



Incline Village Real Estate Update

INCLINATIONS...

Are you a Baby Boomer? A new local magazine has just been launched, just for you. The glossy magazine, "Sierra Nevada Boomers", celebrates the active lifestyles of area Boomers. Call 775/882-2111 for locations where this free mag can be found. Another Lake Tahoe travel, entertainment and recreation source, Tahoe.com, has been completely redesigned. Check out the site for tools to plan your Lake Tahoe experience while you search for your perfect place here in paradise!

For non-Boomers with children, remember that Incline Village schools are among the best anywhere. Our own Lake Tahoe School just announced that their third- through eighth-grade students tested in the 97th percentile or above in all subject areas on the recently administered Iowa Test of Basic Skills. Brains AND beauty here in Lake Tahoe!

Finally, for all of you skiers and riders out there, there are some awesome deals to be had this month, not only on daily ski passes, but on season passes for next year. Take a look at the web sites of your favorite hills to see what's on offer! While you're at it, remember to keep a close eye on what's on offer in Incline Village real estate!

MARKET UPDATE...

Persuading a Lender to Agree to a Short Sale

Sale When there are adverse conditions, such as the market that we are currently experiencing, we often have to find new ways to navigate through these conditions. Short Sales, (where the lender agrees to allow the property that they have loaned against to be sold for less than the loan amount, resulting in some loan forgiveness or at least additional time to pay the deficient amount), have become a leading way for many to prosper in this market.

There are a number of challenges and barriers with this type of transaction that require abundant patience, persistence and perseverance on the part of the buyer. One of the major challenges is to persuade the lender to agree to a Short Sale in the first place. The banks are slow so please give plenty of time.

In regards to the available short sales in Incline Village: All 3 Pinebrooks have offers pending Lenders approval. They each have full time, good paying renters in them. All Seasons Unit 5 does NOT have a contract pending on it, the reduced price of \$270,000 is a great offering price. There is a full time tenant in it paying \$950.00/mo with the lease extending until 8/31/08. Woodstock 56 does NOT have a contract pending on it either. It is vacant and ready to go offered at \$285,000. #45 McCloud does NOT have a contract pending on it either. It is also vacant and the 2-story McCloud floorplan and offered @ \$574,000. Call or e-mail Carole for more info. Cell # is 775.848.6242 or E-Mail carole@inclinevillagenow.com.

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808 &
810
Randall



Type: Lot&land
\$999,000

Sales Price:

Bedrooms:
Baths:
Sq.ft:

Description: Development Opportunity! 2 Parcels TRPA
approv. Can remodel existing home & build on other
parcel OR build 2 new homes. Details available.

Deer
Creek
#253



Type:
PUD
**Sales
Price:**

\$1.495
Baths: 3
Sq.ft: 2,752

Bedrooms: 3

Description: Former model for Deer Creek. Private and gated
community. Beautiful unit with lots of upgrades & private setting.
Offered furnished. Turn key.

This Week's Best Buys

664 Tyner



Country Club
Court #5



Bitterbrush #19



\$999,000	\$449,000	8 \$625,000
Filtered Lake view, sunny and bright, with great kitchen, open floor plan.	End unit, w/ lower level studio. Middle & upper level feature 2 Br, 1 Ba, kitch, dining, and deck.	Great Lakeview from deck. Sold furnished, Turn key! Granite counters/Gas fireplace.

Incline's New Listings & Escrows:

Condos Listed from 03/28/08 to 04/04/08

Complex	Unit	Price
Creekside West	19	\$435,350
McCloud	29	\$465,000
MT. Shadows	126	\$537,000
Lark Court	221	\$580,000
McCloud	107	\$589,500

Homes and PUDs Listed from 03/28/08 to 04/04/08

Address	Price
804 Geraldine	\$622,638
938 Jennifer St.	\$639,000
965 Jennifer St.	\$799,000
950 Fairway Park Drive	\$849,000
171 Mayhew Cir.	\$894,500
800 Geraldine	\$899,000
217 Pinecone Road	\$945,000
914 Jennifer St.	\$949,000
664 Tyner	\$999,000

Condos Open Escrow from 03/28/08 to 04/04/08

Complex	Unit	Price	Status
Bitterbrush	4	\$579,000	Pending
Bitterbrush	66	\$779,000	Pending
999 Lakeshore	31	\$1.275	Pending

Homes and PUDs Open Escrow from 03/28/08 to 04/04/08

Address	Price	Status
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785 Mays Blvd.	\$799,900	Pending
300 Glen Way	\$1.395	Pending

Condos Closed Escrow from 03/28/08 to 04/04/08

Complex	Unit	Asking Price	Sales Price
Ski Way Ridge	256	\$465,000	\$435,000

Call or email me to set up a viewing or to learn more about these listings.

Sincerely,



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