

LUKE.

I FINALLY HAVE LOOKED OVER THE WEBSITE AGAIN AND AM TRYING TO INCORPARE THE CHANGES THAT GREGG (OUR PARTNER) WOULD LIKE. I REALLY WAS SURPRISED THAT HE WAS SO PARTICULAR AS I FEEL THIS IS FAR BETTER THAN THE OTHER WEBSITE WE HAD DONE IN POINT LOMA. IN ANY EVENT I JUST WANT TO HAVE HIM HAPPY AS WELL:

I NUMBERED EACH OF THE PAGES THAT FOLLOW AND CHANGES WOULD BE AS FOLLOWS:

PAGE 1 – THE HOME PAGE – HE WANTS A MORE EXCITING FONT ON HOME PAGE - HEADINGS IN BLACK AND NOT ON ROOF OF BUILDING. BOTTOM VEERBAGE OK ON GRASS BUT NO VERBAGE ON BUILDING. I PUT NOTES ON PAGE 1

PAGE 2 – SEE ADDITIONS AND PARAGRAPH I ADDED ON THE PAGE

PAGE 3 – ADDITION IS : BEACHES ARE ONLY 3 BLOCKS AWAY. (THIS WAS THE POINT I FAILED TO MAKE AS I DIDN'T WANT SOMEONE TO SAY "BUT THE BEACHES IN IB HAVE BEEN CLOSED FOR A 100 DAYS")

AVAILABILITY: ONLY 332 AND 338 ARE AVAILABLE AT \$3250 PER MONTH

MAP : WHERE DO YOU SUGGEST ADDING THE MAP?

GALLERY: PLEASE PUT THE 8 EXTERIOR PICTURES IN AGAIN AS WELL AS IMG 1894 AND 1903 WHICH ARE OF THE EAST AND WEST ENDS. I WILL SEND THE EMAIL WITH THOSE PICS AGAIN (BUT YOUR CROPPED ONES IN THE AVAILABILITY SECTION ARE GOOD) AS WELL AS NEW PICS OF FRONT PLANTERS. PLEASE START OUT WITH THE EXTERIOR PICTURES AND ADD THE PLANTERS THAT I AM SENDING. ALSO PUT BACK YARD PICTURES WITH THESE.

NEXT GO TO THE 3 STAGED PICTURES, NEXT KITCHEN (TAKE OUT IMG 1917) , LIVING ROOM, BEDROOMS, BATHS (LOOKS LIKE 4 ARE THE SAME) JUST SHOW 3 BATHS PLUS THE ONE I JUST SENT ON THIS EMAIL, HALLWAYS AND LASTLY GARAGE.

Omg = Sorry to be such a pain – once this is done lets get together and you can show me how to update  
—

Love u,  
Grandma

# Dahlia Coastal Living Imperial Beach

IN BLACK  
DIFFERENT  
FOR

Enjoy 2 bedroom 1 bath duplexes in a peaceful environment with the convenience of stores, schools, restaurants, and the beach within blocks!

MAKE  
Sue  
NOT ON  
ROAD

## Property Info

← Below Buck  
IN Grass  
— Smaller FRAME ←

(2)

## Dahlia Coastal Living IB

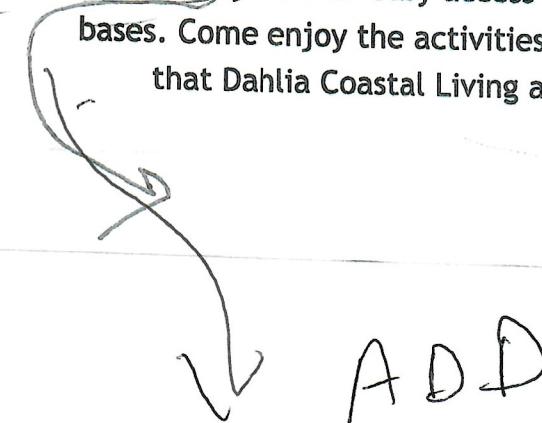
2

# Residence & Property

## Experience Imperial Beach's Best

Enjoy a peaceful environment with the convenience of stores, schools, restaurants, and the beach within blocks! Take a walk to the sand, relax with the sunset, and enjoy neighborhood events year-round.

We're a small community of 16 units close to shopping, entertainment, <sup>AND ONLY 3 BLOCKS FROM THE BEACH</sup> and services. All with easy access to public transportation and military bases. Come enjoy the activities, natural attractions, and interests that Dahlia Coastal Living at Imperial Beach has to offer:



A D D

We are within walking distance of the Imperial Beach Pier and the location of the World Famous Sand Castle Contest! Our community offers upscale Italian, Mexican, and Seafood Restaurants not to mention Ice Cream and Coffee Shops as well as Breweries, and Bike Rentals, Surf Shops and much more.

