

Client Summary with Hits Report

Property Type Residential Areas 25, 24, 29, 28, 27, 21, 26 Status Active REO/Bank Owned Yes
Listings as of 02/28/09 at 2:50pm

Active 02/26/09	Listing # 90003601 County: Ventura	1300 Saratoga Ave #1110 Ventura, CA 93003-6411	Listing Price: \$71,429 Map: 492, B4
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Property Type	Residential	Property Subtype	Attached
Area	25	Tract Code	Peppertree
Beds	2	Approx Square Feet	873 Assessor
Baths	1	Price/Sq Ft	\$81.82
		Pool	Other/See Remarks
Year Built	1974	Lot Sq Ft(approx)	1
APN	1370120705		
Lot Acres (approx)	0.000		

[Additional Pictures](#)

Directions Building is located to the left of the tennis courts. Tennis courts are directly behind the clubhouse.

Marketing Remark Investor/Contractor Special! Awesome opportunity for someone that can see the potential. This unit had mold remediation work. Prime location in the development and in the building, ground level unit. Seller will pay buyer's closing costs of up to 3% of sales price!

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 10/20/08	Listing # 80020803 County: Ventura	11345 Aster St Ventura, CA 93004-3301	Listing Price: \$99,900 Map: 473, B7
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Property Type	Residential	Property Subtype	Detached
Area	28	Tract Code	Saticoy Rural
Beds	3	Approx Square Feet	724 Title Co.
Baths	1	Price/Sq Ft	\$137.98
		Pool	None
Year Built	Unknown	Lot Sq Ft(approx)	3750
APN	0900101040		
Lot Acres (approx)	0.086		

Directions Vineyard Ave and left onto LA Ave/CA 118 slight left onto S. Wells Rd. right on Violeta left on Clavel left on Aster

Marketing Remark Just Reduced AGAIN!!! Bank wants this sold! This is a 3 bedroom 1 bath bank-owned fixer. This can be great for an investor... This home does need some TLC, but with the right vision, it definitely has potential. Bank wants to see all offers today!

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 02/24/09	Listing # 90003488 County: Ventura	1300 Saratoga Ave #1615 Ventura, CA 93003-6424	Listing Price: \$129,900 Map: 492, B4
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Property Type	Residential	Property Subtype	Attached
Area	25	Tract Code	Peppertree
Beds	3	Approx Square Feet	1135 Assessor
Baths	2	Price/Sq Ft	\$114.45
		Pool	Community,Private In
Year Built	1974	Lot Sq Ft(approx)	1125
APN	1370140305		
Lot Acres (approx)	0.026		

[Additional Pictures](#)

Directions 101 Fwy, exit Telephone Rd.,go RIGHT. Go 1/2 mile to Saratoga Ave., go RIGHT. Peppertree Community is on your LEFT.

Marketing Remark 3 + 2 in the Peppertree Community in fabulous Ventura. Many great amenities are included in this association including Pool,Spa,Rec Room, Weight Room & Utilities! Home is in decent condition. A little touch up, carpet & paint and you're ready to go! This home is the perfect 1st Time Buyer Starter Home for an owner or a great Investment. The easiest COMMUTE to Santa Barbara with close/EZ access to 101 & 126 Freeways! Located near many Shops,Markets & schools, right around the corner. Many people are relocating to the Beach Community of Ventura. Enjoy the area's mild year-round Mediterranean-style weather, fabulous Beaches & Marinas. Santa Barbara about a 30 min coastal commute away. Los Angeles is about an hour away.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 07/23/08	Listing # 80014782 County: Ventura	11414 Nardo St Ventura, CA 93004-3202	Listing Price: \$137,500 Map: 493, B1
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Property Type	Residential	Property Subtype	Detached
Area	28	Tract Code	Saticoy Rural
Beds	2	Approx Square Feet	776 Assessor
Baths	1	Price/Sq Ft	\$177.19
		Pool	None
Year Built	1940	Lot Sq Ft(approx)	3750
APN	0900152230		
Lot Acres (approx)	0.086		

Marketing Remark REO. Great price for this bank owned single story home! Condo alternative, won't last long.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 01/16/09 (Being repaired)	Listing # 9000928 County: Ventura	1104 Portola Rd Ventura, CA 93003-5926	Listing Price: \$149,900 Map: 492, B4
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Property Type	Residential	Property Subtype	Attached
Area	25	Tract Code	Villa VTA/Vta Vlg
Beds	2	Approx Square Feet	810 Title Co.
Baths	1	Price/Sq Ft	\$185.06
Year Built	1971	Lot Sq Ft(approx)	2613
APN	1200020015		
Lot Acres (approx)	0.060		

Directions North on Victoria, Left on Telephone, Left on Portola Rd.

