

LONG BEACH Real Estate CORNER



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Pros and Cons of Owning a Vacation Home



Owning a vacation home is a dream for many people, offering the opportunity for relaxation, escape, and a retreat from responsibilities. However, like any major investment, there are both pros and cons to consider before purchasing a vacation home.

Pros:

Personal Getaway: Having a vacation home provides a dedicated space for you and your family to unwind and recharge. It offers a convenient and familiar escape from the demands of everyday life, allowing you to create cherished memories in a place you can call your own.

Rental Income: When you're not using your vacation home, you have the option to rent it out to others. This can generate extra income to offset mortgage payments, maintenance costs, and even turn a profit.

Potential for Appreciation: Depending on the location, a vacation home can be a solid investment that appreciates in value over time. If you choose a sought-after destination or an area experiencing growth, you may benefit from increased property values.

Cons:

Financial Commitment: A vacation home comes with significant financial responsibilities. In addition to the initial purchase price, you'll need to consider property taxes, insurance, maintenance costs, and potentially HOA fees.

Maintenance and Management: You'll need to consider repairs, upkeep, cleaning, and landscaping. If you live far away from your vacation home, managing these tasks can be challenging and may require hiring a property manager.

Market Volatility: Real estate markets can fluctuate, and the value of your vacation home may be subject to economic conditions.

Deciding to purchase an investment property is a big decision and it's crucial to carefully weigh the pros and cons before making such a significant investment. Assessing your financial situation, lifestyle, and long-term goals will help you determine whether owning a vacation home is the right choice for you. Ready to start looking? Give us a call at 562.896.2456!

Top Places to Own a Vacation Home in CA

Wondering where you should buy a vacation home? Here are some of the most popular places to purchase a vacation home in California. All of these spots bring different benefits to the table!

1. Idyllwild
2. Joshua Tree
3. Palm Springs
4. Big Bear
5. Lake Tahoe



If you're looking for a Realtor in any of these areas (or elsewhere), we have a large network of referral agents throughout California and the country. Give us a call at 562.896.2456.

How Much Does it Cost to Sell a Home?

When selling a home, there are several costs to consider. Here are some common expenses associated with selling a home:

- 1. Closing Costs:** Sellers are typically responsible for certain closing costs, including attorney fees, title insurance, recording fees, and transfer taxes. These costs can range from 1% to 3% of the sale price.
- 2. Real Estate Agent Commission:** In a real estate transaction, the seller is responsible for their agent's real estate commission and the commission for the buyer's agent. The commission is negotiable but the total in our area generally ranges from 5% to 6% of the sale price.
- 3. Mortgage Payoff and Prepayment Penalties:** If there is an outstanding mortgage on the property, sellers need to pay off the remaining balance at closing. Some mortgages may include prepayment penalties, so sellers should inquire about such fees.
- 4. Home Repairs and Improvements:** Some sellers may want to invest in repairs or improvements to make their home more appealing to buyers. These costs can vary depending on the condition of the property and the desired upgrades.
- 5. Staging:** Professional staging enhances a home's appeal and attracts potential buyers. In most cases, staging can decrease the time on the market and increase the sales price.



- 6. Home Inspection and Appraisal:** Some sellers choose to conduct a pre-listing home inspection to identify any issues and make necessary repairs. Additionally, an appraisal may be required by the buyer's lender to determine the value of the property.

Have questions about the home selling process? Give us a call at 562.896.2456!

4 Ways to Brighten Up Your Yard with Outdoor Lighting



Adding outdoor lighting to your yard is a great way to enhance its beauty and create a warm and inviting atmosphere. Here are four ways you can brighten up your yard with outdoor lighting:

Pathway Lighting - Install lights along your pathways, walkways, or driveway to provide both safety and aesthetic appeal. You can use solar-powered stake lights or low-voltage LED lights to create a charming and well-lit path.

String Lights - String lights are a versatile option that can be hung across your patio, deck, or pergola to create a magical ambiance.

Up Lighting - Position lights at the base of trees, plants, or other structures to cast a gentle upward glow. Up lighting adds dimension and allows you to highlight specific aspects of your yard.

Deck or Step Lighting - Illuminate your deck or steps with small recessed lights or LED strip lights. This not only improves safety but also adds a stylish and modern touch to your outdoor living space.

