

# Your "Rock Solid" Realtors

## Lafayette's Prudential Team

presents:



**\$2,925,000**  
**212 Camino Sobrante**  
Elegantly Romantic Mediterranean Style home, in Orinda's premier Country Club location. Call Debra Trevarthen 381-0325 mobil. See Virtual Tour at: www.212caminosobrante.com



**\$997,500**  
**911 Springfield Drive**  
**Rock-Bottom Price!** New listing in Northgate's desirable Brooktree area with five bedrooms, over 2500 s.f. & gorgeous pool. All this for under One Million! Walk to 12 years of top-rated schools. Call Jim Colhoun for more information at 925 962-6101



**\$ 525,000**  
**917 Hough**  
Downtown Lafayette-2bd, 1 1/2 ba Newly remodeled and gorgeous! Walk to BART and downtown shopping. Low HOA's, small and quiet complex. Call Lisa or Barbara 925 698-5752.



**\$2,390,000**  
**139 Erselia Trail**  
Spectacular Alamo estate home on level acre with stunning backyard featuring pool, spa, gazebo and vineyard. Over 4400 s.f home with four bedrooms plus office and recently remodeled kitchen. Call Jim Colhoun at 925 962-6101.



**\$425,000**  
**2627 Oak Road #A**  
Updated 2 bedroom, 2 bath single level unit with convenient inside laundry and cozy wood burning fireplace. Approx 1,208sf of living space. A must see! Call Frith at 925-698-6030.



**\$ 449,000**  
**1177 Leisure Lane #3**  
2 Br, 2 full baths. Totally remodeled with top of the line appliances, travertine flooring, slate patio, crown molding and much more. Now is the time to enjoy life! Call Lisa for more information (925) 698-5752

## Real Estate Market Slowdown Offers Good Opportunities to Buy Investment Properties

By Val Cook-Watkins



They say there are two sides to every coin, and that is particularly true in real estate. While the recent slowdown in the housing market has softened prices for home sellers, it also has resulted in an unusually good opportunity to buy rentals and other investment properties at outstanding values.

Inventories of homes for sale have climbed steadily over the past couple of years, which has put downward pressure on prices. In particular, the larger number of bank-owned properties, or REOs, in the outlying areas

of Contra Costa County has resulted in a bigger inventory at the lower end of the market. As a result, many rentals are selling at discounted prices.

Owning a rental property has always been a wise investment, given the many tax advantages. More tax deductions and are available for this type of property than for just about any other investment. But the dynamics of this market have made owning investment properties an even better value.

Adding to the lure of investment real estate right

now is the fact that mortgage rates remain near historic lows and monthly rents throughout Contra Costa County are climbing once again due to an increase in the number of people looking to rent units. It all adds up to a very good investment climate.

There are many advantages of owning a rental, including depreciation and other tax write-offs. But the greatest benefit of all may be long-term appreciation. It is often said that you make your profits in real estate when you buy, not when you sell. So getting into the market at a low price point only increases your returns down the road.

What are some of the other advantages of owning investment property?

- **Deducting your expenses.** You may be able to deduct from your federal taxes many expenses associated with rental properties, including repairs, cleaning and maintenance, taxes, utilities and insurance. Perhaps the best deduction of all is depreciation of the property over 27.5 years.
- **Lower, capital gains tax rates.** When you sell real estate, you currently pay just 15 percent on the capital gains for federal taxes compared to your ordinary income tax rate for other income, such as CDs and bonds.
- **Deferring taxes.** You can

## JV LUCAS PAVING

QUALITY • INTEGRITY • EXPERT WORKMANSHIP  
THIRD GENERATION PAVING COMPANY

- Driveways
- Private Roads
- Tennis & Sports Courts
- Parking Lots
- Subdivisions
- Seal Coating

It's Time to Seal Coat!

Lic # 195560

LUCAS PAVING, INC.

RESIDENTIAL + COMMERCIAL

925-283-8027

## East Contra Costa County Foreclosures-Select Cities Only

NOTE: The date is the recorded date of the deed when the lender "took title to" the property (not necessarily possession of), since the former owners may not have moved out yet. The price is what the lender paid for it (usually the mortgage balance plus foreclosure fees). Each property is now owned by the lender. This information was provided by Cal Resource.

There were no foreclosures recorded in Lafayette, Moraga, or Orinda during this time period.

