

RCFE resource

Most Accurate RCFE Home & Business Valuations

WHAT'S THE VALUE OF YOUR RCFE?

For a **FREE** No Obligation Consultation CALL us at (949) 397-4506



Michelle J. London MBA, CPA, MICP
Advisor / Investment Specialist
DRE #01971087
Phone: (949) 397-4506
michelle@commmlre.com

Melvyn D. Richardson
Advisor / Investment Specialist
DRE #01318955
Phone: (949) 500-3630
melvyn@commmlre.com

www.rcferesource.com

Call or text "RCFE" to
(949) 397-4506



Corporate DRE #01934115



SO CAL RCFE REPORT: BLAZING BEGINNING

To go along with record low mortgage rates, it is the hottest start to a year since tracking began in 2004.

The unveiling of the new Star Wars: Galaxy's Edge at the Disneyland Resort in Anaheim was met with throngs of eager parkgoers and the line for the Millennium Falcon on opening day was 5 hours long. Movie tickets for the initial release of Avengers: Endgame in April 2019 were extremely hard to come by. It ultimately became the number one box office hit of all time. In December 2015, Adele placed all 50 shows of her Adele Live 2016 international tour on sale at the same time, 750,000 tickets, and they sold out in just 20 minutes. These are all examples of an overpowering demand met with an exceptionally limited supply.

That is precisely what is occurring in the Southern California housing market today. There is an imbalance in supply and demand. The supply of homes is at a record low and demand is off the charts. The same holds true for RCFE homes. As a result, the market has been hot from day one of 2021. In the past 10 months, mortgage rates continued to drop to record low territory, dropping below 3% in July for the first time ever. The further rates dropped, the more demand soared, and the hotter the market became.

When mortgage rates climb, monthly payments rise, affordability erodes, and the market slows. The record low mortgage rate environment has persuaded more RCFE buyers to enter the housing arena.



ATTENTION RCFE BUYERS:

Waiting for the market to get easier for buyers is not the answer. Home values are on the rise and mortgage rates are projected to climb as well. Values are slated to rise between 6 to 9% in Orange and Riverside Counties, and mortgage rates will start the year at record low levels but could increase by the end of the year. With rising values and higher rates, payments rise and RCFE home affordability will slowly erode. For buyers, waiting is not an option.

HOT SELLER'S MARKET

With a record low supply of homes available to purchase and staggering demand, the market is extremely hot.

ATTENTION RCFE SELLERS:

Pricing close to an RCFE home's Fair Market Value is fundamental to obtain the highest possible net proceeds.

Overpricing in today's market is not advisable and will only result in fewer showings and fewer offers. The key to tapping into the current Hot Seller's Market is to take advantage of the multitude of buyers waiting for more RCFE homes to hit the market. A realistic price will attract multiple offers and a bidding war will ensue. To become the winning bidder, buyers often stretch above the asking price.

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Current Listings



To view our current listings
visit our website at
www.rcferesource.com

COMING SOON:

ORANGE - PACKAGE OF 2 RCFES ONE FOR SALE; ONE FOR LEASE

- Must be sold together (1/2 Block apart)
- 6 BDR/2 BA 1,986 s.f. RCFE For Sale
- 5 BDR/2 BA 1,928 s.f. RCFE For Lease
- \$1.15M Home + \$3,500/mo Lease
- Additional for Businesses

ANAHEIM & FULLERTON - FOR LEASE PACKAGE OF 2 RCFES

- Package of two 4 BDR/2 BA RCFEs For Lease
- 1,831 s.f. and 1,594 s.f., respectively
- \$150K each business or 2 for \$250K
- 10 minutes (5.1 miles) apart

WHITTIER - VACANT RCFE FOR SALE

- 5 BDR/3 BA 1,803 s.f.
- Home \$750K

ORANGE - RCFE FOR SALE

- 6 Private Resident Rooms; 3 Baths
- 3,681 s.f.
- Owner's/Caregiver's Suite of 3 BDR upstairs
- \$1.15M Home + \$120K Business

GORGEOUS WEST HOLLYWOOD DUPLEX - 2 RCFE'S FOR SALE

- TWO 6-BDR RCFES TOGETHER!
- LICENSED FOR 12 BEDS
- \$2.5M homes + \$500K businesses
- Grosses \$80K/MONTH
- GREAT LOCATION

A BETTER WAY TO HANDLE DEMENTIA

Dementia is an insidious disease. As it progresses, individuals gradually lose the ability to understand the world as others see it and act accordingly. Alzheimer's disease and other forms of dementia dramatically alter how the brain works and processes information, creating warped perceptions that seniors cannot distinguish from "true" reality.

In the past, clinicians and caregivers used the technique of "reality orientation," refuting and correcting dementia patients in order to ground them in reality. Trouble is, dementia affects a person's rational thinking. Cognitive abilities must be intact for reorientation to be successful. Otherwise, individuals are unable to understand and retain facts about their situation and surroundings, and reorientation to reality may feel like a challenge to their perceptions and may be a cause for agitation and distress.

Enter pioneering social worker and noted author Naomi Feil. Feil grew increasingly dissatisfied with traditional methods used to interact with severely disoriented individuals and introduced a kinder and gentler approach: validation. This approach has come to represent the gold standard employed by clinicians and caregivers when dealing with the disorientation of dementia patients.

Validation seeks to view things from the perspective of the individual with dementia. Instead of continually challenging their view of reality, validation is a "senior affirming" approach which recognizes the reality of the senior.

In an online forum for caregivers and families, Aging Care, one woman wrote that her father continually spoke of his "invitation" to be a guest conductor on the Lawrence Welk show. The show has been on reruns for the past few decades after the death of Lawrence Welk.



The kind and compassionate daughter bought her father a conductor's wand and Lawrence Welk CDs and videos. Instead of upsetting her father, she was able to join him in his altered reality without challenging his beliefs or eroding his self-esteem.

Another wrote of a senior who believed bugs were crawling all over the bedroom wall. Instead of trying to convince her that there were no bugs, the caregiver sympathized that this must be very distressing to the senior. She said she would call the exterminator and suggested they wait in the adjoining room while the pest control expert remedied the problem.

Dementia presents countless obstacles that call for extreme tact and patience. Utilizing validation will help individuals with dementia feel heard and is a true measure of caring and respect.

"All Information is deemed reliable but not guaranteed"

27941 La Paz Road Suite #C • Laguna Niguel • California • 92677

If your property is currently listed for sale, this is not intended as a solicitation.