Remember to consider energy-efficient options such as LED lights and solar-powered fixtures, as they are both environmentally friendly and cost-effective in the long run. If you're thinking of selling your home within the next 5 years, be sure to consider features that are attractive to potential buyers. Need recommendations? Give us a call at 562.896.2456.

Local Spotlight:

Best Patio Dining in Long Beach



Long Beach is known for being an outdoorsy community and of course that extends to the dining as well. We've rounded up a list of top-rated restaurants in Long Beach with a great outdoor patio ambience.

Boathouse on the Bay - Boathouse on the Bay is the quintessential Long Beach outdoor dining experience. This LB classic offers incredible Alamitos Bay views, premium dining, and live entertainment almost every night.

SteelCraft Long Beach - If you can't decide between pizza, tacos, or a burger, just head to SteelCraft Long Beach! This outdoor urban eatery unites multiple restaurants within a communal dining space.

Michael's On Naples - Get ready for an unforgettable dining experience. At Michael's on Naples, everything is made from scratch and they can tell you where each ingredient came from. This fine Italian ristorante has a lovely rooftop terrace to enjoy the warm Long Beach nights.

Belmont Brewing - Enjoy a meal at the oldest brew pub in Los Angeles County, Belmont Brewing. You can't go wrong with ocean views and delicious brews! This beachfront restaurant is another classic Long Beach spot.

If we missed any of your favorites, we'd love to hear from you! Text us at 562.896.2456 with the name of your favorite restaurant with patio dining.

Ways to Overcome Home Buying Affordability Challenges

Here are some ways you may be able to purchase a home and stay within your budget:

Expand Your Search Area - With so few homes on the market right now, widening your scope of search to include nearby areas could help you find more options in your budget.

Consider Alternative Financing - Work with a trusted lender to learn more about different loan options to find out what's right for you.

Search for Down Payment Assistance -

There are numerous down payment assistance programs available in California. Chat with your lender to discuss your options!

Give us a call at 562.896.2456 to be connected with a great local lender to explore your home financing options.



Welcome, Michael Pack!



We're SO excited to introduce you to the newest member of our team, Michael Pack! Michael has been helping buyers and sellers in the Long Beach area for over 20 years. As a native Southern Californian, you could say he is powered by sunshine.

Being kind, honest, loyal, and fair have all been important values to Michael throughout his life. These attributes are always present when he's dealing with his clients and fellow agents, which is another reason why he chose to join the Shannon Jones Team.

When Michael is not selling real estate, he likes to recharge his "batteries" with travel by land and sea. He has traveled extensively over the years and enjoys putting a new pin on the map with every new adventure. He also enjoys researching Long Beach local history and his own genealogy. Michael lives in Long Beach with his partner, Bob, and after raising two children, they are now caring for their four, yes four, cats! Those spoiled cats even have their own outdoor patio to lounge and play in.



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Father's Day Gifts for the Home



If you've been wracking your brain for creative Father's Day gifts this year, here are some options that also are nice to keep around the house!

Nightstand Organizer - Nightstand organizers are a great little contraption for those dads that constantly misplace things. They usually have space for wallets, watches, keys, and other essential items.

Whiskey Decanter - Though this gift doesn't quite have a productive purpose, whiskey decanters can add a classy look to any office or man cave. There are also many different options to choose from online depending on the room style.

Shop Vac - Shop Vacs are awesome for tasks around the house or workshop. They're super versatile and you can find options online with varying price ranges.

Homemade BBQ Sauce

Nothing says Father's Day weekend quite like a barbeque. Try out this delicious homemade BBQ sauce to go with your choice of meat!

Ingredients:

- 2 cups ketchup
- 1/2 cup apple cider vinegar
- 1/4 cup packed brown sugar
- 2 tablespoons honey
- 1 tablespoon Worcestershire sauce or coconut aminos
- 1 tablespoon lemon juice
- 1 teaspoon Stone House Seasoning
- 1/4 teaspoon hot sauce optional



Instructions:

1. Whisk together all ingredients in a medium saucepan situated over medium heat. Allow to come to a bubble and then reduce the heat to low. Allow to simmer until thickened, about 10 minutes.
2. Serve immediately or allow to cool slightly and store in an airtight container in the refrigerator for up to a week.