

Real Estate CORNER



APRIL 2021

What Will Post Pandemic Homes Look Like?

We've passed the one-year mark since the first COVID-19 lockdown orders were issued. In that year a lot has changed - to say the least. One change we've followed closely is homeowners' evolving needs. Here are new features consumers are looking for.

Home Offices - It's no secret that working from home has become the norm and we may never go back into the office the way we did pre-pandemic. According to a survey by Porch.com, 17% of people say they've revamped their home in some way to add a home office. The desire for a home office also goes hand in hand with the desire for more space in general. That way, people have the option of using their extra space to work from home, study from home, or learn from home. When looking to the future of new construction, expect to see flexible office space as a must-have.



Gyms, Wellness, & Health - Along with home offices, people want to have separate, defined spaces for working out. Peloton bike sales are spiking as people start to focus more on their health. On the wellness side, consumers are going to start expecting fully decked-out master bedrooms and bathrooms. Bathrooms will become more spa-like with large soaking tubs, natural lights, and outdoor views. Bathrooms are going to get smarter too. Touchless sinks and toilets will pop up in private homes along with more sanitary antibacterial and antimicrobial surfaces.



Clearly Defined Spaces - Say goodbye to the open floor plan trend! As people spend more time at home, they don't want to be working out and taking Zoom calls and homeschooling all in one open room. New homebuilders can easily make the switch, but what about people already living in open floor plans? Movable walls and partitions may go up in popularity. Of course, as homes become sanctuaries for their inhabitants, these mobile walls will contribute to the aesthetics of homes by featuring trendy designs and colors.

Outdoor Space - Creating a private space isn't just for indoors, homeowners want to have a private outdoor area as well. The option to sit outside and relax at home is huge when you're also working from home. Private condo balconies and large backyard spaces in single-family homes will become very desirable. Consumers will also want the option to eat outside with their families. The outdoor dining spaces will have features like plants, water, trellises, and fire to amplify the space.

We're still figuring out what our world will look like post-pandemic. However, after a year of living through it, we have a much better idea of how our desires at home have adapted. If your needs have changed and you're considering a move, let us know! We'd love to help you figure out your options. Simply give us a call at 562.896.2456 for a complimentary consultation.

JUST SOLD



Sold for \$780,000

4044 E. 14th Street

Sold for \$61,000 over list price in FOUR days



Sold for \$550,888

2120 Golden Avenue

Charming Wrigley home with some original features in place



Sold for \$1,285,000

136 Avenida Victoria #B

We helped our clients purchase this gorgeous San Clemente condo

Preparing for *EMERGENCIES*

While all of us hope that we never encounter any natural disasters or home emergencies, the fact is, they sometimes happen. Last year California suffered from countless wildfires, so you can never be too prepared. Here's what you need to know.

Make a Copy of Important Documents

Some of the most important things we have in our homes are our important documents. Luckily, if you have an electronic copy of some papers, that's one less thing to worry about in the moment. Legal paperwork like custody agreements, 401k plans, banking information, etc. should all be stored in the cloud somewhere. For hard copy documents that can't be stored digitally, like your passport, social security cards, birth certificates, etc. you should have them all stored in one place. Consider keeping them all in the same folder or box so you can grab them quickly during an emergency.

Have a Disaster Supply Kit

You should always have an Emergency Preparedness Survival Kit ready for you and your family in case you need to leave in a hurry. Here's what you should include:



- A change of clothes and some sort of jacket
- Bag with essential toiletries like toothbrush, toothpaste, toilet paper
- Preserved or dry foods that last six months or longer
- Bottled water or water purifiers or water purification tablets
- A first aid kit
- Flashlight
- Any prescriptions you need

These plans just scratch the surface of disaster preparedness, but they are a great start for making sure you and your family are prepared. Please visit ready.gov for more information on getting prepared for a variety of emergencies.



What You Need to Know About HOAs

Buying a condo involves a great deal of paperwork and a Homeowners Association (HOA). Therefore, buying a condo requires not only a skilled agent but doing your homework as well. Here's a quick dive into HOAs and what you need to know about them before buying a condo.

When buying a condo or townhome, as opposed to a single-family home, it's important to remember there will be extra rules you have to follow. Additionally, condos and townhomes

also come with bylaws. These bylaws spell out the day-to-day operation of the HOA. These bylaws can cover things like how often the HOA holds meetings and how those meetings are conducted. They also regulate the number of people on the HOA board of directors and how many people can sit on it, as well as membership voting rights.

Buying a condo is a bit more complex than buying a single-family home. It is important you take the time to get to know and understand your HOA. Besides reading and understanding all the documents, it is extremely important that you talk to other residents. They will give you first-hand information about living in the building and the homeowners association. You should also talk to the board members and get a feel for their different personalities. Lastly, do not forget to walk around the building and inspect all the public areas. Make sure it meets your standards and quality of life.

If you're considering buying a condo in Long Beach or surrounding communities, we'd be happy to help! The Shannon Jones Team has helped a number of clients buy and sell condos. It's never too early to start your home buying process! For more information on HOAs and condos, please give us a call at 562.896.2456. Thank you and we look forward to serving you!



Here are some examples of condo rules HOAs may enforce:

- The color you can paint your front door
- If you can BBQ on your balcony
- If satellite dishes are permitted
- Types and sizes of pets
- If you can rent your unit to another person
- Restriction on noise levels
- If you can line dry clothes on your balcony
- Your responsibility for maintaining balconies, porches, storage units, and parking spaces.
- Recreation facility rules: hours of operation at the pool, tennis courts, clubhouse
- How many guests you can have at these recreational facilities?

