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iLove Seaside Ranchos

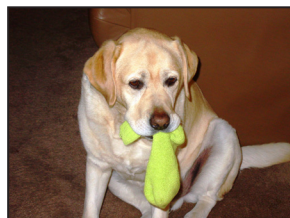
Your Seaside Ranchos Online Neighborhood

Check out Bob's daily blog about Cooper, the cats, family and the neighborhood at:

"Please remember to call me first for all of your real estate needs and referrals."

www.iLoveSeasideRanchos.com

MAY ISSUE



This is Cooper with one of Lisa's socks and the other is him getting kicked out of the bedroom for stealing one of her bras. It's become apparent that Cooper is a cross dresser unable to control his urges. Lisa picked up some tips on how to make Cooper behave better when they go on a walk. He is awful when they come across another dog. He goes wild and won't stop barking. Someone told Lisa to have some treats with her while they are out to distract him when he is misbehaving. It seems to be helping. He is such a handful. I didn't realize a dog could be a narcissist but Cooper surely is. He only cares about what's in it for him, whether it's being petted, fed, brushed or walked. He will sit for as long as you will brush him. He loves that! But if he doesn't think there is something in it for him, he could care less. Also, he is a water dog that hates the water. Go figure.

ROSS FAMILY RECIPE FOR MAY

Corn Salsa

- | | |
|-------------------------------|------------------------------------|
| 1 can corn | 2 cloves garlic, minced |
| 1/3 cup sundried tomatoes | 1 jalapeno pepper (take seeds out) |
| 1/4 cup red wine vinegar | 1 can of black bean (optional) |
| 1/3 cup vegetable oil | Italian parsley (optional) |
| 1/2 medium red onion, chopped | |

Directions: In a medium bowl, combine all ingredients. Serve with tortilla chips or as a salad.

OUTSTANDING LANDSCAPING AWARD



Congratulations to the Mcallister family for winning the Outstanding Landscape Award for the month of May. I watched the painstaking effort they went through transforming there front landscaping into something beautiful. The Mcallister family will receive a \$50 gift card to the Bluewater Grill in King Harbor, a wonderful seasood restaurant that Lisa and

I both love. Please show you support and stop by and see what a great job of landscaping they have done at 4808 Avenue C. **Each month I will present this award along with a \$50 gift card to The Bluewater Grill as well as my Landscaping Award sign.. Each month I will present this award along with a gift card to the Bluewater Grill as well as my Landscaping Award Sign.**

BOB'S RECENT SALES



23219 Pryor Place
Harbor City
3+2 \$429k
30 offers



114 South Glenroy
Westwood
4+3 \$1,850,000
8 offers.

COMING SOON



22724 Evayln Ave
3+2 1250 sq.ft.

APRIL GIVEAWAY WINNER

The winner of the \$100 Trader Joe's gift card was Lori Fahey on Mindora Dr. Congratulations!

\$100 MAY GIVEAWAY

I am now giving away one \$100 Trader Joe's Gift Card each month. All entries need to be in by May 31st. You can enter by emailing me at iLoveSeaside@aol.com or call me at 310-871-6184. All entries must include name, address and phone number to be eligible. **Good luck!**

WHAT IS MY HOME WORTH?

Call or email me and I will be happy to provide you with a complimentary market analysis. You will get a net sheet reflecting an estimate of all of your closing cost along with my estimate of your check at the close of escrow. Please consider my more then 20 years of experience, local knowledge and Seaside residency when you are ready to market your biggest asset. Find out why your neighbors have repeatedly chosen BOB ROSS when they are ready to market their homes.

BOB ROSS Seaside REAL ESTATE Update

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Seaside REAL ESTATE Update

BOB ROSS

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Your Seaside Neighbor and Realtor

Proud Sponsor of South High Baseball, South High Womans Softball and Tabb Little League.

