

Client Summary with Hits Report

Property Type Residential Areas 23, 22, 32 Status Active REO/Bank Owned Yes
Listings as of 02/28/09 at 2:38pm

Active 12/23/08	Listing # 80024249 County: Ventura	6936 Fillmore Ave Ventura, CA 93001-9712	Listing Price: \$214,900 Map: 459, C4
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Property Type	Residential	Property Subtype	Detached
Area	22	Tract Code	Northbeach Custom
Beds	3	Approx Square Feet	924 Assessor
Baths	2	Price/Sq Ft	\$232.58
Year Built	1961	Lot Sq Ft(approx)	2588
APN	0600073170		
Lot Acres (approx)	0.059		

[Additional Pictures](#)

Directions 101 North from Ventura to La Conchita. Right on Santa Barbara Ave, left on Surfside St, right on Fillmore Ave.

Marketing Remark Cozy home right across the street from the Pacific Ocean. 3 bedroom, 2 baths with great deck in front to enjoy ocean breezes. Located in La Conchita community north of Ventura. Patio slab in back of home and large storage area.

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Listings as of 02/28/09 at 2:38pm

Active 02/17/09	Listing # 90003223 County: Ventura	2885 Pierpont Blvd Ventura, CA 93001-4060	Listing Price: \$625,000 Map: 491, F6
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Property Type	Residential	Property Subtype	Detached
Area	23	Tract Code	Pierpont/Ocean Front
Beds	2	Approx Square Feet	775 Assessor
Baths	1	Price/Sq Ft	\$806.45
Year Built	1955	Lot Sq Ft(approx)	4000
APN	0810114165		
Lot Acres (approx)	0.092		

[Additional Pictures](#)

Directions 101 to Seaward. Take Seaward towards ocean. Turn left onto Pierpont. All the way down on the left near the park.

Marketing Remark See the islands, ocean and Marina Park from this beach cottage. New flooring, interior paint and landscaping to be completed.

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Listings as of 02/28/09 at 2:38pm

Active 12/21/08	Listing # 80024156 County: Ventura	267 S Ventura Rd #277 Port Hueneme, CA 93041-3339	Listing Price: \$157,900 Map: 552, E7
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Property Type	Residential	Property Subtype	Attached
Area	32	Tract Code	Anacapa View Townhomes
Beds	1	Approx Square Feet	806 Assessor
Baths	1	Price/Sq Ft	\$195.91
Year Built	1974	Pool	Other/See Remarks
APN	2080190145	Lot Sq Ft(approx)	1742
Lot Acres (approx)	0.040		

[Additional Pictures](#)

Marketing Remark Ocean View condo Bank Owned, ground floor. Walk to beach, covered carport. New tile and new carpet.

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Listings as of 02/28/09 at 2:38pm

Active 12/08/08	Listing # 80023539 County: Ventura	209 S Ventura Rd #35 Port Hueneme, CA 93041-3342	Listing Price: \$167,000 Map: 552, E7
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Property Type	Residential	Property Subtype	Attached
Area	32	Tract Code	Anacapa View Townhomes
Beds	2	Approx Square Feet	967 Assessor
Baths	1.50	Price/Sq Ft	\$172.70
Year Built	1974	Pool	Community
APN	2080230125	Lot Sq Ft(approx)	1742
Lot Acres (approx)	0.040		

[Additional Pictures](#)

Directions Ventura Road to Anacapa View entrance just before railroad track. Turn right and go to end. Subject is building 209 the last one on the left.

Marketing Remark Great priced Anacapa View Townhome with direct view of the pool and just a short stroll to the fabulous beach of Port Hueneme.

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Listings as of 02/28/09 at 2:38pm

Active 12/09/08	Listing # 80023658 County: Ventura	377 E Surfside Dr Port Hueneme, CA 93041-3345	Listing Price: \$269,900 Map: 552, E7
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Property Type	Residential	Property Subtype	Attached
Area	32	Tract Code	Surfside I
Beds	3	Approx Square Feet	968 Assessor
Baths	2	Price/Sq Ft	\$278.82
Year Built	1973	Lot Sq Ft(approx)	1306
APN	2080100025		
Lot Acres (approx)	0.030		

[Additional Pictures](#)

Directions Ventura Rd. South to Surfside Dr. Turn right. Enter Gate to Surfside 1 is on the right side.