Local Spotlight: Lakewood Village

Lakewood Village, also known as “The Village” is one of the neighborhoods many people don’t even know exist. Although it has “Lakewood” in its name and is bordered on three sides by Lakewood, this quiet suburban neighborhood is actually part of Long Beach.

Homes in Lakewood Village

One of the things you’ll notice pretty quickly in Lakewood Village is that the neighborhood has no sidewalks. You may also notice that unlike its neighbor Lakewood, where the tract homes were all built from several models, homes in the Village are all custom and sit on relatively large lots. In Lakewood, lots are typically about 5100 to 5300 square feet but in Lakewood Village, they start at about 7,000 to 8,000 square feet and it’s not unusual to find them much larger. There are also some highly coveted double lots.

Although you may still occasionally find a small, original 3 bedroom home, most of the houses in the Village are close to 2,000 square feet or larger. Architectural styles include traditional ranch homes along with Tudor, Cape Cod, Spanish Colonial Revival, and others. Many of the neighborhood’s homes were built between about 1939 and 1950, though quite a bit of remodeling and rebuilding has occurred since then.

Schools in Lakewood Village

Lakewood Village is convenient to a number of schools, including Twain Elementary, Bancroft Middle School, Lakewood High School, and Long Beach City College’s Liberal Arts Campus.

More in Lakewood Village

In addition to its schools, the neighborhood also has multiple parks, and it’s convenient for shopping, and restaurants. You’ll find neighborhood shops, restaurants, and services along Norse and Viking, small diagonal streets at its southeastern and southwestern corners. You’re also convenient to the Long Beach Exchange and the Lakewood Mall.



Plants You Can't Kill...Probably



April is National Garden Month so we thought we would celebrate with some gardening content! While some people have a natural green thumb, others struggle to keep any kind of plant alive. In order to make sure everyone can partake in National Garden Month, we’ve compiled a list of plants that are so easy to take care of, you simply can’t kill them...well, probably.

Aloe Vera - Aloe vera is known for the soothing gel that comes from its leaves, but did you know the plant’s soil needs to dry completely between waterings? This means you may only have to water it every 2-3 weeks.

Succulents - Succulents are incredibly popular these days and for good reason. They are drought-resistant so they require very little water and care. Plus, they look great both indoors and outdoors.

Catmint - Catmint is a gorgeous, perennial plant with gorgeous violet flowers. They can grow up to two feet tall and will attract bees to help you tend your garden.

Sedum - This is another tough plant that has pretty, bright flowers. It’s drought-tolerant and can survive for years without any watering, dividing, mulching, or deadheading. Sounds like a win all around!

Philodendron - This plant has gorgeous heart-shaped leaves and can add a nice green, pop of color to any home. They are perfect for someone without a green thumb because they are hearty and great at adapting to their environment.

Peace Lily - Peace Lily is another plant who needs barely any water! Simply spray it with a spray bottle every couple of weeks, or give it a nice soak in water if its leaves start drooping.

Air Plant - File this one under coolest plant ever! The air plant doesn't even need soil to grow. You can put them in a dish or ornament where they'll get plenty of air and they'll grow! Just mist them with water 1-2 weeks and you're good to go!





CalBRE License 01464124



Shannon Jones
Licensed Real Estate Salesperson
CalBRE#01247705

Brad Jones
Licensed Real Estate Salesperson
CalBRE#01394310

Shalyse Kendrick
Licensed Real Estate Salesperson
CalBRE#02084483

Bret Contreras
Licensed Real Estate Salesperson
CalBRE#02095869

Kelli Handy
Licensed Real Estate Salesperson
CalBRE#01512889

Julia Gutierrez
Marketing Manager

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Buying a Home Now vs A Year From Now

We find that some potential buyers are sitting on the sidelines because they feel "prices are too high." Some tell us they're waiting for prices to go down. But even if the market corrects at some point, prices may still be higher than they are currently, and waiting could cost you significantly. Take a look at the graph below to see the potential cost of waiting a year to buy a home in Long Beach.

Buying now means that you'd benefit from appreciation over the next year, along with a reduction in principal as you make payments." Waiting to buy until a year from now could result in the home costing \$44,840 more than it does today based on the above assumptions, resulting in an \$804,840 price. Not to mention, the down payment and monthly payment would be more, and you'd be losing out on any appreciation over the next year.

If you'd like help evaluating your buying power now and your options, please give us a call at 562.896.2456.

House Details	Purchased Today	Purchased a Year From Now
Price of the Home	\$760,000	\$804,840
Mortgage Rate	2.97	3.18
Down Payment (10%)	\$76,000	\$80,484
Mortgage Amount	\$684,000	\$724,356
Mortgage Payment*	\$2,873	\$3,125
Price Appreciation	\$44,840	\$0

*Principal and interest only. This is not a quote. Please consult with a lender. Note that interest rates fluctuate and be sure to consider taxes and insurance as well.

April Showers Cocktail

We have an easy one for you this month, but it's pretty and the perfect drink to ring in the springtime!

INGREDIENTS

- 3 ounces gin
- 1-ounce fresh lemon juice
- 1 1/2 tablespoons agave nectar
- 6 ounces ruby red grapefruit juice
- Edible flowers for garnish, optional

DIRECTIONS

Fill a cocktail shaker with ice. Add the gin, lemon juice, agave nectar and grapefruit juice, shake vigorously for 10 seconds. Pour into a coupe or martini glass. Garnish with edible flowers (optional)