Marketing Remark The Seller has installed new carpeting, new kitchen floor, new bathtub and painted the interior. The bathroom is in the process of being repaired. This condo has almost new dual pane window! Across the street from popular shopping center, Starbucks, restaurants and more. Close to gov. center, schools and easy access to freeways. repairs have been completed.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 01/02/09	Listing # 9000789 County: Ventura	182 W Harrison Ave Ventura, CA 93001-1822	Listing Price: \$168,900 Map: 491, B1
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Property Type	Residential	Property Subtype	Detached
Area	21	Tract Code	Park Row
Beds	2	Approx Square Feet	888 Assessor
Baths	1	Price/Sq Ft	\$190.20
		Pool	None
Year Built	1922	Lot Sq Ft(approx)	5000
APN	0710141020		
Lot Acres (approx)	0.115		

[Additional Pictures](#)

Marketing Remark Cozy home located near Downtown Ventura, within walking distance to Main st and the all the fun shops and dinning. The beach is within 5 min and access to 101 fwy is close by. Home has tile flooring and decorative wrought iron fencing. Needs minor TLC, would make great rental property.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 11/04/08 (BOM)	Listing # 80021753 County: Ventura	3700 Dean Dr #3504 Ventura, CA 93003	Listing Price: \$169,900 Map: 491, J3
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Property Type	Residential	Property Subtype	Attached
Area	25	Tract Code	Buenaventura Gardens
Beds	2	Approx Square Feet	1178 Title Co.
Baths	1.75	Price/Sq Ft	\$144.23
Year Built	1965	Lot Sq Ft(approx)	1306
APN	0790352395		
Lot Acres (approx)	0.030		

[Additional Pictures](#)

Directions Corner of Dean and College. last building on south side of street.

Marketing Remark Opportunity knocks with this lender owned special! spacious upper unit at the beautiful BuenaVentura Gardens. great perimeter location makes parking and walking a non issue! Park right in front on the street. Great location as it is close to schools, freeway and the park.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 10/21/08 (pend canc of escrow)	Listing # 80021019 County: Ventura	5066 Cypress Ln Ventura, CA 93001-1135	Listing Price: \$234,900 Map: 471, C1
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Property Type	Residential	Property Subtype	Detached
Area	21	Tract Code	Valley Vista 1
Beds	3	Approx Square Feet	1066 Assessor
Baths	2	Price/Sq Ft	\$220.36
Year Built	1958	Lot Sq Ft(approx)	6000
APN	0630095055		



Lot Acres (approx) 0.138

[Additional Pictures](#)

Marketing Remark Nice 3 bed 2 bath home with lots of potential. Large backyard perfect for entertaining. Custom interior paint. Needs some TLC. Seller is motivated!

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 12/11/08	Listing # 80023865 County: Ventura	6287 Turnstone St #4-202 Ventura, CA 93003-0274	Listing Price: \$279,900 Map: 492, D5
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Property Type	Residential	Property Subtype	Attached
Area	26	Tract Code	Ventura: Other
Beds	2	Approx Square Feet	1154 Assessor
Baths	2	Price/Sq Ft	\$242.55
		Pool	Community
Year Built	2006	Lot Sq Ft(approx)	1500
APN	1360300325		
Lot Acres (approx)	0.034		

[Additional Pictures](#)

Directions From Victoria, east on Moon, north on Hill, west on Turnstone

Marketing Remark if you are over 55, you will love this opportunity to relax, sleep in, stay up all night and let someone else do the yard and clean the pool. This unit is on the 2nd floor, has a view, a fireplace and spacious kitchen. Absolutely delightful way to live!

