

LONG BEACH Real Estate CORNER



MARCH/APRIL 2025

When Is It Time to Downsize or Upsize?

If you've reached a point where your current home no longer meets your needs, you have a couple of options. You can either downsize, upsize, or modify your current living space. People's lives are constantly changing, so it's completely normal if you decide your space doesn't fit your current lifestyle. Here are some tell-tale signs it's time to downsize or upsize:

3 Signs it's Time to Upsize

1. You've Outgrown Your Home - Do you feel like your rooms are cluttered and that there's not enough space for your growing family? It might be time to consider upsizing your home. Signs that you've outgrown your home could include lack of space for furniture, overcrowding in bedrooms, and insufficient storage space.

2. You Need More Functional Space - Sometimes life changes happen and you need more functional space in your home like a dedicated office or a larger kitchen. It may be time to make a move if you know that having more functional space would make your life easier and more enjoyable.

3. You Can Afford a Move - Many people who have owned their home for two years or longer have had a significant growth in home equity, which can be helpful when upsizing. If you're wondering if you can afford a larger home, we recommend connecting with an experienced lender to help you explore your options.

3 Signs it's Time to Downsize

1. You're Not Using All of Your Space - At one point, you may have needed those extra bedrooms, a large backyard, and



multiple living spaces. But, if they're now rarely used and turning into storage, it's likely time to downsize. Downsizing to a smaller home may help lower your costs so you won't be paying for unused space anymore.

2. Maintenance Is Overwhelming - Are you having a difficult time keeping up with cleaning, lawn care or home repairs? Maintaining a larger home

can turn into a huge undertaking as you get older. Downsizing to a smaller, more manageable property can ease your stress and save you time so you can spend it doing things you love.

3. You've Retired - As you enter retirement, your lifestyle and housing needs may change. You may not be tied down to one location anymore or you may want to be closer to your family and friends in another area. Retirement may mean that you have more flexibility to travel and pursue your interests and hobbies.

When it comes down to making a decision, you should choose what's best for you, for your finances and your lifestyle. If you'd like to talk about your current living situation to determine if downsizing or upsizing is right for you, text us or give us a call at 562.896.2456.

JUST SOLD



3090 Palo Verde Ave
Long Beach

Our client inherited this property and we were able to guide her through the cleanout and prep of the home, and refer her to a probate attorney who helped make the process simple. Our marketing generated 7 offers and we went under contract within a week, selling the home at asking price to a cash buyer.

Thinking of selling your home? Let's chat! Scan the QR code to schedule a quick call or Zoom.



SCAN ME

Preparing for Emergencies



While we all hope to avoid natural disasters or home emergencies, preparation is key. California has faced an increasing number of wildfires in recent years, underscoring the importance of being ready. Here's what you need to know.

Make a Copy of Important Documents

Some of the most valuable things in your home are your important documents. If possible, store digital copies of essential paperwork like banking details, insurance policies, and legal agreements in a secure cloud-based system. For physical documents that can't be stored digitally—such as passports, birth certificates, and social security cards—keep them in a single, easily accessible folder or fireproof safe.

Have a Disaster Supply Kit

An emergency preparedness kit should always be ready in case you need to evacuate quickly. Your kit should include:

- A change of clothes and a weather-appropriate jacket
- Toiletries (toothbrush, toothpaste, toilet paper)
- Non-perishable food with at least a six-month shelf life
- Bottled water or a portable purifier
- A flashlight and extra batteries
- A fully stocked first aid kit
- Prescription medications and essential medical supplies

Stay Informed & Have a Plan

Wildfires can spread quickly, so knowing evacuation routes and staying informed is critical. Sign up for emergency alerts in your area, and create a communication plan with family members in case you're separated. If you live in a high-risk fire zone, consider preparing a "go bag" with valuables, pet supplies, and irreplaceable items.

These steps are just the beginning of disaster preparedness. For more tips and resources, visit [ready.gov](https://www.ready.gov).

Is Your Home Insurance Adequate & Up-To-Date?

Disasters can strike at any time—do you know if your homeowners insurance is enough to cover potential damage? Take a moment to review your policy and check for:

- ✓ **Coverage Limits** – Does your policy cover the current replacement cost of your home and belongings? Rising construction costs may mean you're underinsured.
- ✓ **Fire & Natural Disaster Protection** – Standard policies may not fully cover wildfire damage. Consider additional coverage if you live in a high-risk area.
- ✓ **Loss of Use Coverage** – If you need temporary housing after a disaster, does your policy cover living expenses?
- ✓ **Deductibles & Exclusions** – Understand what's covered and what's not. Flood and earthquake coverage often require separate policies.



Review your policy annually and consult your insurance provider to make sure you're fully protected.

Where to Celebrate St. Patrick's Day in Long Beach



Looking for a fun way to celebrate St. Patrick's Day in Long Beach? Whether you're in the mood for traditional Irish fare, a perfectly poured pint of Guinness, or a lively atmosphere with music and festivities, here are some of the best spots to check out.

Gallagher's Pub & Grill

Located on Broadway, Gallagher's is a classic Irish pub known for its lively crowd, live music, and traditional fare like shepherd's pie and bangers with mash. Enjoy their Irish-themed cocktails and soak in the festive atmosphere.

The Auld Dubliner

This downtown Long Beach staple is the place to go for authentic Irish vibes. With traditional dishes like Guinness Beef Stew and a

great selection of beers, it's a perfect spot to raise a glass to St. Paddy. Keep an eye out for live music and special holiday events.

Murphy's Pub at The Belmont

Tucked upstairs above The Belmont Athletic Club, Murphy's offers a laid-back pub experience with a patio overlooking 2nd Street. They boast a huge selection of international beers—over 70 to choose from—so don't forget to grab a "passport" and start tracking your tastings.

O'Connell's Pub

A true neighborhood gem, O'Connell's Pub offers a relaxed and friendly atmosphere perfect for a casual St. Patrick's Day outing. Known for their strong drinks, affordable prices, and welcoming vibe, it's a great place to celebrate with friends.

Quinn's Pub & Grill

Not strictly an Irish pub, but a great hidden spot just off 2nd Street. Quinn's offers classic bar comfort food, great service, and plenty of drinks to toast the holiday.

Malainey's Grill & One Hell of An Irish Bar

Join the adventure at Malainey's Grill, where good vibes meet great views on N Marina Dr. Dig into classics like burgers and seafood, or savor Irish favorites like Shepherd's Pie. With outdoor seating, live music, and karaoke, it's the spot for families and brunch lovers. Don't miss their epic happy hour, plus, you can even cruise the bay with their "Ship and Sip" experience for a truly unique outing.

Wherever you choose to celebrate, don't forget to wear your green and enjoy the festivities responsibly!

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!



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Real Estate FAQs

Check out our Real Estate FAQs video series. Scan the QR code for the FAQ playlist.



Recent topics include:

- Will 2025 Be A Good Year to Sell a Home?
- What Projects Do You Need Permits For?
- Contingency Periods: When Can You Walk Away?



Home Buying 101

We also have a series of videos especially for buyers: Home Buying 101. Scan the QR code for the playlist.



Recent topics include:

- What's A Starter Home?
- 5 Affordable Neighborhood in Long Beach.
- What Are The First Steps to Buying a Home?



Home Selling 101

Sellers will find plenty of content as well in our Home Selling 101 series. Scan the QR code for the playlist.



Recent topics include:

- Hiring A Listing Agent: Marketing Matters
- Is It Time To Downsize?
- Fix First or Sell As-Is?

