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Issue I
2017

A Monthly Insight into the Current Real Estate Market by Paul Kott Realtors



ON THE HOME FRONT

about us >>>



Free Home Warranty!

During your listing period with Paul Kott Realtors you will be provided with a complimentary home warranty while your home is on the market!

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Why I Love Anaheim

A home for life...

For Paul Kott, Anaheim is truly where his heart resides. Both personally and professionally, he has become an integral part of this fair city ever since moving here over forty years ago. Paul attended Anaheim High School, stayed local for college by studying Spanish at the University of Southern California, and then remained here to raise his family. He always looks for ways to make the city better.

Paul continues to leave his mark on the city of Anaheim. In recent years, he has been voted Anaheim Citizen of the year and Man Of the Year (twice). He is also involved in several charities and works to keep Anaheim beautiful. Paul is proud to call this great city home. Today, Paul looks back

on his journey and how he is leaving a legacy in Orange County, and how Paul Kott Realtors, Inc. is continuing to impact the lives of our clients. He's proud to still know families he first represented almost

forty years ago and to see how they've flourished in this community. The future is bright for Paul Kott Realtors, Inc. because Paul Kott lives by a motto that defines what means the most to his clients..."Because results matter." Paul Kott Realtors, Inc., has established a solid

reputation for building long lasting relationships with our clients and associates. Based on timeless principles of practicality, service excellence and customer care, we continue to exceed expectations all over Orange County. Our goal is to deliver an exceptional real estate experience that turns into

I believe the measure of a man is in the number of people who he has had the privilege to serve

successful investment decisions. Founded by Paul Kott in 1982, our growth is based on the inventory of career-minded real estate professionals who are both distinct business people and exceptional

neighbors in each community we serve. All of our agents carry the distinction of being a Realtor® as well as staying on the cutting edge of both real estate legislation and technology. "With each customer we serve" says Paul Kott "we are creating a future for the client, our agents and our company."



Paul Kott Realtors, Inc.

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1225 W. Lincoln Ave.



Contact us at **714/772-7000**

www.paulkottrealtors.com

Where to Borrow: What's the difference between a mortgage banker, a broker, and a bank?

A mortgage banker, also known as a direct lender, will take your loan information and work within their company to underwrite and to provide the funds for your home loan. Direct lenders are specialists at what they do. Finally, direct lenders combine many of these



loans together and sell them to investors.

- A mortgage broker will take all of your information and send that information in a package to another company to fund the final loan.
- A bank that offers mortgages is much like a mortgage banker in that they underwrite and fund the mortgage, and they may also service the file.

The primary difference between a bank and a direct lender is that banks have many other departments and are not necessarily experts with regards to mortgages. Focus your interview with mortgage brokers and mortgage bankers. These professionals work with multiple investors daily to ensure the

best deal for the consumer, as opposed to a bank. A bank may offer only special loan products that they have in-house at the price for that day. A mortgage banker assumes responsibility for their clients to originate, package, process, underwrite and fund the loan.



Another way of saying this: a mortgage banker provides the money to the borrower at the closing table.

A mortgage banker provides the cash to lend you. A mortgage broker usually has multiple investors that they deal with, and a mortgage broker does not lend money. Rather, mortgage brokers are independent contractors who offer the loan products from many different lenders.

property Info >>>

New Listing



2508 E. Romneya,
Anaheim, \$619,000

This East Anaheim home features 4 bedrooms and 2.5 baths with approximately 2,191 square feet of living area . On the main level features include a formal living room with fireplace and open beam ceiling, formal dining area, bright and airy kitchen with eating area, .5 bath and access to two car garage. The lower level has a large family room with fireplace and bar area. The upper level features a Master bedroom and Master bath, 3 spacious spare bedrooms and full bath with dual sinks off hallway. Other features include, central heating and air-conditioning, large covered patio area - perfect for entertaining, mature landscaping and much more!

New Listing



1201 W. Rowan,
Anaheim, \$769,900

Pristine remodeled Westmont area home with 4 bedrooms and 2 baths and 2,332 square feet of living area * Formal entry * Spacious step-down formal living room * Formal dining room * Open kitchen with stainless steel appliances, tile counters, large pantry and can lighting * Separate family room, with stone fireplace and slider to backyard * Large master bedroom and bath with new vanity with dual sinks, stall shower, and 2 mirrored closets * Nice size spare bedrooms and spacious full hall bath with new vanity with dual sinks * Sparkling swimming pool and spa and large patio area * 2 car attached garage with direct access and RV parking * Manicured front and back yards on a lot of 11,880 square feet .



Currently In Escrow

- 569 Grove Ave, Anaheim
- 1205 W. Park Ave., Anaheim
- 424 Livingston Ave., Placentia



REAL ESTATE
IS THE BEST INVESTMENT
IN THE WORLD
BECAUSE IT IS THE
ONLY THING
THEY'RE NOT MAKING
ANYMORE

~ Will Rogers



Kevin D. Kott
Insurance Agent

Auto - Home - Business - Life - Specialty
1425 East Lincoln Avenue Unit C
Anaheim, CA 92805
(714)932-9109
kkott@farmersagent.com
License #0K16240



The Miller Team

www.JulieMillerTeam.com
(714) 541-6604



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A Lack of Listings Creates a Challenge in the Market



"Inventory has been extremely tight all year and is unlikely to improve now that the seasonal decline in listings is about to kick in. Unfortunately, there won't be much relief from new home construction which continues to be grossly inadequate in relation to demand.."

The housing crisis is finally in the rearview mirror as the real estate market moves down the road to a complete recovery. Home values are up, and distressed sales (foreclosures & short sales) are at their lowest mark in over 8 years.