- ANTIOCH**  
2819 Almondridge Drive, 94509, CitiMortgage, 06-09-08, \$229,900, 1916 sf, 4 bd  
3117 Ash Street, 94509, Structured Assets, 06-26-08, \$156,390, 1058 sf, 3 bd  
2409 Asilomar Drive, 94531, Deutsche Bank, 06-09-08, \$360,000, 2240 sf, 5 bd  
4516 Bucksin Drive, 94531, Deutsche Bank, 06-12-08, \$259,000, 2800 sf, 5 bd  
213 Creed Avenue, 94509, Credit Suisse First, 06-27-08, \$126,750, 1139 sf, 2 bd  
2328 Cypress Street, 94509, US Bank, 06-02-08, \$150,875, 1058 sf, 3 bd  
1004 East 13th Street, 94509, US Bank, 06-26-08, \$266,500, 1475 sf, 3 bd  
4556 Elk Court, 94531, Csf Trust, 06-10-08, \$258,750, 1615 sf, 3 bd  
4628 Ellis Court, 94531, Morgan Stanley, 06-25-08, \$220,350, 2698 sf, 4 bd  
2332 Foothill Drive, 94509, Bank of New York, 06-03-08, \$238,000, 1743 sf, 4 bd  
2083 Goldpine Way, 94509, Resmae Liquidation Properties, 06-11-08, \$434,793, 2763 sf, 5 bd  
2709 Harvest Ln #197, 94531, Washington Mutual Bank, 06-25-08, \$116,000, 871 sf, 2 bd  
4316 Hillcrest Avenue, 94531, HSBC Bank, 06-06-08, \$450,000, 2627 sf, 4 bd  
1312 Jasmine Court, 94509, US Bank, 06-06-08, \$225,000, 1045 sf, 3 bd  
2525 Johns Way, 94531, Downey Savings, 06-23-08, \$195,000, 1925 sf, 3 bd  
5655 Leirim Way, 94531, ING Bank, 06-10-08, \$552,346, 2544 sf, 3 bd  
2012 Live Oak Ct, 94509, Greenpoint Mortgage, 06-06-08, \$370,000, 2790 sf, 4 bd  
5004 Longhorn Ct, 94531, Liquidation Properties, 06-16-08, \$233,750, 2249 sf, 4 bd  
2221 Lopez Drive, 94509, Morgan Stanley, 06-27-08, \$212,500, 1471 sf, 3 bd  
4516 Muledeer Ct, 94509, Mortgage Electronic, 06-02-08, \$301,750, 2330 sf, 5 bd  
3200 Oso Grande Way, 94531, CWALT Inc., 06-04-08, \$382,500, 2996 sf, 5 bd  
5109 Pawnee Dr, 94531, Soundview Home Loan Trust, 06-05-08, \$300,510, 1631 sf, 4 bd  
5402 Piute Court, 94531, Indymac Bank, 06-26-08, \$326,008, 2457 sf, 4 bd  
80 Russell Drive, 94509, Financial Assets, 06-02-08, \$182,750, 1178 sf, 3 bd  
506 Shaddock Drive, 94509, LaSalle Bank, 06-24-08, \$142,350, 1134 sf, 3 bd  
4717 Shetland Court, 94531, CWALT Inc., 06-02-08, \$432,979, 3239 sf, 4 bd  
5220 South Steven Stroud Dr, 94531, Deutsche Bank, 06-24-08, \$280,500, 2698 sf, 4 bd  
5121 Stagecoach Way, 94531, JP Morgan, 06-27-08, \$221,280, 1321 sf, 3 bd  
2801 Stamm Dr, 94509, Federal National Mortgage, 06-06-08, \$293,570, 1069 sf, 3 bd  
4925 Stonewood Way, 94531, Csf Home Equity, 06-25-08, \$196,484, 1303 sf, 3 bd  
3113 Van Buren Place, 94509, C-BASS Mortgage, 06-26-08, \$177,100, 1388 sf, 3 bd  
1600 Viera Avenue, 94509, Mortgage Electronic, 06-25-08, \$107,250, 704 sf, 2 bd  