Marketing Remark Bank Owned, \$20k PRICE REDUCTION!! Surfside #1, Peak-A-BOO View of Ocean and Pier from Patio, 3 Bedrooms + 2 Full Baths, Lower Level Single Story, Living room + dining area w/breakfast bar, Nice Size Master Bdrm. Washer & Dryer included w/o warranty, Walk to the beach and watch the beautiful sunset, close to pier and Naval Base, Gated Community with 2 pools, This is A Must See! Bring your 1st time Buyers, Great Investment Property or Military Buyers. Write us an offer.

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Listings as of 02/28/09 at 2:38pm

Active 02/17/09	Listing # 90002980 County: Ventura	4366 Tradewinds Dr Oxnard, CA 93035-1404	Listing Price: \$349,000 Map: 522, A7
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Property Type	Residential	Property Subtype	Attached
Area	32	Tract Code	Westport at Mandalay Bay 1
Beds	2	Approx Square Feet	1442 Assessor
Baths	3	Price/Sq Ft	\$242.03
Year Built	2007	Lot Sq Ft(approx)	1
APN	1880220385		
Lot Acres (approx)	0.000		

[Additional Pictures](#)

Directions From 101 exit Victoria make left, right to Wookey, left on Tradewinds

Marketing Remark Bank owned/REO. Property WILL BE SOLD as-is. Offer to include pre approval not prequalification letter. This property is approved for hompath mortgage and home path renovation

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Listings as of 02/28/09 at 2:38pm

Active 12/17/08	Listing # 80024023 County: Ventura	1546 Windshore Way Oxnard, CA 93035-1401	Listing Price: \$374,900 Map: 522, B7
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Property Type	Residential	Property Subtype	Attached
Area	32	Tract Code	Seabridge
Beds	2	Approx Square Feet	1094 Assessor
Baths	2	Price/Sq Ft	\$342.69
Year Built	2006	Lot Sq Ft(approx)	1
APN	1880280475		
Lot Acres (approx)	0.000		

[Additional Pictures](#)

Directions Corner of Victoria and Leeward.

Marketing Remark Enjoy a carefree marina lifestyle in the award winning Port Oceano community at Seabridge! This single level, corner unit townhome with peek-a-boo marina views offers luxurious decorator appointed features such as maple cabinetry, granite kitchen counter tops, berber carpet, diagonal set tile flooring, colored glass tile accents in both bathrooms, and much more! For the technically savvy the home is conveniently pre-wired for flat screen mount, Category 5 data transmission, security system, and cable/telephone lines in every room. Don't miss out on an opportunity of a lifetime!

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Listings as of 02/28/09 at 2:38pm

Active 01/23/09	Listing # 90001517 County: Ventura	1310 Mandalay Beach Rd #1 Oxnard, CA 93035-1964	Listing Price: \$375,000 Map: 521, J1
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Property Type	Residential	Property Subtype	Attached
Area	32	Tract Code	Oxnard Shores: Mandalay Shores 1
Beds	3	Approx Square Feet	1824 Assessor
Baths	3	Price/Sq Ft	\$205.59
Year Built	1992	Pool	None
APN	1910470015	Lot Sq Ft(approx)	884
Lot Acres (approx)	0.020		

[Additional Pictures](#)

Marketing Remark Bank owned Condo with 360 degree views from roof top deck. Some interior ocean views and mountain views. Needs TLC.

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Listings as of 02/28/09 at 2:38pm

Active 02/24/09	Listing # 90003434 County: Ventura	1467 Windshore Way Oxnard, CA 93035-1405	Listing Price: \$540,000 Map: 522, B7
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Property Type	Residential	Property Subtype	Attached
Area	32	Tract Code	Port Marluna
Beds	3	Approx Square Feet	1994 Assessor
Baths	2	Price/Sq Ft	\$270.81
Year Built	2006	Pool	Community
APN	1880320305	Lot Sq Ft(approx)	5000
Lot Acres (approx)	0.115		

[Additional Pictures](#)

Directions Victoria to Alee.

Marketing Remark Bank owned Penthouse 3B1 Plan! Desirable corner end unit on the waterfront, home is updated with high end materials. Incredible sunsets & views of boats, marina, lagoon, 3rd floor single story, vaulted ceilings, with covered balcony. Seabridge is a beautiful new waterfront community offering boating, kayaking, water sports; shopping and retail establishments are within feet.

