

BRIEFLY



COURTESY OF CENTURY 21

Since its inception, the Celebrate Giving with Century 21 Discovery dinner and auction has raised more than \$298,000 for north Orange County charities.

New Ventures

Over the past two months, Newport Beach-based **Voit Real Estate Services** completed nine sales transactions valued at nearly \$50 million for industrial properties in Orange County. The sales include:

- 3325 E. La Palma Ave., Anaheim, for \$10.8 million. Mitch Zehner and Seth Davenport of Voit's Anaheim office directed the acquisition of the 63,774-square-foot property on behalf of buyer **Norman S. Wright Climatec Mechanical Equipment of Southern California**. The seller was **La Palma/Miller Owner**.
- 12621 Western Ave., Garden Grove, for \$10.5 million. Mike Bouma and Paul Caputo of Voit's Anaheim of-



COURTESY OF VOIT REAL ESTATE SERVICES

The property at 3325 E. La Palma Ave. in Anaheim sold for \$10.8 million.

office directed the sale of a 66,000-square-foot warehouse on behalf of the buyer, the **Smith Family Trust**.

- 8401 Page St., Buena Park, for \$7.4 million. Michael Cargile and Adam Hill represented buyer **John Smith Services** while Zehner and Davenport represented seller **Page Street**

Partners.

- 6421 Industry Way and 6412 Maple Ave., Westminster, for \$6.9 million. Bouma and Caputo directed the sale of two industrial warehouse properties on behalf of the seller, a private family trust. The buyer was represented by Mike Barreiro and Gavin Denniston of **Daum Commercial**.

- 1311 N. Blue Gum St., Anaheim, for \$4.8 million. Zehner, Davenport, Robert Socci and Bryson Lloyd from Voit's Anaheim office represented seller **TREF3 Anaheim**; the buyer was **KJL Enterprises**.
- 17572 Griffin Lane, Huntington Beach, for \$2.2 million. Bourma and Eric Smith of Voit's Anaheim office directed the sale of the building, which was acquired by **Ink Direct Corp**. The seller was **Whupddu**.

- 2100 and 2106 Susan St., Santa Ana, for \$2.4 million. Trent Walker, executive vice president in Voit's Irvine office, directed the acquisition of the property on behalf of buyer **Ivory River Industries**.
- 3010 E Miraloma Ave., Anaheim, for \$2.4 million. Jack Faris directed the sale of the building on behalf of a

private investor. The property was sold by **Miraloma Real Estate Investments**.

- 5562 Research Drive, Huntington Beach, for \$2.1 million. Bouma and Walker directed the sale of the building, representing both the seller, **TVL Real Estate Associates**, and the buyer, **LFT Properties**.

Good Works

Fullerton-based **Century 21Discovery** raised \$19,000 for local charities during its 21st annual charity event. The event was held on behalf of the **Discovery Charity Foundation**, which donates to charities in north Orange County. Since its inception, the Celebrate Giving with Century 21 Discovery dinner and auction has raised more than \$298,000 for North County charities.

Recipients include the Boys and Girls Clubs of Fullerton, CHOC Mother Goose Guild, North Orange County ROP Career Education Foundation, St. Jude Memorial Foundation, Women's Transitional Living Center and YWCA of North Orange County.

Newport Beach-based **Arbor Real Estate** collected more than 100 jackets to donate to Share Our Selves. Jackets were collected through the company's holiday party and an office-wide coat drive. Share Our Selves is a Costa Mesa-based organization that serves homeless and low-income populations in Orange County.

Send real estate-related transactions and executive updates to Angela Ratzlaff at aratzlaff@ocregister.com

Underwater homes level off

By **JEFF COLLINS**
STAFF WRITER

The number of Orange County homes that are underwater appears to have stopped shrinking, new figures from real estate data company CoreLogic show.

By the end of the summer, 13,123 Orange County homes were underwater — that is, worth less than was owed on their mortgage, CoreLogic reported Tuesday. That's just 72 fewer

than at the end of the spring, meaning only 0.5 percent of underwater homes regained equity (or had value exceeding debt) during the summer.

On the other hand, a year of rising home prices has been good for distressed homeowners. CoreLogic reported 5,576 properties emerged from being underwater in the year that ended this past summer.

Just 2.4 percent of the 547,000 Orange County

homes with a mortgage were underwater during the summer quarter, CoreLogic reported. By comparison, 3.4 percent were underwater in the summer of 2014 and 23 percent were underwater at the peak of the housing crisis in the summer of 2009.

Nationally, 256,000 properties regained equity from the end of spring to the end of summer, when the tally of underwater homes stood at 4.1 million, or 8.1 percent of all mortgaged U.S. homes. About 1.1 million homes regained equity in the entire year.

"Home price growth continued to lift borrower equity positions and increase the number of borrowers with sufficient equity to participate in the mortgage market," said CoreLogic Chief Economist Frank Nothaft.

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