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JULY 2016

Villa Portofino Neighborhood Market Report

| Address | Model | Sq Ft | Bed/Ba | Price | Date Sold |
|---------|-------|-------|--------|-------|-----------|
|---------|-------|-------|--------|-------|-----------|

ON THE MARKET

| | | | | | |
|---------------|-----|-------|-------|-----------------------|---------|
| Esmeraldas | 940 | 1,558 | 4/2.5 | \$525,000 | pending |
| Porto Ct | 940 | 1,558 | 4/2.5 | \$519,900 | |
| Abuela Drive | 920 | 1,529 | 3/1.5 | \$519,000 | pending |
| Esmeraldas | 930 | 1,625 | 4/2 | \$509,000 | |
| Escobar | 910 | 1,532 | 3/2 | \$499,000 - \$510,000 | pending |
| Cariuto Court | 930 | 1,185 | 3/1.5 | \$459,000 | pending |
| Esmeraldas | 940 | 1,558 | 3/2 | \$425,000 | pending |

RECENT SOLD

| | | | | | |
|---------------------|-----|-------|-------|-----------|----------|
| 10784 Esmeraldas | 940 | 1,558 | 3/2.5 | \$520,000 | 4/11/16 |
| 10741 Escobar Dr | 910 | 1,532 | 3/2 | \$509,000 | 5/09/16 |
| 5217 Fino Dr. | 940 | 1,558 | 3/2.5 | \$507,000 | 3/07/16 |
| 10743 Escobar Dr | 940 | 1,585 | 4/3 | \$505,000 | 5/19/16 |
| 5220 Fino Dr. | 930 | 1,185 | 3/2 | \$496,500 | 5/19/16 |
| 10733 Cariuto Court | 920 | 1,529 | 3/1.5 | \$495,000 | 4/18/16 |
| 10817 Escobar Dr | 920 | 1,529 | 3/1.5 | \$485,000 | 12/08/15 |
| 10819 Escobar | 930 | 1,185 | 3/1.5 | \$460,000 | 11/23/15 |
| 10765 Cariuto Court | 930 | 1,185 | 3/1.5 | \$459,500 | 4/20/16 |
| 10573 Porto Ct | 930 | 1,185 | 3/1.5 | \$454,900 | 11/16/15 |
| 10831 Escobar Dr. | 940 | 1,558 | 4/2.5 | \$445,000 | 1/05/16 |
| 10746 Cariuto Court | 930 | 1,050 | 3/1.5 | \$388,500 | 5/26/16 |

TESTIMONIALS

-Carol has a keen knowledge of the area and is detailed oriented and thorough. She really was an advocate for us and always put us first. We highly recommend her—she will do a wonderful job. Brittny

-Carol was very helpful and always available to answer any question or concerns we had. Got a full price offer on her first open house and everything went smoothly from there. Definitely recommend her to anyone else in the area. John

-Carol was more than just a Broker, she became a friend. Her patience and attention were greatly reassuring and she easily became a trustworthy friend. Her knowledge of the real estate market and professional experience, as well as her guidance throughout the entire process made our experience truly stress free and without worry. Yvonne

-Excellent service, very open in communication and did great work to outline and explain the process. She was very helpful during the process and had great understanding of the area. Excellent Service A+++++. John and Veronica

-Buying a home is really an adventure, riddled with lots of hurdles and little obstacles you have to overcome. But when I have to do it all over again, I hope Carol Mundell is still in the business because she was an absolutely fantastic guide & coach. Every step of the way she was telling us what to expect, answered all our questions and kept us at ease by always taking care of whatever was under her responsibility and even providing resources for those things that were not. Can't say enough good things about her! Jason

-Carol is an amazing agent. She is very professional, knowledgeable and reliable. She always made sure we were well informed and she guided us through every step of the buying and selling process. Once Carol found us a home to buy, she quickly put our home on the market and within 3 days we went into escrow. We couldn't have asked for a better agent to work with! Aida

-Carol is someone I could trust. I liked that she is incredibly knowledgeable about all the details of real estate and was incredibly timely and efficient with all the details involved, which I appreciated. I would highly recommend Carol to anyone wanting to buy or sell property. Her professionalism, integrity and warmth helped to make the selling of my home a more pleasant and satisfying experience. Fran

**I am a USAA Real Estate Rewards PREFERRED AGENT
and NFCU RealtyPlus CERTIFIED AGENT.**

Ask for *Carol Mundell*

**Consulting, Negotiating and Managing your Transaction
Getting the results you want**