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 10/15/08	Listing # 80020575 County: Ventura	175-177 W Simpson St Ventura, CA 93001-1883	Listing Price: \$289,888 Map: 471, B5
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Property Type	Residential	Property Subtype	Detached
Area	21	Tract Code	Simpson Estates
Beds	4	Approx Square Feet	1546 Assessor
Baths	2	Price/Sq Ft	\$187.51
Year Built	1927	Lot Sq Ft(approx)	5312
APN	0710061210		
Lot Acres (approx)	0.122		

[Additional Pictures](#)

Marketing Remark PRICE REDUCED! Charming duplex in Simpson tract. Each unit is 2+1 with its own private yard - Live in one, rent the other. Newer windows in both units, and hardwood floors throughout. Seller is motivated!

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 02/20/09	Listing # 90003185 County: Ventura	322 Leighton Dr Ventura, CA 93001-1551	Listing Price: \$299,000 Map: 471, C7
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Property Type	Residential	Property Subtype	Detached
Area	21	Tract Code	Carr Tract
Beds	2	Approx Square Feet	888 Assessor
Baths	1	Price/Sq Ft	\$336.71
Year Built	1928	Lot Sq Ft(approx)	5334
APN	0690101155		
Lot Acres (approx)	0.122		

[Additional Pictures](#)

Marketing Remark Classic 1920's California Cottage. Large backyard with inlaid brick patio. Above ground heated pool currently not in use. Tremendous potential for expansion or possible second unit. R-2 zoning. Wood burning fireplace. Upgraded electrical. Upgraded bathroom. Tiled kitchen floor and ceramic tile counters with lots of cabinets. Great starter home or investment

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 01/02/09	Listing # 90000022	825 Riverside St Ventura, CA 93001-1681	Listing Price: \$324,900
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Property Type	Residential	Property Subtype	Detached
Area	21	Tract Code	Riverside
Beds	4	Approx Square Feet	1613 Alt. Tax Resource
Baths	2	Price/Sq Ft	\$201.43
		Pool	None
Year Built	1986	Lot Sq Ft(approx)	7154
APN	0710270035		
Lot Acres (approx)	0.164		

Directions Vetura Avenue to Ramona. West on Ramona to Riverside and then right.

Marketing Remark 4 bedroom + 2 bath bank owned home, located on a cul-de-sac. Fireplace in master bedroom and quaint sitting area off to the side of the home.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 02/25/09	Listing # 90003556	80 Banner Ave Ventura, CA 93004-1551	Listing Price: \$334,900
	County: Ventura		Map: 492, F1



Property Type	Residential	Property Subtype	Detached
Area	27	Tract Code	Ventura: Other
Beds	3	Approx Square Feet	1244 Assessor
Baths	2	Price/Sq Ft	\$269.21
		Pool	None
Year Built	1959	Lot Sq Ft(approx)	9014
APN	0880083095		
Lot Acres (approx)	0.207		

Marketing Remark Read AGENT Remarks! Property is currently being refurbished. Another Outstanding Opportunity Awaits! This charming East End Ventura home is located in one of the most coveted school districts in the County. Charming floorplan offers 3 bedrooms and 2 baths. Large lot and great curb appeal. All of this and more offered at a most attainable price... welcome HOME!

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 04/17/08	Listing # 80007818	470 Eva St Ventura, CA 93003-4720	Listing Price: \$349,900
	County: Ventura		Map: 491, G4



Property Type	Residential	Property Subtype	Detached
Area	24	Tract Code	Borchard Center
Beds	2	Approx Square Feet	1054 Alt. Tax Resource
Baths	1	Price/Sq Ft	\$331.97
Year Built	1951	Lot Sq Ft(approx)	6720
APN	0750241360		
Lot Acres (approx)	0.154		

[Additional Pictures](#)

Directions Thompson to Frances to Eva- Middle of the block, closer to Channel Dr.

Marketing Remark Cute and cozy mid town bungalow. Some updating started by prior owners who left town without fully completing the projects. Granite counters in kitchen. Large lot with deck/patio at rear and several fruit trees. 254 sq ft addition per tax rolls. Great location in Ventura, close to school's and shopping.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 01/10/09	Listing # 90002612	436 Poli St #103 Ventura, CA 93001-5680	Listing Price: \$359,900
	County: Ventura		Map: 491, C1



Property Type	Residential	Property Subtype	Attached
Area	21	Tract Code	Ventura: Other
Beds	1	Approx Square Feet	1299 Alt. Tax Resource
Baths	1.50	Price/Sq Ft	\$277.06
Year Built	2003	Lot Sq Ft(approx)	1
APN	0730360065		
Lot Acres (approx)	0.000		

