



|   |  |   |                                 |                                  |
|---|--|---|---------------------------------|----------------------------------|
| <a href="#">Revise Listing</a>                      | <a href="#">Property History</a>             | <b>Listing Summary</b>                          | <a href="#">Interactive Map</a> | <a href="#">Report Violation</a> |
| <b>Listing #11009877</b><br><b>↓ \$185,000 (LP)</b> | <b>2785 Harbor Blvd, Ventura, CA 93001 *</b> | <b>Active</b> (06/24/11) <b>DOM/CDOM: 27/27</b> |                                 |                                  |
| <b>Price/SqFt: 204.65</b>                           | <b>Beds: 2* Baths: 1 (1 0 0 0) (FTHQ)*</b>   | <b>Sq Ft: 904* Lot Sz: 1742sqft*</b>            |                                 |                                  |
|   | <b>Area: 23 Yr: 1972*</b>                    |   |                                 |                                  |

| Remarks   |
|---|
| Enjoy a relaxing lifestyle at this fantastic FHA-eligible, beach-area home! Freshly painted with new granite countertops, shows beautifully. Quarter bathroom adjacent to master bedroom, mirrored closet doors in master bedroom. Only a few blocks to the Ventura Keys and Harbor, and a short and relaxing walk to the sand and water at the beach. Shopping and restaurants are close by. Easy access |
| <a href="#">Pictures (4)</a>  |
|     |



**Agent** Eric Paine (ID: 205519455) Office: 888-454-1949 Cellular: 949-554-3713 Lic: 01424140  
**Office** Voiant Realty Partners, Inc (ID: 8286) Phone: 888-454-1949, FAX: 888-454-1949

#### Preferred Contact Phone

|                                     |   |                            |              |
|-------------------------------------|---|----------------------------|--------------|
| <b>Property Type</b>                | Residential   | <b>Property Subtype(s)</b> | Town-House   |
| <b>Area</b>                         | 23  |                            |              |
| <b>Tract Code</b>                   | Keys Harbor   |                            |              |
| <b>Commission</b>                   | <b>SOC</b>  |                            |              |
|                                     | 3.00%   |                            |              |
| <b>SCA</b>                          | No  |                            |              |
| <b>Agreement Type</b>               | Exclusive Agency  |                            |              |
| <b>County</b>                       | Ventura   | <b>APN</b>                 | 0800380195   |
| <b>Beds</b>                         | 2*  | <b>Baths (FTHQ)</b>        | 1 (1 0 0 0)* |
| <b>Year Built</b>                   | 1972*   |                            |              |
| <b>Public Viewable</b>              | Yes   | <b>Map Coordinates</b>     | 491, F4      |
| <b>Map Book</b>                     | Ventura   |                            |              |
| <b>Listing Date</b>                 | 06/24/11  | <b>Entry Date</b>          | 06/24/11     |
| <b>Original Price</b>               | 209,900   | <b>Expiration Date</b>     | 10/24/11     |
| <b>Show Contact Type</b>            | Vacant  |                            |              |
| <b>Occupant Name</b>                |   | <b>Show Contact Phone</b>  |              |
| <b>Agent Remarks</b>                | Text 949-554-3713 or email epaine@volantREO.com for lockbox combo with your info. Direct all inquiries to Eric via email at epaine@volantREO.com. All offers need to be emailed as one pdf document as follows: cover letter/contact info, RPA, Addenda, Proof of Funds, Pre-Approval letter from Bill Boyd at Blackhawk Capital (970-309-3532), copy of EMD. Thanks! |                            |              |
| <b>Directions to Property</b>       | Victoria to Harbor  |                            |              |
| <b>Publish to Internet/VOW</b>      | Yes   |                            |              |
| <b>Show Address on Internet/VOW</b> | Yes   |                            |              |
| <b>Allow VOW/IDX AVM</b>            | Yes   |                            |              |