4428 Whitehoof Way, 94531, Wachovia Mortgage, 06-11-08, \$209,100, 1508 sf, 3 bd  
2370 Whitetail Drive, 94531, CitiMortgage, 06-11-08, \$371,430, 1664 sf, 3 bd  
2758 Winding Lane, 94531, Bank of New York, 06-02-08, \$167,875, 1052 sf, 3 bd  
1426 Yellowstone Drive, 94509, US Bank, 06-25-08, \$191,750, 1810 sf, 4 bd  
**CONCORD**  
3218 Bonifacio St, 94519, JP Morgan Chase Bank, 06-11-08, \$308,870, 1606 sf, 3 bd  
4081 Clayton Road #104, 94521, Structured Assets, 06-25-08, \$178,606, 646 sf, 1 bd  
1398 Del Rio Circle #C, 94518, Wells Fargo Bank, 06-25-08, \$123,250, 870 sf, 2 bd  
2512 East Olivera Road, 94519, US Bank, 06-25-08, \$213,850, 1536 sf, 4 bd  
2618 Garden Avenue, 94520, Structured Assets, 06-25-08, \$175,500, 1184 sf, 3 bd  
2475 Hemlock Ave, 94520, New Century Home Equity, 06-04-08, \$336,600, 1088 sf, 3 bd  
2154 Huron Drive, 94519, Deutsche Bank, 06-25-08, \$356,655, 1276 sf, 4 bd  
4109 Kensington Drive, 94521, US Bank, 06-05-08, \$360,000, 1160 sf, 4 bd  
2901 Loma Vista Ave, 94520, Liquidation Properties, 06-18-08, \$342,000, 1028 sf, 3 bd  
4558 Marsh Meadow Way, 94521, Washington Mutual Bank, 06-11-08, \$558,000, 2537 sf, 4 bd  
3361 Moretti Drive, 94519, Indymac Bank, 06-11-08, \$398,174, 1136 sf, 4 bd  
1060 Oak Grove Rd #91, 94518, Morgan Stanley, 06-05-08, \$165,750, 910 sf, 2 bd  
2097 Olivera Rd #D, 94520, Federal Home Loan Mortgage, 06-11-08, \$125,195, 884 sf, 2 bd  
958 Pullman Court, 94518, Aurora Loan Services, 06-05-08, \$376,740, 1548 sf, 4 bd  
1184 Tilson Dr, 94520, Washington Mutual Bank, 06-11-08, \$188,000, 1112 sf, 3 bd  
4278 Wilson Lane, 94521, GMAC Mortgage, 06-05-08, \$442,550, 1486 sf, 4 bd  
**DANVILLE**  
648 Hartley Drive, 94526, HSBC Bank, 06-18-08, \$385,000, 1207 sf, 2 bd  
**MARTINEZ**  
4108 Irene Dr, 94553, Washington Mutual Bank, 06-11-08, \$179,910, 1205 sf, 3 bd  
322 Mill Road, 94553, Federal National Mortgage, 06-09-08, \$195,355, 939 sf, 2 bd  
120 Muir Road, 94553, US Bank, 06-09-08, \$202,095, 1263 sf, 3 bd  
4990 Shadowfalls Drive, 94553, Nomura Assets, 06-27-08, \$444,916, 1490 sf, 3 bd  
2404 Willow Tree Lane, 94553, HSBC Mortgage, 06-25-08, \$307,562, 1497 sf, 3 bd  
**PLEASANT HILL**  
830 Camelback Pl, 94523, Liquidation Properties, 06-16-08, \$212,000, 968 sf, 2 bd  
130 Diablo Ct, 94523, Consumer Solutions REO, 06-25-08, \$563,316, 1146 sf, 3 bd  
**SAN RAMON**  
2556 McLaren Ln, 94582, American Home Mortgage, 06-24-08, \$586,246, 1775 sf, 3 bd  
**WALNUT CREEK**  
1731 2nd Avenue, 94597, CitiMortgage, 06-11-08, \$566,642, 1434 sf, 3 bd  
1656 Parkside Drive #12, 94597, US Bank, 06-25-08, \$447,170, 1510 sf, 2 bd

