

## Investor workshop provides valuable information

This seminar is the first in a series hosted by Sharon Preston



Sharon Preston

**Sharon Preston** of Prudential California Realty hosted the first in a series of investor workshops.

David Greenberger, vice president and general counsel of 1031 Exchange Advantage Inc., gave a packed room of local investors the information and tools they need to defer the capital gains tax on their real estate investments and much, much more.

"So many investors need reliable information, both before and after they have started their investment portfolio," Preston said. "Staying on top of the current tax laws is a task best left to specialists. And we are grateful for the information David provided."

In addition to the review of Section 1031 of the Internal Revenue Code which allows for the deferment of capital gains tax, Greenberger explained in depth how the new companion law passed in January, Section 121 allows for the primary residence to be excluded.

"Both 121 and 1031 may be applied to the sale of a property if the property owners meet the guidelines of both," Greenberger said.

Preston invited the attendees to have their name entered into a drawing for a \$100 gift certificate to Newport's newest fine dining restaurant Rouge. Joe Grijalva of Yorba Linda was the lucky winner.

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## Nellie Gail Ranch home set on one acre

Warm and inviting, this four bedroom, four and one-half bath home is located in Nellie Gail Ranch on approximately one acre of prime equestrian property. There is an elegant living room with marble fireplace and formal dining room and quality built-ins in the sunny library and spacious family room. The gourmet kitchen has been tastefully remodeled. High, wood-beamed ceilings, skylights and abundant French doors and windows create an open and light atmosphere.

Secluded rear grounds feature a river rock pool with waterfall and spa on a terraced lot with large, flat area ready to develop for equestrian facilities or recreation area.

This home is offered at \$2,250,000.

*For more information, call Jerry LaMott of Prudential California Realty's Laguna Niguel Design Center branch at (949) 472-9191. The office is located at 23811 Aliso Creek Road, Ste. 181, Laguna Niguel. Prudential California Realty is proud to be a member of HomeServices of America Inc., a Berkshire Hathaway affiliate. Prudential California Realty represented more than \$19 billion in sales volume in 2003 and was ranked among the nation's Top 5 real estate companies nationwide, according to National Relocation and Real Estate Magazine, May 2004. Additional company information can be obtained at [www.prudentialcal.com](http://www.prudentialcal.com).*

## Prudential's Laguna Niguel Design Center agents enjoy Easter

Marx and Romero sponsor event at Aliso Viejo's Canyon View Park

Spring was welcomed Easter Sunday, March 27, 2005, with an Easter egg hunt and a visit from the Easter Bunny at Aliso Viejo's Canyon View Park for the children of Hillsborough, Talus and Vista Pointe.

Sponsored by Realtors **Diane**



Diane Marx and Ruth Romero

**Marx and Ruth Romero** of Prudential California Realty's Laguna Niguel Design Center, and organized annually by Hillsborough resident Bonnie Zone, everyone was treated to face painting, balloon animals, hidden eggs in the grass, as well as pictures and games with the Easter Bunny.

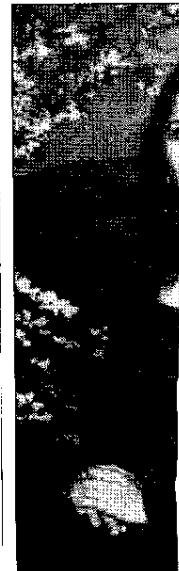
Marx and Romero, who are dedicated to serving the community, had a great time. Supported by the strength of Prudential, the two are known as knowledgeable professionals who are dedicated to providing unparalleled service for their clients.

*Diane Marx and Ruth Romero are available for your home buying and selling needs and can be reached at (949) 425-9600. Their office is located at 23811 Aliso Creek Road, Laguna Niguel. Prudential California Realty is proud to be a member of HomeServices of America Inc., a Berkshire Hathaway affiliate. Prudential California Realty represented more than \$19 billion in sales volume in 2003 and was ranked among the nation's Top 5 real estate companies nationwide, according to National Relocation and Real Estate Magazine, May 2004. Additional company information can be obtained at [www.prudentialcal.com](http://www.prudentialcal.com).*



## Naz Mottaggi joins Prudential

Her clients appreciate understanding



Naz Mottaggi

Ben Buchana Prudential Cali Niguel branch, **Mottaggi** to his associates. She September 2000 reputation and fact, she took a training program taking the company

Mottaggi, who experience in sales resources prior to learned how to educate people to understand an agent, she uses her clients find the

She is also involved in community, volunteer school, Laguna Niguel

Besides English and Spanish which reach a large part enjoys reading and She also loves to family: husband six-year-old son and

*Naz Mottaggi of Prudential California Realty branch is available for estate needs and e-mail, [nazmottaggi@prudentialcal.com](mailto:nazmottaggi@prudentialcal.com) phone, (949) 375-9982 (949) 495-1800. 29982 Ivy Glenn Niguel. Prudential is proud to be a member of HomeServices of America Inc., a Berkshire Hathaway affiliate. Additional company information can be obtained at [www.prudentialcal.com](http://www.prudentialcal.com).*