Marketing Remark 1 bedroom plus a Loft. Close to Downtown! Some Ocean View. Close to freeways and shopping. Priced to sell- hurry wont last.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 10/15/07	Listing # 70017995 County: Ventura	1300 Clay Ave Ventura, CA 93004-2835	Listing Price: \$369,900 Map: 492, J2
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Property Type	Residential	Property Subtype	Detached
Area	27	Tract Code	Sunkist IIB
Beds	4	Approx Square Feet	1216 Assessor
Baths	2	Price/Sq Ft	\$304.19
		Pool	None
Year Built	1962	Lot Sq Ft(approx)	7168
APN	1290061165		
Lot Acres (approx)	0.165		

[Additional Pictures](#)

Marketing Remark HUGE REDUCTION! - Great family home located in east Ventura. Features include updated kitchen, recessed lighting, outside barbecue, covered patio area. Spacious front and rear yards with fruit trees. Seller is motivated!

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 01/14/09	Listing # 90000834 County: Ventura	311 Harte Ave Ventura, CA 93003-4229	Listing Price: \$409,000 Map: 492, C3
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Property Type	Residential	Property Subtype	Detached
Area	25	Tract Code	Morning Side II
Beds	4	Approx Square Feet	1316 Alt. Tax Resource
Baths	2	Price/Sq Ft	\$310.79
		Pool	None
Year Built	1960	Lot Sq Ft(approx)	6180
APN	0830134035		
Lot Acres (approx)	0.142		

Marketing Remark Bank Owned Home.Walk to Buena High School. Home features 4 Bedrooms and 2 Bathrooms. Expanded Large Master Bedroom. Living Room with Brick Fireplace.Enclosed Patio Room.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 01/23/09	Listing # 90001566 County: Ventura	16 N San Mateo Ave Ventura, CA 93004-1158	Listing Price: \$424,900 Map: 492, F1
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Property Type	Residential	Property Subtype	Detached
Area	27	Tract Code	Los Flores IIA
Beds	4	Approx Square Feet	1339 Assessor
Baths	2	Price/Sq Ft	\$317.33
		Pool	None
Year Built	1963	Lot Sq Ft(approx)	7468
APN	0860034075		
Lot Acres (approx)	0.171		

[Additional Pictures](#)

Directions Left on Telephone to San Mateo right

Marketing Remark Wonderful neighborhood! Backs up to newer Stonehedge Park Homes. Home offers an open floor plan with two fireplaces, (one in living room and one in Bonus Room of 528 sq ft, great eat-in kitchen, private bedrooms, 2 baths and a great back yard with fruit trees. Owners is motivated -BANK REO!

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 10/31/08	Listing # 80021550 County: Ventura	1321 Honeysuckle Ave Ventura, CA 93004-3579	Listing Price: \$469,800 Map: 493, A1
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Property Type	Residential	Property Subtype	Detached
Area	27	Tract Code	Mirasol
Beds	3	Approx Square Feet	2463 Assessor
Baths	3	Price/Sq Ft	\$190.74
		Pool	None
Year Built	2004	Lot Sq Ft(approx)	5100
APN	1280093025		
Lot Acres (approx)	0.117		

[Additional Pictures](#)

Directions Telephone Road east to Saticoy. Right on Saticoy. Left on Cineraria. Right on Honeysuckle.

Marketing Remark Can it get any better? BANK OWNED 2 story, 3-car garage, This beauty includes a formal living & dining plus family room & large kitchen with island. Ready to go. Gorgeous 4 bedroom, 2.5 bath home. Large Master Suite with spacious walk-in closet! Downstairs den can be used as guest quarters. Close to schools, golf course, restaurants, services and shops. Large parking area, door with wrought iron security gate. Newer elem. school and park just a few blocks away. It doesn't get better than this - bring your offers!!

