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The  
*Clements*  
Group



BERKSHIRE HATHAWAY  
HomeServices

LUXURY  
COLLECTION

# CORONADO ISLAND

## *Picturesque Seaside Village*

Prepared for Our Neighbors, Friends and Family

Getting  
Into  
The  
Holiday  
Spirit!



December 9<sup>th</sup>  
&  
December 16<sup>th</sup>

Starts at 5:00pm!

## Real Estate Tip For You...

Did you know you can invest in Real Estate with your *RETIREMENT FUNDS*?

Self-directed IRAs are retirement accounts that allow individual investors the freedom to pursue alternative investments, such as Real Estate. Your Real Estate investments are nearly endless - from rental properties (both residential and commercial) to undeveloped land, flip properties etc.

By researching investments and getting guidance you may find that real estate provides diversification and the potential for better returns and its REAL. We are now seeing more people pursuing this type of investment as a means of improving their retirement.

Ask your retirement advisor more about about this type of investment and the rules related to it. Let us know how we help when you are ready to make your next real estate investment purchase.



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Group

December 2018 Real Estate Report

BERKSHIRE HATHAWAY  
HomeServices

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Follow Us on



**1100 Alameda Boulevard**  
5 BR / 6.5 BA / 7,200 esf  
Offered at \$6,995,000  
*1100Alameda.com*



**442 D Avenue**  
3 BR / 3 BA / 1,400 esf  
Offered at \$1,370,000  
*442DAve.com*



**346 B Avenue**  
2 BR / 1 BA / 924 esf  
Offered at \$1,199,000  
*CottageOnB.com*



**In Escrow**

**715 H Avenue**  
3 BR / 2.5 BA / 2,037 esf  
Offered at \$2,229,000  
*715HAve.com*



**Two Luxury Townhomes Coming Spring 2019!**

**801 Olive Avenue**  
3 BR / 3.5 BA / 1,996 esf  
roofdeck + city views  
Call For Pricing!



**800 E Avenue**  
4 BR / 4.5 BA / 2,420 esf  
roofdeck + city views  
Call for Pricing!



**Coming Soon**

**801 C Avenue #26**  
2 BR / 1.5 BA / 935 esf  
Call for Details & Pricing!



**Coming Soon**

**Two Detached Homes  
in the Coronado Cays  
Priced Under \$1.35M!**



**Buying or Selling?  
We're Here to Help!**



**Just Sold!**

**913 1<sup>st</sup> Street**  
Represented Seller/Buyer



**Just Sold!**

**734 Glorietta Blvd.**  
Represented Seller



**Just Sold!**

**1611 Glorietta Blvd.**  
Represented Buyer

## Coronado Island Real Estate Market Activity

### Home Listed For Sale Between 11/1/2018 and 11/27/2018 (7 of 32)

Status	Property Type	Community	Beds	Baths	Est. Square Feet	ListPrice
ACT	ATT	CORONADO VILLAGE	1	1	826	\$625,000 - \$675,000
ACT	ATT	CORONADO CAYS	2	2	1,501	\$834,900
ACT	DET	CORONADO CAYS	3	3	2,142	\$1,185,000
ACT	DET	CORONADO VILLAGE	2	2	1,098	\$1,775,000
ACT	ATT	CORONADO SHORES	2	2	1,322	\$2,498,000
ACT	DET	CORONADO CAYS	4	5	3,347	\$3,250,000
ACT	DET	CORONADO VILLAGE	5	6	4,249	\$4,288,000

### Home Recently Pending Between 11/1/2018 and 11/27/2018 (5 of 16)

Status	Property Type	Community	Beds	Baths	Est. Square Feet	ListPrice
PEND	DET	CORONADO VILLAGE	2	1	750	\$899,000
PEND	DET	CORONADO CAYS	3	3	2,343	\$1,185,000
PEND	ATT	CORONADO SHORES	2	2	1,122	\$1,495,000
PEND	DET	CORONADO VILLAGE	3	3	2,037	\$2,229,000
PEND	DET	CORONADO VILLAGE	5	6	4,093	\$3,900,000

### Home Sold Between 11/1/2018 and 11/27/2018 (7 of 16)

Status	Property Type	Address	Community	Beds	Baths	Est. Square Feet	ListPrice	Sold Price	Close of Escrow Date
SOLD	DET	54 Bridgetown Bend	CAYS	3	2	1,800	\$990,000	\$975,000	11/9/18
SOLD	ATT	1611 Glorietta Blvd.	VILL	2	2	976	\$1,450,000	\$1,375,000	11/9/18
SOLD	DET	764 F Avenue	VILL	3	3	1,905	\$1,700,000	\$1,700,000	11/20/18
SOLD	ATT	1720 Avenida Del Mundo #1408	SHORES	3	3	1,630	\$2,250,000	\$2,200,000	11/19/18
SOLD	DET	848 Glorietta Blvd.	VILL	3	3.5	4,000	\$3,495,000	\$3,495,000	11/14/18
SOLD	DET	734 Glorietta Blvd.	VILL	4	4	3,830	\$4,295,000	\$3,950,000	11/16/18
SOLD	DET	913 1st Street	VILL	4	4.5	3,750	\$5,995,000	\$5,500,000	11/9/18

The Clements Group represented the Buyer and/or Seller in the transaction highlighted in red.