

|   |   |   |                                 |                                  |
|---|---|---|---------------------------------|----------------------------------|
| <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 #11003917</b><br><b>\$184,900 (LP)</b> | <b>53 W Harrison Ave, Ventura, CA 93001 *</b> | <b>Active</b> (03/11/11) <b>DOM/CDOM: 2/2</b> |                                 |                                  |
| <b>Price/SqFt: 139.55</b>                         | <b>Beds: 3* Baths: 3 (2 0 1 0) (FTHQ)*</b>    | <b>Sq Ft: 1325* Lot Sz: 935sqft*</b>          |                                 |                                  |
|   | <b>Area: 21 Yr: 1992*</b>                     |   |                                 |                                  |

#### Remarks


Don't miss this fantastic, newer Ventura home that's in great condition!! 3 Bedrooms/2.5 Bath with brand new carpet. New stove to be installed shortly. Great, quaint complex. This is an equity sale, won't last!



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**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> | Single Family Dwell |
| <b>Area</b>                         | 21   |                            |                     |
| <b>Tract Code</b>                   | Serenidad Homes  |                            |                     |
| <b>Commission</b>                   | <b>SOC</b>   |                            |                     |
|                                     | 3.00%  |                            |                     |
| <b>SCA</b>                          | No   |                            |                     |
| <b>County</b>                       | Ventura  | <b>APN</b>                 | 0710102465          |
| <b>Beds</b>                         | 3*   | <b>Baths (FTHQ)</b>        | 3 (2 0 1 0)*        |
| <b>Year Built</b>                   | 1992*  |                            |                     |
| <b>Public Viewable</b>              | Yes  |                            |                     |
| <b>Map Book</b>                     | Ventura  | <b>Map Coordinates</b>     | 491, B1             |
| <b>Listing Date</b>                 | 03/11/11   | <b>Entry Date</b>          | 03/12/11            |
| <b>Original Price</b>               | 184,900  | <b>Expiration Date</b>     | 06/30/11            |
| <b>Show Contact Type</b>            | Vacant   |                            |                     |
| <b>Occupant Name</b>                |  | <b>Show Contact Phone</b>  |                     |
| <b>Agent Remarks</b>                | Text 949-554-3713 for combo. Prior to submitting an offer email Eric Paine at epaine@volantreo.com to request the offer guidelines and seller addenda. Direct all inquiries to Eric via email. All offers need to be emailed as one pdf document as follows: contact info, Buyer's Notice of Selection, 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>       | Ventura Avenue to Harrison. Complex on Right. Unit is the first off-street.  |                            |                     |
| <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> (03/11/11) |
| <b>Year Built Source</b>    | Assessor   |
| <b>Zoning</b>               | R-3-5  |
| <b>Is Sign On Property</b>  | No   |
| <b>UnitsInComplexTotal</b>  | 0  |
| <b>Deposit</b>              | 3%   |
| <b>Escrow Time</b>          | 30   |
| <b>ServiceLevel</b>         | Full Service   |
| <b>HOA</b>                  | Yes  |
| <b>HOA</b>                  | \$200  |
| <b>HOA Fee Frequency 1</b>  | Month  |
| <b>HOA Mgmt Co Name</b>     | Serenidad HOA  |
| <b>HOA Mgmt Co Phone</b>    | (888) 888-8888   |
| <b>HOA Fee Frequency 2</b>  | None   |
| <b>Association Rules</b>    | Call for Rules   |
| <b>Assoc. Amenities</b>     | Controlled Access  |
| <b>Showing Instructions</b> | Call First, Keybox-Code Req  |
| <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  |
| <b>Will Consider Lease</b>  | No   |
| <b>Mello Roos</b>           | Unknown  |
| <b>Land Lease Amt/Year</b>  | 0.00   |
| <b>Cooling Type</b>         | None   |
| <b>Heating Type</b>         | Central Heat   |
| <b>Heating Fuel</b>         | Natural Gas  |

#### Features

|                           |                                |
|---------------------------|--------------------------------|
| <b>Eating Areas</b>       | Breakfast Bar                  |
| <b>Entry Floor Number</b> | 0                              |
| <b>Entry Level</b>        | 1st Floor                      |
| <b>CommonWalls</b>        | Attached                       |
| <b>Fencing</b>            | Iron/Wrought Iron              |
| <b>Fireplace(s)</b>       | Living Room                    |
| <b>Flooring</b>           | Carpet - Partial, Ceramic Tile |
| <b>Foundation</b>         | Concrete Slab                  |
| <b>Horse Property</b>     | No                             |
| <b>Laundry</b>            | Inside                         |

#### Living Space

|                             |                         |
|-----------------------------|-------------------------|
| <b>Stories/Living Space</b> | 2 Story                 |
| <b>Floors in Unit Total</b> | 0                       |
| <b>Location</b>             | None                    |
| <b>ShowContactPhoneExt</b>  | 0                       |
| <b>Distance To Beach</b>    | 0.00                    |
| <b>Parking Type</b>         | 2 Car, Attached, 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>                | Porch - Front           |

#### Pool/Spa

|                         |                   |
|-------------------------|-------------------|
| <b>Pool Types</b>       | None              |
| <b>Spa Construction</b> | None              |
| <b>Possession</b>       | CloseOfEscrow     |
| <b>Roof</b>             | Other/See Remarks |
| <b>School District</b>  | Other             |
| <b>Streets</b>          | Other/See Remarks |
| <b>View</b>             | Yes               |

|             |            |
|-------------|------------|
| <b>View</b> | Peek-A-Boo |
|-------------|------------|

**Utilities**

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

**Privileged Information**

|                                  |                         |
|----------------------------------|-------------------------|
| <b>Public Viewable</b>           | Yes                     |
| <b>Longitude / Latitude</b>      | -119.300392 / 34.286388 |
| <b>Show Address to Public</b>    | Yes                     |
| <b>Agent Hit Counter</b>         | 96                      |
| <b>Public/Client Hit Counter</b> | 33                      |

\* Denotes information autofilled from tax records.

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