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Listings as of 02/28/09 at 2:38pm

Active 02/07/09	Listing # 90002515 County: Ventura	5128 Moonstone Way Oxnard, CA 93035-1815	Listing Price: \$699,000 Map: 521, J7
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Property Type	Residential	Property Subtype	Detached
Area	32	Tract Code	Oxnard Shores 01
Beds	3	Approx Square Feet	1919 Assessor
Baths	3	Price/Sq Ft	\$364.25
Year Built	1980	Pool	None
APN	1910102135	Lot Sq Ft(approx)	4000
Lot Acres (approx)	0.092		

[Additional Pictures](#)

Directions Wooley towards Mandalay Beach Rd(MBR), turn left on MBR next left onto Moonstone continue to property

Marketing Remark Great Bank owned Beach house. Two rooms gutted and remodeled into designer gourmet kitchen. Big slabs of granite, 5 burner stove, soft closing drawers, giant island w/double breakfast bar. Travertine with granite like inlay. Separate built in wine refrig.w/digital control. Two masters upstairs with walk in closets. Big master with balcony and fireplace. Master bath with travertine and maple cabinets & whirlpool tub with jets, skylight too. Second master w/ organized walk-in closet, tile and granite counter top and tile floors. Great exterior with built in BBQ station, firepit and stamped concrete patio. Plantation shutters , custom interior paint. Quick walk to the sand. Nicest house for the money. Bank owned property being sold as-is

Client Summary with Hits Report

Listings as of 02/28/09 at 2:38pm

Active 12/03/08	Listing # 80023278 County: Ventura	4545 Lyme Bay Oxnard, CA 93035-3731	Listing Price: \$714,000 Map: 552, A2
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Property Type	Residential	Property Subtype	Attached
Area	32	Tract Code	Mandalay Bay 2
Beds	4	Approx Square Feet	2192 Alt. Tax Resource
Baths	3	Price/Sq Ft	\$325.73
Year Built	1971	Pool	None
APN	1880086015	Lot Sq Ft(approx)	4103
Lot Acres (approx)	0.094		

[Additional Pictures](#)

Marketing Remark Unbelievable, Spacious Cutie in Mandalay Bay!! Located halfway between Malibu and Santa Barbara this community is the perfect week-end getaway. Spacious, open and bright! Great views!!! Waterfront home with private 40ft. boat docking outside your back door!!! This home features Large and open floor plan with 10ft. high ceilings. Gorgeous step-down living room with custom design fireplace plus Large and open formal dining area. Enjoy marina views!! Indulge yourself in this serene setting!! Best value per square foot in the area!! This is a rare end unit!!! Great wide turnabout Channel!!! Must see to appreciate.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:38pm

Active 11/13/08	Listing # 80022281 County: Ventura	4141 Adriatic St Oxnard, CA 93035-1425	Listing Price: \$1,074,900 Map: 522, B1
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Property Type	Residential	Property Subtype	Detached
Area	32	Tract Code	Seabridge
Beds	3	Approx Square Feet	3195 Builder



Baths	3	Price/Sq Ft	\$336.43
		Pool	Community
Year Built	2006	Lot Sq Ft(approx)	5125
APN	1880244205		
Lot Acres (approx)	0.118		

[Additional Pictures](#)

Directions 101 to Victoria south. Turn right/west off of Victoria to Wooley, then left/south into Seabridge. Once through gate, turn right/west on Adriatic, to 4141 on the right/north side.

Marketing Remark WOW! REDUCED! Bank-owned/REO dream home! Immaculate waterfront Seabridge home on gated Coral Island with its own 35' boat dock! Amazing newer, private 3,195 sqft (per builder) home! Huge open granite island kitchen, adjacent family room w/fireplace AND large dining area off the kitchen! Private courtyard off dining & family rooms, accessed by French doors! Large, elegant formal living room w/fireplace has French doors opening to the glass-walled waterfront yard with water view! Home has 3 large BRs, including a massive Master Suite, plus a HUGE open bonus/game room! Master features a fireplace & water views - even from the incredible private bath w/jetted tub, double shower & large walk-in closet! Home has 2 other full baths, 1 private to 2nd BR. Amenities include rich hardwood flooring, granite & more! Big 3 car garage has 3 separate roll-up doors! All this AND an award-winning community! Boat to beautiful new shopping center! This treasure is priced to sell NOW & won't last long!