

# LONG BEACH Real Estate CORNER



SEPTEMBER 2023

## Schools and Property Values

### Here's A Simple Truth

The quality of the schools close to you can have a big effect on your home's value. Every day, parents all across the US search for homes that will put their kids (current and future alike) into educational programs that will help them take on challenges and build careers of their own.

### Here's What You Need To Know About Schools And Your Home Value

Economists estimate that a 5% improvement in test scores in suburban neighborhoods can raise home prices by 2.5%. Potential homeowners are often willing to spend the money on a home in a highly rated school district because it can save them a lot of money in the long run. As of 2023, the average private school tuition in California was about \$16,072. That's a lot of money when you multiply it by multiple years and multiple kids! So it's no wonder good public schools are so sought after.

Being in a well-rated school district doesn't always mean that there's more money spent on its programs. Or, that your taxes will be higher to fund them. In fact, some reports show that higher-rated schools tend to spend less on their budget overall. What it does speak to is that these schools draw better staff and administrators. Therefore, it's a good draw to the neighborhood. Keep in mind that scores change and administrators leave. So a good school doesn't mean high values forever. However, they are still great assets.

### Getting Information On Long Beach School Ratings

If you're buying a home in the Long Beach area and want to see which school your child would attend for any particular



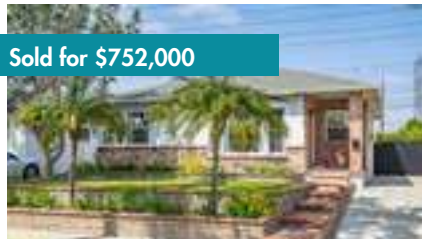
address, you can check the Long Beach Unified School District's online School Finder tool. If you're interested in the ratings for a particular Long Beach CA school, you can check the district's Accountability Report Cards. These provide information on test results, programs, attendance, and more. You can also check sites like GreatSchools.org.

### Do "Bad" Schools Have The Opposite Effect?

A home's location within an attendance area for a school that isn't highly rated doesn't necessarily mean it will be worth less money. There are many factors that determine a particular home's value. This includes crime rates, noise, walkability, curb appeal, size and condition, proximity to the beach, density, and more. Even a home that's not located in an award-winning school's attendance area can still appreciate strongly.

Don't lose sight of the forest for the trees. If you find the right home but it's not in your desired school attendance area, that doesn't have to be a dealbreaker. You should still consider the size of the home, the backyard, other nearby amenities, and whether or not the rest of the home – and the area – works for you. It may also be possible to apply for your child to attend another school, either in the same district or another district.

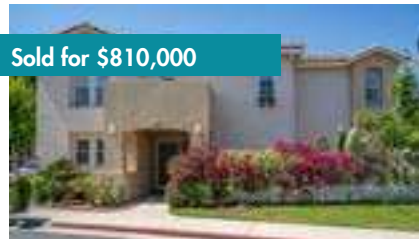
JUST SOLD



Sold for \$752,000

**5376 Ocana Ave**

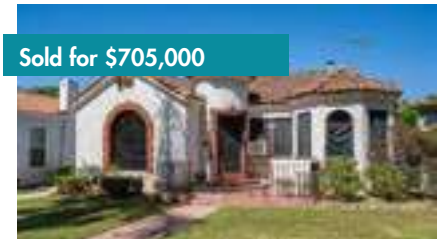
Lakewood 2-bedroom sold for \$33,000 over list price with multiple offers



Sold for \$810,000

**214 Gabriel Garcia Marquez St**

Los Angeles 4-bedroom sold for \$65,000 over list price with multiple offers



Sold for \$705,000

**2285 Cedar Ave**

Represented both buyer & seller on this 1928 Long Beach Spanish Colonial Revival

# Five Simple Ways To Incorporate Feng Shui Into Your Home

While you may or may not subscribe to the belief system itself, there is something to be said for the positive impact of well-organized and harmonious spaces. Here are five easy ways to incorporate Feng Shui principles into your home design:



