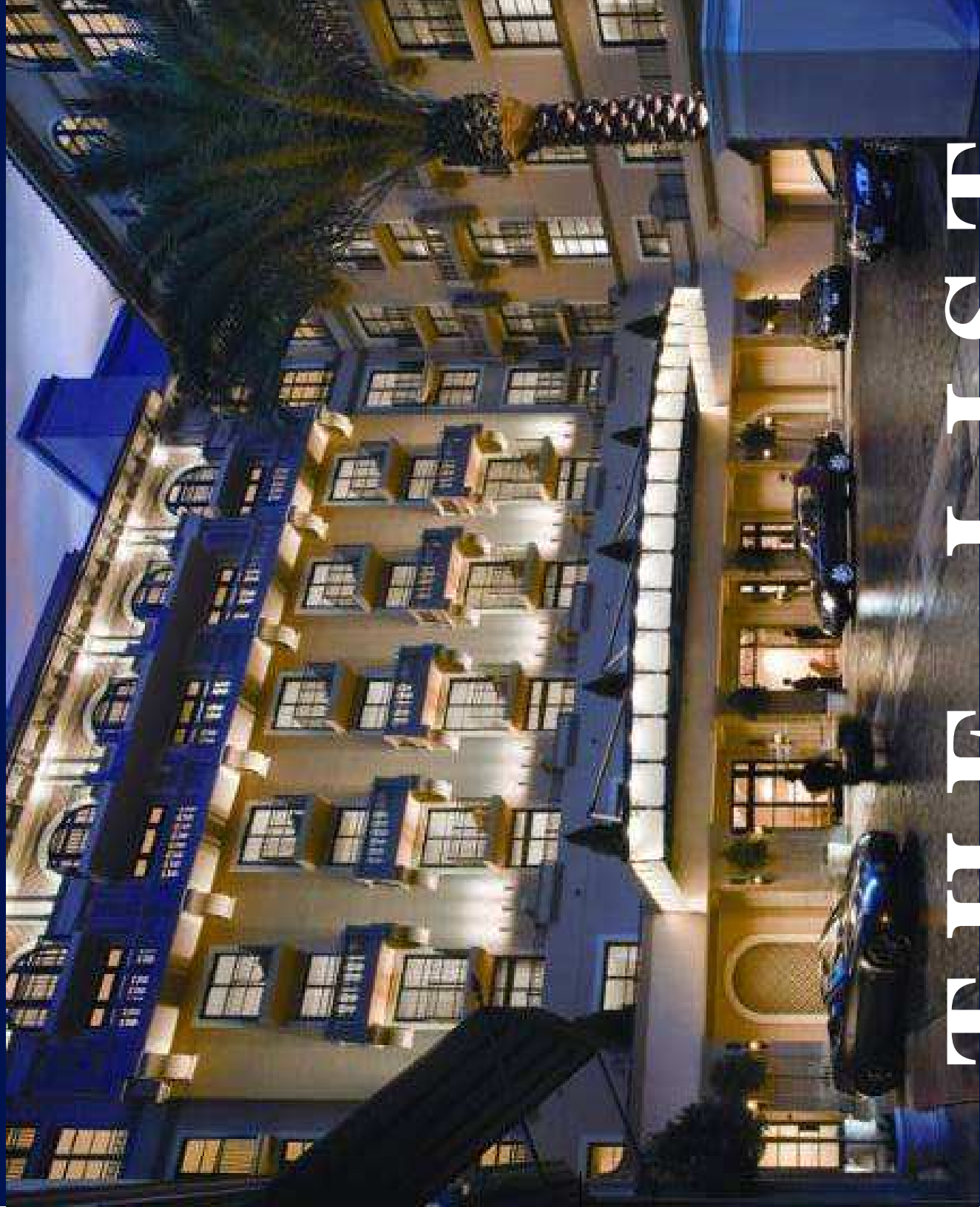


GREG MOESSER



HAPPY HOLIDAYS



THE LIST

By GREG MOESSER, RODEO REALTY, BEVERLY HILLS

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Greg Moesser
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BULK RATE
STAMP



Congratulations Montage Hotel Private Residences! (Cover Photo)

Mr. Tyrone Phillips, Director of Residential Sales for Montage Beverly Hills reports they are over 50% sold and only have 7 remaining condominiums for sale. The list prices range from \$6M to \$16 Million. The Montage is a rare commodity as the only luxury hotel with private residences located in the center of the Beverly Hills shopping district. As an official Montage ambassador, if you have any questions, please feel free to call me for additional information or to schedule a private showing at 310-770-9014.