RECENT SEASIDE ACTIVITY

Current Listings*

Address	Approx Sq Ft	Bd/Ba	DOM	Asking Price
4313 W 234th Pl	1539	3+2	513	\$608,700
22908 Galva Ave	1586	3+2	6	\$724,000
5308 Sunnyview St	1594	4+2	80	\$939,000
4604 Milne Dr	3908	6+5	5	\$1,349,000

Overall Recent Seaside Sales*

Address	Approx Sq Ft	Bd/ba	DOM	Sales Price
2414 W 237th Pl	1404	3+2	80	\$445,000
22646 Ladeene Ave	1116	3+1	54	\$625,000
22428 Evalyn Ave	1080	3+1	7	\$640,000
22932 Galva Ave	1614	3+1	10	\$712,900
23301 Carlow Rd	1400	3+2	38	\$735,000
4714 Sharynne Ln	1700	3+3	34	\$795,000
23316 Audrey Ave	2740	4+3	276	\$805,000
23126 Audrey Ave	2640	4+3	32	\$810,000
5314 Linda Dr	1936	3+3	23	\$872,000

Your home has appreciated significantly over the past 15 months. With little inventory and lots of buyers for the area, it's definitely a sellers market. If you owe more money on your home than it's worth, have a notice of default, or you are not sure of the current value, I can help. Do not walk away from your home. A foreclosure can cause 10 years of damage to your credit while a properly executed short sale can allow you to rebuild your credit in two years or less. Or, if you are retiring and thinking about taking your equity elsewhere, you might be able to take your low tax base with you to your new location. If you are doing estate planning, your parents or spouse have passed away and you need a valuation on your home for tax purposes, don't spend \$500 on an appraisal when I will do it without cost or obligation. If you need a referral for a reputable trades person or mortgage broker, I can also help. Please call me first for all of your real estate needs and referrals. I'm an invaluable real estate resource.

THE ROSS REPORT

I have been in the real estate business since 1986 and am not sure I have seen a hotter seller's market then I am witnessing now. I listed a cute home in Harbor City for \$429,000 and got 30 offers on it and my listing in Westwood Hills for \$1,850,000 got 8 offers, 6 over asking right out of the gate. Both properties are in escrow for substantially more than list price.

It's economics 101. There is very little inventory and a ton of buyers looking for a home for one reason or another. I believe with all the money being printed by the Fed, interests rates so low, no place to put your money that housing has become the hot commodity. It started a year ago January in Manhattan Beach with a feeding frenzy with no inventory and as always, filters out into the surrounding areas in due time. I can't remember so few listings in the Seaside area for a prolonged period of time.

My sellers are very happy but all the nice families that are doing there best to get into a home and getting outbid is very heart-breaking. Lisa helped me at my Harbor City open house and afterwards told me she could never do this because of the people that were in tears wanting the house so badly and knowing that they probably didn't have much chance of getting it. They are working so hard to scrape together their 20% down while there are all cash buyers out there that make it impossible for the other people to win a bidding war. Since prices are coming in way over asking price, all cash buyers are almost necessary because the appraisers aren't keeping up with the price increases. If the property doesn't appraise, the buyer either has to come up with the shortfall in cash, renegotiate with the seller which in a hot market is not likely, or fall out of escrow making cash buyers very attractive.

In the Seaside area there were 9 sales in the last 30 days and 21 over the past 90 days, a bit more activity than when I last wrote. The 21 sales totaled \$12,556,900. This is an average of \$740,804 for a 1846.90 sq.ft. home that was on the market 58.04 days averaging \$400.67 per square foot.

When it comes to your real estate business and referrals, please remember, nobody works Seaside harder or better then Bob Ross. I enjoy giving back to our community with local Team Sponsorships, Monthly Giveaways, the Landscaping Award, Local Information and Updates, and most recently the creation of our New Interactive Neighborhood Website www.ILoveSeasideRanchos.com, which is now on line.