10/29/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1430
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$270,000	Sqft: 1392	Cooling: No Air Conditioning
Original Price: \$249,900	\$/Sqft: \$193.97	
Date Listed: 6/7/2008	Year Built: 1971	
DOM: 114	Parking:	

Two Story Townhouse Style 3 Bed/ 1.5 Bath with 2 Carport with # Assigned. Washer and Dryer Hook Ups Inside.

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest Homes



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[Short Sale]

Address: 22013 Lakeland Avenue
Sold 10/6/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1430
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$275,000	Sqft: 1392	Cooling: Central
Original Price: \$409,000	\$/Sqft: \$197.56	
Date Listed: 12/6/2007	Year Built: 1971	
DOM: 303	Parking:	

Clean 3 Bedrooms Townhouse in Great and Quiet Location At End of Cds. Laminated Floors Downstairs, Double Pane Windows Throughout, Designer's Paint. Enclosed Patio with Laundry Room. Direct Access to Parking. Member of the Sun and Sail Club, Includes Access to the Lake, Tennis Courts, Pool, Spa, Club House, Etc.



Short sale

Address: 22022 Lakeland Avenue
Sold 12/10/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1430
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$275,000	Sqft: 1490	Cooling: Central
Original Price: \$249,900	\$/Sqft: \$184.56	
Date Listed: 7/3/2008	Year Built: 1972	
DOM: 96	Parking:	

Great Opportunity on this Ready to close 3 Bedroom with in a Great Location a Couple Block from to the Sun and Sail Club. No One Above or Below with Rear Patio.



Bank owned

Address: 21981 Lakeland Avenue
Sold 11/21/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1890
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$278,000	Sqft: 1200	Cooling: Central
Original Price: \$255,000	\$/Sqft: \$231.67	
Date Listed: 10/9/2008	Year Built: 1971	
DOM: 8	Parking: 0	

Enjoy Single Level Living in this 1200 Sq Ft 3 Bedroom Unit! It has Marble Flooring in the Living, Dining, Kitchen and Hallway Areas Plus Carpeting in the Bedrooms. Bring Your Paintbrush and Make this Your Own. There is a Wonderful Covered Patio to Enjoy Outdoor Entertaining with Direct Access to the Covered 2 Unit Carport. Full Size Laundry area is Located Directly off the Patio.

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Bank owned

Address: 21791 Lake Vista Drive
Sold 6/23/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1860
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$279,000	Sqft: 1164	Cooling: Central
Original Price: \$279,000	\$/Sqft: \$239.69	
Date Listed: 5/7/2008	Year Built: 1972	
DOM: 9	Parking:	

It's Still a Bit Messy, But the Bank Wants this Unit Sold and is Willing to Pay Up to \$7,620 of Your Buyer's Closing Costs. Bring Your Clients Who are Looking for a Cosmetic Fixer At a Discount. Single-Level Living with no One Above or Below You in this Three-Bedroom End Unit with Spacious Private Patio. Laundry Hookups in the Storage Closet on the Patio. Conveniently



Bank owned

Address: 24832 Lakefield Street
Sold 2/27/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1890
Map Code: 891H3	Bathrooms: 2	Heating: Electric, Forced Air
Sale Price: \$280,000	Sqft: 1164	Cooling: Central
Original Price: \$325,000	\$/Sqft: \$240.55	
Date Listed: 1/3/2008	Year Built: 1972	
DOM: 14	Parking:	

Light, Bright and Private End Unit. Beautiful Single Story w/ No One Above or Below. Nice Size Living Room and Enclosed Patio are Perfect for Entertaining. Laundry Room with Lots of Storage off Patio. Two Car Carport Adjacent to Unit. All this Plus Member of the Beautiful Sun and Sail Club with Pools, Tennis, Basketball, Gym and More.



