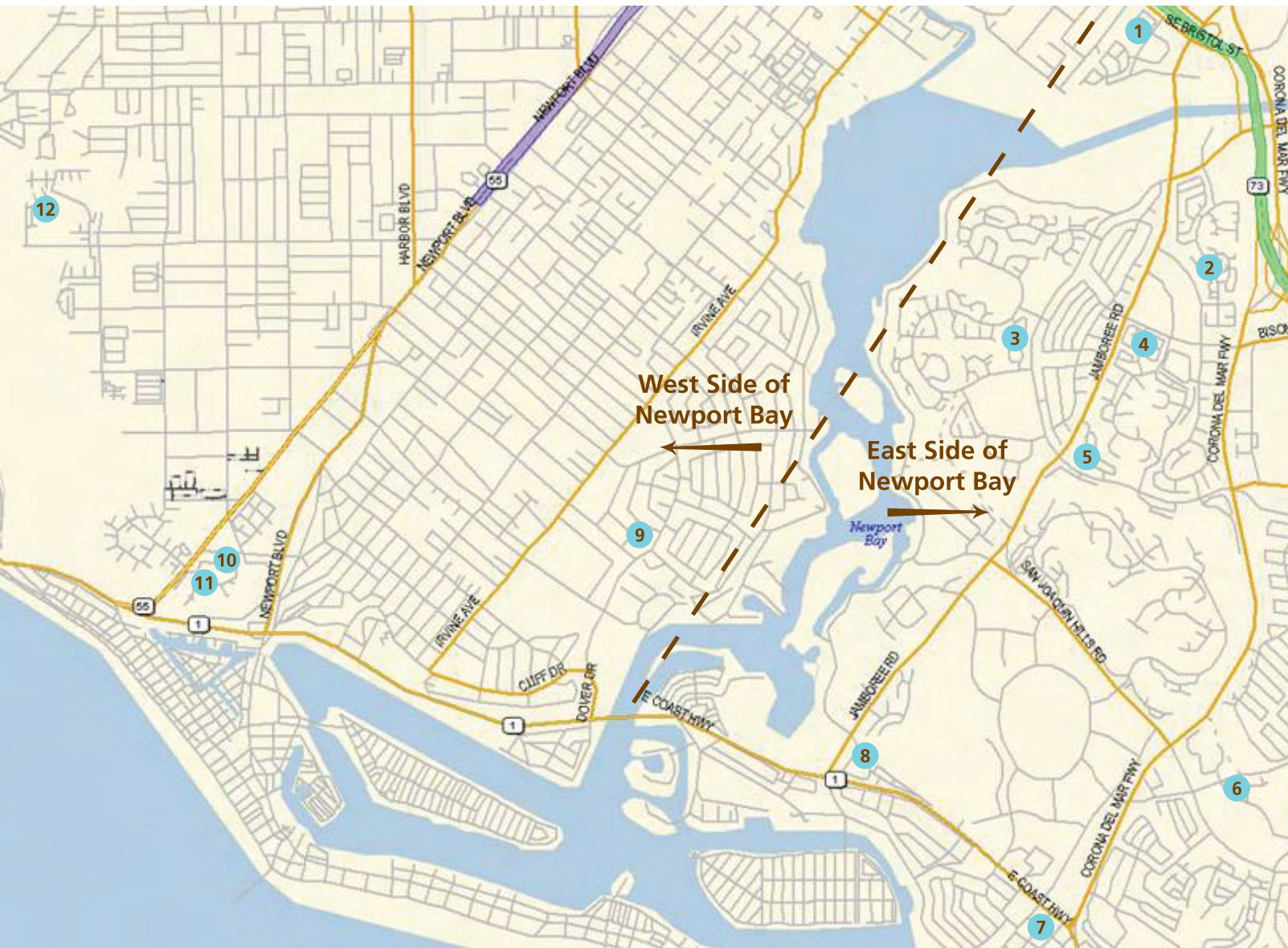


# Most Affordable Newport Beach Communities

SURTERRE<sup>®</sup>  
PROPERTIES



- 1 Bayview Court**  
88 units. 2-3 Bds.  
Built 1986. Assoc. ≈ \$336  
Valued \$525,000 - \$760,000
- 2 Newport North Townhomes**  
130 units. 2 Bds.  
Built 1986. Assoc. ≈ \$260  
Valued \$500,000 - \$700,000
- 3 The Bluffs Plaza**  
130 units. 2-4 Bds.  
Built 1965. Assoc. ≈ \$225  
Valued \$550,000 - \$750,000
- 4 Bayridge**  
166 units. 2-3 Bds.  
Built 1984. Assoc. ≈ \$305  
Valued \$580,000 - \$950,000
- 5 Big Canyon McClain**  
133 units. 2-3 Bds.  
Built 1977. Assoc. ≈ \$500  
Valued \$550,000 - \$950,000
- 6 Harbor Woods**  
50 units. 2 Bds.  
Built 1984. Assoc. ≈ \$250  
Valued \$600,000 - \$700,000
- 7 Sandcastle**  
44 units. 1-2 Bds.  
Built 1978. Assoc. ≈ \$415  
Valued \$630,000 - \$800,000
- 8 Villa Point**  
228 units. 1-2 Bds.  
Built 1990-91. Assoc. ≈ \$363  
Valued \$439,000 - \$1,250,000
- 9 Newport Villas**  
25 units. 2 Bds.  
Built 1961-65. Assoc. ≈ \$250  
Valued \$400,000 - \$475,000
- 10 Versailles**  
445 units. Studio - 2 Bds.  
Built 1971. Assoc. ≈ \$300  
Valued \$300,000 - \$650,000
- 11 Villa Balboa**  
340 units. 1-2 Bds.  
Built 1979. Assoc. ≈ \$328  
Valued \$450,000 - \$800,000
- 12 Newport Terrace**  
281 units. 2-3 Bds.  
Built 1974. Assoc. ≈ \$330  
Valued \$430,000 - \$530,000



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The information presented here was obtained from the local MLS and other sources and is deemed to be reliable at the time of print but not guaranteed, including association fees, number of units, year built and value. Buyers and sellers are advised to independently verify the accuracy of all information with the appropriate professionals and HOAs. 4.30.08