|                               |  |
|-------------------------------|--|
| <b>Allow VOW/IDX Comments</b> | Yes  |
| <b>Status</b>                 | <b>Active</b> (06/24/11)                                   |
| <b>Year Built Source</b>      | Assessor   |
| <b>Zoning</b>                 | 0  |
| <b>Is Sign On Property</b>    | Yes  |
| <b>UnitsInComplexTotal</b>    | 0  |
| <b>Deposit</b>                | 3%   |
| <b>Escrow Time</b>            | 45   |
| <b>ServiceLevel</b>           | Full Service   |
| <b>HOA</b>                    | Yes  |
| <b>HOA</b>                    | \$242  |
| <b>HOA Fee Frequency 1</b>    | Month  |
| <b>HOA Mgmt Co Name</b>       | AMS Realty   |
| <b>HOA Mgmt Co Phone</b>      | (805) 642-0995   |
| <b>HOA Fee Frequency 2</b>    | None   |
| <b>Association Rules</b>      | Call for Rules   |
| <b>Assoc. Amenities</b>       | Other/See Remarks  |
| <b>Showing Instructions</b>   | Call First   |
| <b>LockBox Location</b>       | Front Door   |
| <b>LockBox Type</b>           | Combo-See Remarks  |
| <b>Contingencies</b>          | None   |
| <b>Conditions of Sale</b>     | Standard Sale  |
| <b>Terms</b>                  | Cash, Cash To New Loan,<br>Conventional, FHA Loan, VA Loan |
| <b>Will Consider Lease</b>    | No   |
| <b>Mello Roos</b>             | Unknown  |
| <b>Land Lease Amt/Year</b>    | 0.00   |
| <b>Cooling Type</b>           | Window Unit(s)   |
| <b>Heating Type</b>           | Central Heat   |

**Features**

|                           |                              |
|---------------------------|------------------------------|
| <b>Eating Areas</b>       | Other/See Remarks            |
| <b>Entry Floor Number</b> | 0                            |
| <b>Entry Level</b>        | Ground Level w/steps         |
| <b>CommonWalls</b>        | Attached                     |
| <b>Fencing</b>            | Other/See Remarks            |
| <b>Fireplace(s)</b>       | None                         |
| <b>Flooring</b>           | Carpet - Partial, Vinyl Tile |
| <b>Foundation</b>         | Concrete Slab                |
| <b>Horse Property</b>     | No, None                     |
| <b>Laundry</b>            | Gas/Elect Dryer Hkup         |

**Living Space**

|                             |                   |
|-----------------------------|-------------------|
| <b>Stories/Living Space</b> | 1 Story           |
| <b>Floors in Unit Total</b> | 0                 |
| <b>Location</b>             | Ocean Side of Fwy |
| <b>ShowContactPhoneExt</b>  | 0                 |
| <b>Distance To Beach</b>    | 0.00              |
| <b>Parking Type</b>         | Garage            |
| <b>Carport Spaces Total</b> | 0                 |
| <b>No. Remote Controls</b>  | 0                 |
| <b>Parking Spaces Total</b> | 0.00              |
| <b>Covered Spaces Total</b> | 0.00              |
| <b>Uncovered Spaces</b>     | 0.00              |
| <b>Patio</b>                | Patio Open        |

**Pool/Spa**

|                         |                     |
|-------------------------|---------------------|
| <b>Pool Types</b>       | None                |
| <b>Spa Construction</b> | Other/See Remarks   |
| <b>Possession</b>       | CloseOfEscrow       |
| <b>Roof</b>             | Composition Shingle |
| <b>School District</b>  | Other               |
| <b>Streets</b>          | Other/See Remarks   |
| <b>View</b>             | No                  |

| Utilities |                      |
|-----------|----------------------|
| Utilities | Other/See Remarks    |
| Water     | District/Public      |
| Sewer     | In, Connected & Paid |

| Privileged Information    |                         |
|---------------------------|-------------------------|
| Public Viewable           | Yes                     |
| Longitude / Latitude      | -119.262711 / 34.259499 |
| Show Address to Public    | Yes                     |
| Agent Hit Counter         | 208                     |
| Public/Client Hit Counter | 93                      |

\* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045  
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