- 1. Clear The Clutter:** In the words of Marie Kondo: only keep items that “spark joy.” Decluttering your home can open the passages through which energy, light, and air can move through the home. Also, decluttering just feels good!
- 2. Embrace Good Air And Light:** In Feng Shui, the concept of “Chi” is the life force energy that flow through everything. To encourage positive energy, it is essential to have good air circulation and abundant natural light in your home. Regularly opening windows allows fresh air to cleanse the space, while incorporating air-purifying plants like Bamboo Palm, English Ivy and Peace Lily can help create a healthier environment.
- 3. Harmonize The 5 Basic Feng Shui Elements:** The five main elements of Feng Shui — Wood, Fire, Earth, Metal, and Water — can be represented through various colors, shapes, and symbolic objects. Consider incorporating these elements strategically in your home decor to promote balance and positive energy.
- 4. Discover Your Feng Shui Element:** Determining your Feng Shui element based on your birth date can offer invaluable insights into designing your living space. Each element interacts differently with others, and understanding your

element can guide you in selecting suitable colors, shapes, and arrangements for a harmonious home environment.

- 5. Mindfully Connect The Design Trinity:** In Feng Shui, the design trinity is composed of your bedroom, your bathroom, and your kitchen — crucial spaces where energy flows continuously. Always be mindful of how the energy flows between these three spaces. In the world of energy, nothing is ever still – Chi is constantly moving. This means design aesthetics can change and adapt over time. Embrace balance, find your peaceful place, and enjoy the harmony of your home.

Creating a peaceful and calming home environment is essential for our well-being. Feng Shui offers practical and meaningful ways to achieve this balance. If you are seeking stability in your real estate journey, our team is happy to help. To learn more, give us a call at 562.896.2456.



## 5 Fall Tasks For Your Yard

Fall in Southern California might not mean a riot of colorful foliage, but it's still a crucial time to show your yard some love. As the temperatures cool down, here are five essential tasks to keep your yard thriving:

- 1. Adjust Your Watering Routine:** With milder temperatures on the horizon, it's time to tweak your irrigation system. Cut back on watering frequency and duration as plants require less moisture. Be mindful of the changing weather and only water when needed to prevent overhydration.
- 2. Aerate and Seed for a Lush Lawn:** Give your lawn a boost by aerating and overseeding. Aerating the soil allows better water and nutrient absorption, while overseeding fills in bare spots. This combo promotes a healthier lawn that can weather the coming seasons. (Or choose this season to consider replacing your lawn with drought-tolerant plants.)
- 3. Mulch for Moisture Retention:** Spread a layer of organic mulch around your garden beds and trees. Mulch retains moisture, suppresses weeds, and provides insulation for the roots. It's a simple step that pays off by keeping your plants healthy and hydrated.
- 4. Pruning for Shape and Health:** As we get further into fall, it's the ideal time to prune your plants. Remove dead or diseased branches, and shape bushes and trees to maintain their form. Cooler temperatures reduce stress on plants during pruning.
- 5. Prep for Rains:** While snow isn't a concern, fall or winter rains can be. Clean gutters, downspouts, and storm drains to prevent water buildup. Consider erosion control measures for slopes to prevent damage.

**Invest a little time now, and your Southern California yard will remain a stunning oasis as the seasons change.**

## Local Spotlight:

# Fine Dining Spots in Long Beach

Long Beach is not only a haven for beautiful coastal vistas, but it also boasts a thriving culinary scene. When it comes to commemorating those cherished life moments, the city offers a selection of upscale dining establishments that promise unforgettable experiences, whether you're celebrating an anniversary, birthday, or another significant occasion. Here's 5 to consider:

**Nico's** - Nestled on Naples Island, Nico's offers an intimate setting and exceptional Mediterranean-inspired menu. Its classic, refined decor creates the perfect canvas for a memorable dining experience.



**Fuego at Hotel Maya** - If you're after a view looking at the Long Beach skyline, then this may be the spot to consider. Fuego provides a Latin-inspired atmosphere with a beautiful outdoor patio. From delectable seafood to expertly crafted cocktails, Fuego is a great spot for dinner or for brunch.

**555 East American Steakhouse** - With classic banquettes and well-mixed martinis, 555 offers a classic steakhouse experience. Its sophisticated yet traditional ambiance, complemented by exceptional cuts of meat and seafood creates an elegant backdrop for celebrating special occasions.