A Grand Equestrian Estate (near Barcelona, Spain) For Private Rental

I had the good fortune to be a guest of Mas Mateu last year and it is truly one of the most spectacular private equestrian estates in the world. Originally built over 400 years ago, the 173 acre Mas Mateu estate has been exquisitely restored to its former grandeur. The private home is fully staffed and provides everything that you would expect from one of Spain's most distinguished families. Privately situated within magnificent estate grounds, and complete with the very best Equestrian facilities money can buy. For information regarding availability & pricing, contact Derek Gregory at dg@xoyadvisors.com



This is not intended as a solicitation if your property is currently listed. Rodeo Realty, Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property provided by the seller or obtained from public records, MLS or other sources. * Year end reporting based on MLS list price records for 1/1/11 to 12/5/11.

THE LIST

by Greg Moesser...

As many of my clients already know, my real estate services are unique for the industry. My business model begins with the first goal that the clients best interests comes first, combined with highest level of professionalism and personal service. The result is your own private agent representation without having to deal with a large real estate team, assistants or some reality TV show (which really only serves the agent's best interest, not yours). While making the sale is the ultimate goal for my clients, my approach is much more comprehensive, which is one of the reasons I created **THE LIST** newsletter. For my Seller clients, it means understanding their personal goals, preparation, negotiating, and providing them with the most complete and up-to-date market information. For my Buyer clients, this often translates into service long after the initial purchase, insuring their ability to realize the ultimate enjoyment of their property for many years to come.



Chef Tiago Has Just Arrived From Europe!

I am thrilled to tell my friends and clients that my favorite private chef from the European continent has just arrived to L.A. He has trained and worked at some of the best schools and restaurants in the world, including the Ritz Escoffier Paris, Le Cordon Bleu Paris, Hoffman Barcelona and with Chef Ferran Andria at the 3 Michelin Star, El Bulli Restaurant. As a private chef, Chef Tiago has been cooking for Europe's most prominent families, including the Monaco Royal Family and he has privately catered many of the mega yachts on the French Riviera and the La Belle Epoque penthouse. Chef Tiago's services include exclusive corporate events, private parties, canapé soirees, gourmet dinners, luncheons, brunches and VIP breakfasts. THE LIST readers are the first to know about Chef Tiago as he literally just arrived to L.A, so there's a good chance he may still have some availability for the holidays. For a limited time, if you mention **THE LIST by Greg Moesser, he's offering a 20% discount. For more info, please call 818-438-4230 (Europe 011-34-652-10-9852), cheftiagonogueira@hotmail.fr**

iMatchDesigners—Access To Top Design Professionals & Negotiate The Best Price!

It is with pleasure that I introduce you to the referral service provided at iMatchDesigners, an agency for interior designers, architects, landscape and construction professionals. What I like about this service is that owner Lloyd Princeton has access to the very best local, as well as international designers, and he'll work together with you to find the best fit for your personal needs and then he'll negotiate for you, so that you get the best price! I love it! He will help you define your scope of services, whether it's your personal residence or a commercial project, identify the most appropriate professionals based on your budget, timeline, aesthetic, and temperament, and answer any questions that you might have about the interview and hiring process. Please browse some of the talent that they represent internationally at www.imatchdesigners.com. Their offices are located in Los Angeles, New York City and London. For more information or to schedule an interview, please contact Lloyd at +1 (646) 541-7624 or lloyd@imatchdesigners.com



3RD-HOME * * * Luxury Homes & Villa Exchange—FREE Membership!

I met Wade Shealy, the CEO & Owner of 3RD HOME at the 10th Annual Luxury Real Estate Conference and was very impressed with his private home & villa exchange service. They range in value from \$500,000 to more than \$25 million, including a villa in Villefrance-Sur-Mer on the French Riviera; a 5BR, 5BA, 5 fireplace mountainside home in Big Sky, Mont.; a 12-bedroom oceanfront manse in the Dominican Republic; and a 43,000-square-foot monster in Costa Rica. The basic program is that if you own a luxury vacation property, you can make it available for just one week or several weeks. In return, you get a credit, called keys, that are based on the value of your property and the weeks of availability, which you can exchange for fabulous homes and villas throughout the USA and the world. One of my clients that owns an 8000sf. castle-like property has just joined 3rd Home and his first exchange was with an A-List movie producer. I'm currently seeking an LA luxury property for next August & September, for a major Ibiza, Spain property owner, so this could be a wonderful opportunity for someone.. For a limited time, if you mention **THE LIST by Greg Moesser**, your first year membership is FREE. For more info, www.LRE.3RDHOME.com, wade@3rdhome.com or 615-884-3610.