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 12/11/08	Listing # 80023177 County: Ventura	10647 Petunia St Ventura, CA 93004-3585	Listing Price: \$499,900 Map: 493, A1
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Property Type	Residential	Property Subtype	Detached
Area	27	Tract Code	Mirasol
Beds	4	Approx Square Feet	2463 Assessor
Baths	2.50	Price/Sq Ft	\$202.96
		Pool	None
Year Built	2004	Lot Sq Ft(approx)	5644
APN	1280091025		
Lot Acres (approx)	0.130		

[Additional Pictures](#)

Marketing Remark Beautiful 4 bedroom 2.5 bath home. This property won't last! Elegant living in a quiet neighborhood close to Golf course and not far from 126 Freeway. Lower level bedroom, plantation shutters throughout. Kitchen has granite counter tops. Flooring on first floor is hardwood. Upstairs master features HUGE walk in closet.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 02/13/09	Listing # 90002818 County: Ventura	778 Saratoga Ave Ventura, CA 93003-0418	Listing Price: \$545,000 Map: 492, B4
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Property Type	Residential	Property Subtype	Detached
Area	25	Tract Code	Heritage Place /Legacy Park
Beds	4	Approx Square Feet	2403 Assessor
Baths	3	Price/Sq Ft	\$226.80
		Pool	None
Year Built	2002	Lot Sq Ft(approx)	3902
APN	1200141115		
Lot Acres (approx)	0.090		

[Additional Pictures](#)

Directions Exit the 101 Freeway at Telephone Road. Turn East to the traffic light at Saratoga. Turn left and this listing is just past the park!

Marketing Remark Bank Owned! REO! Pretty home, light, bright & freshly painted. Open floorplan, formal entrance, living room, formal dining room & a great family room adjacent to large gourmet island kitchen w/granite countertops, lots of pantry space, double ovens & gas stove top. 3 spacious secondary bedrooms plus an inviting master suite w/walk in-closet, pretty bathroom w/dual sinks, separate shower & tub. Nice size loft/study or office w/built-in desk area, work station & book shelves. Laundry room- conveniently located to the bedrooms. Nice easy care yard with private above ground spa. 2 car attached garage w/direct access to the kitchen. Home has a great private location without any homes directly behind it & a cul-de-sac around the corner. Located less than a short block from lovely Thille Park, with play equipment and very large grass areas. Home has recessed lighting, smooth & vaulted ceilings. Home is close to mid-town, shopping, dining & the Government Center. Do not miss this one!!!

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 02/13/09	Listing # 90002781 County: Ventura	1969 Poli St Ventura, CA 93001-2360	Listing Price: \$630,000 Map: 491, F2
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Property Type	Residential	Property Subtype	Detached
Area	29	Tract Code	Floral Heights
Beds	4	Approx Square Feet	2472 Assessor
Baths	2	Price/Sq Ft	\$254.85
Year Built	1961	Lot Sq Ft(approx)	6250
APN	0720200280		
Lot Acres (approx)	0.143		

[Additional Pictures](#)

Marketing Remark This 4 bedroom 2 bath home is wrapped with ocean breezes to soothe your senses and ocean and island views from upstairs to soothe your soul! Downstairs is fully tiled with designer colors throughout. Living area includes a real wood-burning fireplace and set up for a home theater. The open kitchen has dark green granite, stainless steel appliances and overlooks the dining room area and great room! Upstairs offers 3 bedrooms, including a master, and an open family room with vaulted ceiling. Large outdoor deck offers space to relax and watch the sunsets under the palm trees. The downstairs bedroom can be used as a studio rental with outdoor access and private entrance. Spa and beautiful gardens surround the back of the home. Attached 2 car garage with laundry area offers easy entrance and exit. Located near the Ventura downtown area and the beach.

Client Summary with Hits Report

Listings as of 02/28/09 at 2:50pm

Active 08/15/08 (Leased for 1year)	Listing # 80016410 County: Ventura	411 Poli St Ventura, CA 93001-2614	Listing Price: \$1,950,000 Map: 491, C1
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Property Type	Residential	Property Subtype	Detached
Area	29	Tract Code	Ventura: Other
Beds	7	Approx Square Feet	5000 Owner
Baths	7	Price/Sq Ft	\$390.00

Year Built 1890
APN 0710201030
Lot Acres (approx) 0.181

Pool None
Lot Sq Ft(approx) 7879



[Additional Pictures](#)

Directions Next to the City Hall of Vetrura

Marketing Remark The Brakey House, A historical landmark, built in 1890. A charming Cape Cod Victorian Style Bed and Breakfast or Offices or what ever. Private lender owned and wants it sold. Make offer!!!! All furniture and art work to stay. 8750 sf. lot next door is also for sale at \$1,175,000. Owner will lease at \$4,575. Per month.