## Lamorinda Home Sales continued

<b>LAFAYETTE</b>	Last reported:	8
LOWEST AMOUNT:	\$635,000	
HIGHEST AMOUNT:	\$1,945,000	
<b>MORAGA</b>	Last reported:	9
LOWEST AMOUNT:	\$405,000	
HIGHEST AMOUNT:	\$1,825,000	
<b>ORINDA</b>	Last reported:	9
LOWEST AMOUNT:	\$203,000	
HIGHEST AMOUNT:	\$1,925,000	

Home sales are compiled by Cal Resource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California Resource. Neither Cal Resource nor this publication are liable for errors or omissions.

- LAFAYETTE**  
1028 Carol Lane, \$735,000, 3 Bdrms, 1187 SqFt, 1951 YrBlit, 6-27-08  
1185 Glen Road, \$960,000, 3 Bdrms, 1916 SqFt, 1955 YrBlit, 6-27-08  
833 Hope Lane, \$1,195,000, 3 Bdrms, 2383 SqFt, 1954 YrBlit, 6-26-08  
4150 Los Arabis Drive, \$1,510,000, 3 Bdrms, 2299 SqFt, 1957 YrBlit, 6-20-08  
817 Mariposa Road, \$635,000, 1 Bdrms, 1083 SqFt, 1950 YrBlit, 6-27-08  
2 Moss Lane, \$660,000, 2 Bdrms, 1559 SqFt, 1987 YrBlit, 6-25-08  
627 Murray Lane, \$1,425,000, 4 Bdrms, 3074 SqFt, 1989 YrBlit, 6-26-08  
3907 South Peardale Dr., \$1,945,000, 4 Bdrms, 3661 SqFt, 1998 YrBlit, 6-27-08
- MORAGA**  
756 Augusta Drive, \$650,000, 2 Bdrms, 2079 SqFt, 1974 YrBlit, 6-25-08  
1421 Camino Peral, \$555,000, 3 Bdrms, 1444 SqFt, 1972 YrBlit, 6-27-08  
756 Country Club Drive, \$715,000, 2 Bdrms, 1743 SqFt, 1973 YrBlit, 6-27-08  
700 Crossbrook Drive, \$1,825,000, 4 Bdrms, 3903 SqFt, 2002 YrBlit, 6-25-08  
424 Donald Drive, \$1,092,000, 4 Bdrms, 2150 SqFt, 1968 YrBlit, 6-26-08  
114 La Quinta Street, \$840,000, 2 Bdrms, 1720 SqFt, 1982 YrBlit, 6-18-08  
30 Miramonte Drive, \$409,000, 2 Bdrms, 1152 SqFt, 1964 YrBlit, 6-25-08  
132 Miramonte Drive, \$405,000, 2 Bdrms, 1134 SqFt, 1965 YrBlit, 6-20-08  
502 Woodminster Drive, \$587,500, 2 Bdrms, 1474 SqFt, 1974 YrBlit, 6-24-08
- ORINDA**  
136 Amber Valley Drive, \$1,850,000, 5 Bdrms, 3889 SqFt, 1970 YrBlit, 6-20-08  
39 California Avenue, \$910,000, 4 Bdrms, 1708 SqFt, 1947 YrBlit, 6-26-08  
19 Estates Drive, \$1,450,000, 4 Bdrms, 2312 SqFt, 1955 YrBlit, 6-26-08  
100 Meadow Lane, \$203,000, 6-23-08  
66 Monte Veda Drive, \$750,000, 3 Bdrms, 1884 SqFt, 1941 YrBlit, 6-27-08  
101 Monte Vista Road, \$1,135,000, 4 Bdrms, 1723 SqFt, 1945 YrBlit, 6-25-08  
4 Patrick Lane, \$1,925,000, 5 Bdrms, 3604 SqFt, 1990 YrBlit, 6-18-08  
58 Van Tassel Lane, \$950,000, 4 Bdrms, 2014 SqFt, 1956 YrBlit, 6-18-08  
33 Whitehall Drive, \$793,000, 3 Bdrms, 1579 SqFt, 1961 YrBlit, 6-27-08

MVCRemodeling.com

**MICHAEL VERBRUGGE**  
CONSTRUCTION INC.  
"RESIDING AND SERVING LAMORINDA"

### RESIDENTIAL REMODELING

- ✓ Baths
- ✓ Kitchens
- ✓ Room Additions
- ✓ Finish Carpentry
- ✓ Repairs - dry rot, water and fire damage

925.631.1055

Lic# 681593

## SB Painting

### RESIDENTIAL & COMMERCIAL

- Exterior / Interior
- Exceptional prep. work
- Fully insured and bonded

925-932-3193

CA Lic. 555600

## UPHOLSTERY SPECIALIST

### REFINISHING AND RESTORATION

- Slipcovers • Pillows • Window Cushions
- Custom Upholstery • Design Consulting
- Marine - Commercial - Residential

Pickup & Delivery Available • Free Estimates By Phone

Family Owned And Operated For Over 55 yrs.

3418 Mt. Diablo Blvd., Lafayette

(925) 962-0579

Mon.-Fri. 10-6, Sat. 10-2