**Michael's on Naples** - Elevating celebrations with modern Italian cuisine, Michael's offers a blend of sophistication and creativity. The contemporary design and romantic rooftop terrace provide a chic setting that complements the food. The focus here is on locally sourced ingredients and inventive flavors.

**Heritage** - Situated in a converted bungalow on 7th Street, Heritage offers inventive prix fixe menus with wine pairings. It holds the distinction of being the city's first restaurant to earn a Michelin star. If you're planning a celebration here, be sure to book well in advance as it's a small restaurant and tables here are in high demand.

Whatever you're looking for in the way of cuisine, Long Beach most likely has it. These are just a few of the many amazing restaurants we're fortunate to have here. What's your favorite? We'd love to hear about it.



## Dos and Don'ts for Fixing Up A Home Before Selling It

When preparing to sell your home, strategic renovations and improvements can significantly enhance its appeal and value. However, it's essential to navigate this process with caution to avoid overspending or making misguided choices. Here are some of the top Dos and Don'ts:

### Dos

- **Curb Appeal:** Enhance your home's exterior with landscaping and fresh paint.
- **Neutral Tones:** Opt for neutral colors inside to attract a wider range of buyers.
- **Minor repairs:** Fix small issues like leaks and squeaks to show that your home is well-maintained.
- **Kitchen and bathrooms:** Upgrade outdated fixtures and surfaces in these key areas.
- **Declutter:** Remove personal items and excess furniture for a spacious feel.

### Don'ts

- **Over-personalization:** Avoid unique designs that may not appeal to everyone.
- **Major renovations:** Skip large projects with uncertain returns on investment.
- **Ignoring maintenance:** Address essential repairs to avoid turning off potential buyers.
- **Strong odors:** Make sure there's no tobacco or pet odors and steer clear of any strong scents.
- **Excessive spending:** Stick to a budget; avoid over-improving beyond market standards.



If you have questions about what projects will help you sell your home for more money, we'd be happy to discuss specifics with you. Whether you're planning a sale soon or someday, we're happy to be a resource. Just give us a call at 562.896.2456.



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# THE BEST MOVE YOU'LL EVER MAKE!

**(562)896-2456 | ShowMeHome.com**

6621 E. Pacific Coast Highway #150 Long Beach, CA 90803

## Fall Events Calendar



### Belmont Shore Car Show

Sunday, Sept. 10, 2023  
Times: VIP 5:30 am  
Pre-registration 7:00 am  
General Admission 9:00 am

### Coastal Country Jam

Sept. 16, 2023 at 12:00 pm to  
Sept. 17, 2023 at 10:00 pm  
Marina Green  
386 East Shoreline Drive  
Long Beach, CA 90803

### SoCal Step Out STEP OUT FOR STEP DORSETT

Sept. 30, 2023  
Rainbow Lagoon

### Ponies at the Pike

Sept. 16 & 17, 2023  
26th Annual Mustang & Ford Car  
Show, Shoreline Aquatic Park

### New Blues Festival

Labor Day Weekend 9/2-9/4  
Shoreline Aquatic Park

### Puptopia Festival

Sept. 9, 2023 at 10 am to 5 pm  
Marina Green  
386 E Shoreline Dr, Long Beach, CA  
90803



Want more  
details on  
any of these  
events?  
Scan our  
QR code!



## Easy Apple Cake

### Ingredients:

- 1-3/4 cups sugar
- 1 cup vegetable oil
- 3 large eggs, room temperature
- 1 teaspoon vanilla extract
- 2 cups all-purpose flour
- 1-1/4 teaspoons baking powder
- 1 teaspoon salt
- 1 teaspoon ground cinnamon
- 1/4 teaspoon baking soda
- 2 cups finely chopped peeled tart apples
- 1 cup chopped walnuts
- 1-1/4 cups whipped topping



### Directions:

Preheat oven to 350°. In a large bowl, beat the sugar, oil, eggs and vanilla until well blended. Combine the flour, baking powder, salt, cinnamon and baking soda; gradually beat into sugar mixture until blended. Fold in apples and walnuts. Transfer to a greased 13x9-in. baking dish. Bake until a toothpick inserted in the center comes out clean, 35-45 minutes. Cool on a wire rack. Serve with whipped topping.