This has been, and will continue to be, a great year for real estate. However, there is one thing that may cause the industry to tap the brakes: a lack of inventory.

According to the National Association of Realtors (NAR) buyer traffic and demand continues to be the strongest in years. The supply of homes for sale has not kept up with demand and this has driven prices up in many areas as buyers compete for their dream home.

Traditionally, the winter months create a natural slowdown in the market. Jonathan Smoke, Chief Economist at realtor.com, points to low interest rates as one of the many reasons why buyers are still of in the force looking for a home of their own.

"Overall, the fundamental trends we have been seeing all year remain solidly in place as we enter the traditionally slow sales season, and pent up demand remains substantial as buyers seek to get a home under contract while rates remain so low." Bottom line is a healthy labor market has created more and more buyers who are not just ready but willing to buy.

Supporting Anaheim

Certified Farmers Market & Craft Fair



Support California Certified farmers, local artisans, gourmet foods, the craft and fair and Homegrown Music series by shopping at the Downtown Anaheim Certified Farmer's Market every Thursday from 11am to 4pm located on the Center Street Promenade & Lemon - Admission is free!



Anaheim Stadium
Feb 25th

Home Safety Tips



Home Safety at Sunkist

Tuesday, February 21, 2017, 6:00 PM
Anaheim Fire & Rescue staff discuss home safety and emergency preparedness. Free smoke detectors for attendees.
Sunkist Library
901 S Sunkist, Anaheim

did you know >>>

Anaheim is a city in Orange County, California, part of the Los Angeles metropolitan area. As of the 2010 United States Census, the city had a population of 336,265, making it the most populous city in Orange County and the 10th most populous city in California. Anaheim is the second largest city in Orange County in terms of land area (after Irvine) and is known for its theme parks, sports teams, and convention center.



Anaheim was founded by fifty German families in 1857 and incorporated as the second city in Los Angeles County on March 18, 1876. The city developed into an industrial center, producing electronics, aircraft parts and canned fruit. It is the site of the Disneyland Resort, a world-famous grouping of theme parks and hotels which opened in 1955, Angel Stadium of Anaheim, Honda Center and the Anaheim Convention Center.

Anaheim's city limits extend from Cypress in the west to the Riverside County line in the east and encompass a diverse collection of neighborhoods and communities. Anaheim Hills is a master-planned community located in the city's eastern stretches that is home to many of the city's affluent. Downtown Anaheim has three mixed-use historic districts, the largest of which is the Anaheim Colony. The Anaheim Resort, a commercial district, includes Disneyland, Disney California Adventure, and numerous hotels and retail complexes. The Platinum Triangle, a neo-urban redevelopment district surrounding Angel Stadium, is planned to be populated with mixed-use streets and high-rises.

"The house you looked at today, and want to think about until tomorrow. . . might be the same house someone looked at yesterday, and will buy today"

- Koki Adasi



final thoughts...

“ In our market, no one knows more about the region than we do. We live and work here, and we’re integrated into the fabric of our community ”

-Paul Kott, Owner



Help Rebuild the Famous Anaheim White House



Early Sunday morning on February 5th, an iconic Anaheim landmark suffered a tragedy by fire. The 1909 Colonial-style mansion known as the White House was converted into a restaurant now owned by Sir Bruno Serato, who FEEDS PASTA EACH NIGHT TO OVER 1,000 POOR CHILDREN from the restaurant’s kitchen. He has done so for more than a decade. Bruno is an Italian immigrant who came to the U.S. with \$50 in his pocket and through hard work saved the money to open his restaurant 30 years ago. Bruno is known worldwide for feeding the children, finding housing for their families and helping at-risk youth land jobs in the hospitality field. He even mortgaged his own home during the recession to keep his charity work going. Frank Groff, Bruno’s longtime friend and publicist, has created a gofundme account to help rebuild the restaurant and provide financial relief for his employees. Every penny raised over the stated amount will be donated to Bruno’s nonprofit Caterina’s Club. Now he needs your help to rebuild the Anaheim White House and restore his dream. Bruno also needs to help his staff who are now unemployed. He has fire insurance, but it will not adequately cover the rebuild nor help his employees or charitable works. If you would like to donate go to...

<https://www.gofundme.com/anaheimwhitehouse>



Easterseals Southern California Names Orange County Business Leader Paul Kott to Board of Directors

Easterseals Southern California has elected Anaheim realtor **Paul Kott** to its Board of Directors for a three-year term. Kott, the founder of Paul Kott Realtors, Inc. and a longtime Anaheim resident, will assist Easterseals in identifying ways to expand local services and deliver life-changing outcomes for children and adults with disabilities.

Kott has served on the Anaheim Redevelopment Commission, the Anaheim Board of Realtors as President and Vice President and as a hearing officer on the Orange County Tax Assessment Appeals Board for 10 years. Beyond his work in Anaheim, Kott is involved with the Orange County Association of Realtors, Pacific West Association of Realtors, the California Association of Realtors and the National Association of Realtors.

His many accolades include being voted Anaheim Citizen of the Year and Man of the Year twice. Kott is also a performing magician and a lifetime member of The Magic Castle in Hollywood.



Kott

Easterseals Southern California

For nearly 100 years, Easterseals has been the indispensable resource for people and families facing disabilities. The services we provide throughout Southern California make profound, positive differences in the lives of over 8,000 people every day with autism and other developmental disabilities or other special needs. Easterseals provides adult and senior day services, autism therapy services, the Bob Hope Veterans Support Program, Child Development Services, Living Options and WorkFirst Employment Services. Join us at easterseals.com/southernca to support our effort to change the way the world defines and views disability.



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1225 W. Lincoln Ave. Anaheim, CA 92805

(714) 772-7000