STATE OF THE MARKET*

Simply stated, our 2011 year end report shows definite signs that the Beverly Hills, Bel Air & Hancock Park markets are up! Bel Air had a record year with an overall 20% increase in the number sales when compared to the same time period in 2010. The Beverly Hills market also reported an increase of over 6% in overall sales numbers while the Hancock Park market remained fairly constant and was slightly higher than last year. The 2011 year was also a record breaking year for our high-end luxury sector. The Bel Air luxury market (over \$10 Million) had a 30% rise in the number of sales and also had the record breaking sale of The Manor estate, which had been listed at \$150 Million. The Beverly Hills luxury market recorded a 25% increase in sales, with 20 sales this year when compared to 16 sales in 2010. The Hancock Park luxury market (over \$5 Million) was also up, with 3 sales in 2011 when compared to only 1 sale in 2010.

BEL AIR—2011 TOP SALES

\$150,000,000	594 South Mapleton Dr	14 BR / 27 BA	\$17,950,000	10847 Bellagio Road	9 BR / 11 BA
\$23,950,000	111 North Mapleton Dr	7 BR / 11 BA	\$15,900,000	210 North Carolwood Dr	8 BR / 11 BA
\$23,000,000	651 Stiena Way	7 BR / 12 BA	\$15,750,000	300 Stone Canyon Rd	7 BR / 8 BA
\$22,500,000	874 Stradella Road	9 BR / 11 BA	\$14,750,000	530 South Mapleton Dr	5 BR / 6 BA
\$19,500,000	10463 Bellagio Road	5 BR / 5 BA	\$14,000,000	1518 Bel Air Road	6 BR / 10 BA

BEVERLY HILLS & BHPO—2011 TOP SALES

\$42,000,000	1004 North Hillcrest Rd	5 BR / 9 BA	\$15,900,000	1010 North Hillcrest Rd	3 BR / 7 BA
\$28,500,000	619 Doheny Road	4 BR / 7 BA	\$14,995,000	10 Beverly Park Lane	7BR / 10 BA
\$22,950,000	1225 Angelo Drive	7 BR / 8 BA	\$14,900,000	14 Beverly Park Lane	7BR / 7 BA
\$19,999,000	76 Beverly Park Lane	18 BR / 28 BA	\$13,995,000	9439 Sunset Blvd	6BR / 5 BA
\$16,900,000	1076 Marilyn Drive	5 BR / 8 BA	\$13,899,000	1008 Lexington Road	8 BR / 7 BA

HANCOCK PARK—2011 TOP SALES

\$6,495,000	366 South June Street	7 BR / 8 BA	\$3,950,000	450 South Lucerne Blvd	7 BR / 5 BA
\$6,250,000	336 South Hudson Ave	7 BR / 6 BA	\$3,775,000	334 Muirfield Road	5 BR / 6 BA
\$5,195,000	164 South Hudson Ave	6 BR / 8 BA	\$3,699,000	409 North June Street	7 BR / 9 BA



PRESTIGE MLS Luxury Real Estate Congress
12, 13 April 2012 - Venice, ITALY

The Latest International Real Estate News—Venice, Italy & China

International marketing is a very important specialty niche that I provide my clients. As an expert in the field, I have conducted national and global seminars on the subject. As a result, I have developed an exclusive access to many of the world's leading luxury agents and their Buyer clients.

I have recently been invited to be the main speaker at the Prestige-MLS Luxury Real Estate Congress in Venice, Italy in April 2012. As an international specialist, my seminar will focus on selling USA luxury properties to foreign buyers. The Prestige-MLS Congress includes the top luxury real estate agencies from Europe, Russia & China. The Chinese luxury magazine, Shang Magazine, also recently interviewed me for their upcoming January issue, for an article titled **"Affluent Chinese Investors Head To Beverly Hills"**. China has now moved up to become the second largest group of foreign buyers purchasing USA real estate, with Canada being first. That being said, with the uncertainty in many global markets, we are still seeing activity from Europe, Russia, Middle East, Australia and Latin America.

About Greg Moesser,

Greg Moesser is a luxury real estate specialist having sold homes in Beverly Hills, Bel Air, Holmby Hills, Hancock Park and the Los Angeles Westside. He is a Certified International Property Specialist (CIPS) and recognized for marketing his clients properties to the world. He has represented individuals from Asia, Europe, Middle East, Russia and Latin America. In addition, he has an Architectural Collection Accreditation with a strong appreciation for architectural properties. **To contact Greg, please call 310-770-9014, email to viewla@pacbell.net or visit www.LAClassicEstates.com. Rodeo Realty, Beverly Hills.**