[Short sale]

Address: 21946 Lakeland Avenue
Sold 10/23/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1288
Map Code: 891H3	Bathrooms: 2	Heating: Electric
Sale Price: \$280,000	Sqft: 1345	Cooling: Other
Original Price: \$399,999	\$/Sqft: \$208.18	
Date Listed: 2/19/2008	Year Built: 1971	
DOM: 179	Parking:	

Highly Upgraded Home with New Laminated Floors Through-Out. Updated Kitchen with New Dishwasher, Tile and Built-In Spice Rack. Double Paned Sliding Doors to Enlarged Porcelain Tile Patio with Solar Mood Lighting for Entertaining. Outdoor Attached Storage Room with Washer Dryer Hook Ups. Plantation Shutters in Kitchen, Entry and Master Bedroom. Ceiling Fan Lights in Dining And

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Saturday, January 31, 2009



Bank owned REO

Address: 21712 Lake Vista Drive
Sold 9/26/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1364
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$295,000	Sqft: 1452	Cooling: Central
Original Price: \$275,000	\$/Sqft: \$203.17	
Date Listed: 7/28/2008	Year Built: 1977	
DOM: 9	Parking:	

2 Story Attached Unit. Main Floor has Ceramic Tile Floors, Upstairs has Carpet. Family Room with Fireplace and Granite Wet Bar. Updated Half Bath on 1st Floor. Remodeled Kitchen with Granite Counters, Replaced Cabinets, Stainless Steel Appliances and Updated Light Fixtures. Skylights. Ceilings Fans. Mirrored Wardrobe Doors. Master Bedroom has Walk-In Closet and Deck.



Bank owned

Address: 24871 Lakefield Street
Sold 7/28/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 1386
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air, Other Heat
Sale Price: \$298,000	Sqft: 1608	Cooling: Central
Original Price: \$295,000	\$/Sqft: \$185.32	
Date Listed: 5/16/2008	Year Built: 1972	
DOM: 7	Parking:	

This is a Great 4 Bedroom Single Family for Under \$300K. Don't Wait Call Today. Has Upgraded Flooring a Very Large, Open and Spacious Kitchen. All Bedrooms are Upstairs. Laundry is Located Out on the Patio. Very close to the Lake - You Can Watch the 4th of July Fireworks. Buyer to Verify all Information and Perform Own Inspections on the Property. Sold As is Without Warranties.



Address: 21814 Lake Vista Drive
Sold 11/18/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1364
Map Code: 891G2	Bathrooms: 3	Heating: Central
Sale Price: \$300,000	Sqft: 1672	Cooling: Central
Original Price: \$329,000	\$/Sqft: \$179.43	
Date Listed: 9/20/2008	Year Built: 1976	
DOM: 25	Parking: 0	

This is not a Short Sale, We Can close Deal in 10 Days, Excellent Condition but Lowest Price for Fast Sale. This Property Located in One of Quietest area in Lake Forest. Seller is Motivated.

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[Short sale]

Address: 21797 Lake Vista Drive
Sold 10/31/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 1364
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$310,000	Sqft: 1672	Cooling: Central
Original Price: \$400,000	\$/Sqft: \$185.41	
Date Listed: 11/28/2007	Year Built: 1972	
DOM: 275	Parking:	



Bank owned

Address: 21808 Lake Vista Drive
Sold 9/11/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1364
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$311,000	Sqft: 1527	Cooling: No Air Conditioning
Original Price: \$324,900	\$/Sqft: \$203.67	
Date Listed: 5/20/2008	Year Built: 1976	
DOM: 21	Parking:	

Large Floor Plan with Separate Living Room and Family Room. Large Patio Area, Separate Laundry Room, Fronts to Green Belt. Lots of Square Footage for the Money. Close to Lake. Quiet Cul-Da-Sac Location.



[Bank owned]

Address: 22021 Lakeland Avenue
Sold 8/18/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 1430
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$314,000	Sqft: 1550	Cooling: No Air Conditioning
Original Price: \$369,900	\$/Sqft: \$202.58	
Date Listed: 10/23/2007	Year Built: 1972	
DOM: 150	Parking:	

This Large 4 Bedroom is a Cosmetic Fixer. Replace Some Carpet, Paint Some Walls and You'll have the Perfect Home. You'll Enjoy the Large Private Patio and Membership in the Sun and Sail Club. Don't Miss this Great, Bank Owned Opportunity.

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