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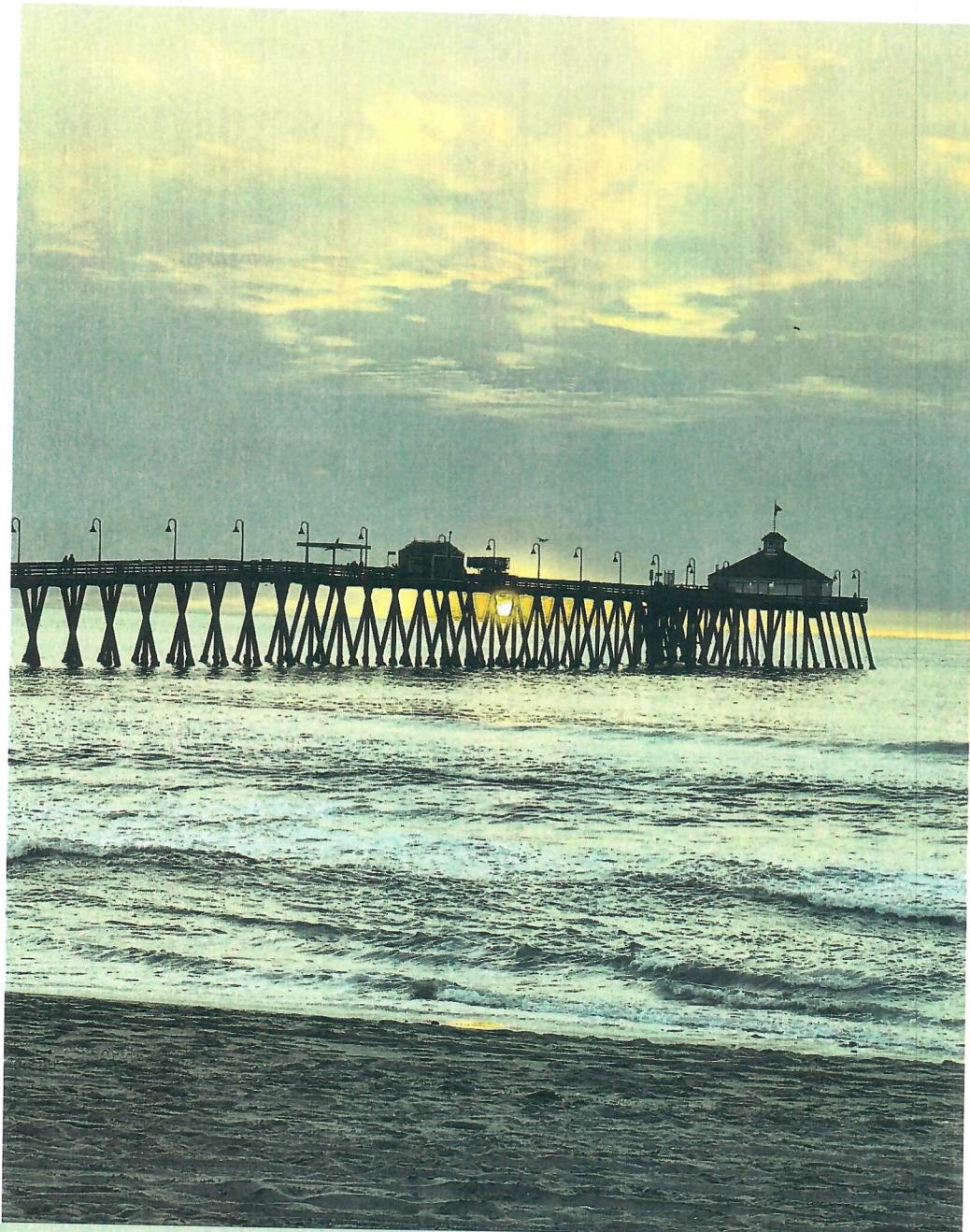


- Nearby Shopping
- Schools within the neighborhood
- Public transportation within blocks
- Entertainment on Palm Avenue
- Walking distance to dining, beaches, and bays *ONLY 3 Blocks Away*
- Easy access to freeways

# Property Info

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Every unit at Dahlia Coastal Living meets your highest expectation for an active, smoke-free lifestyle. Our duplexes provide that rare, relaxing San Diego lifestyle environment amidst a highly convenient location to optimize your busy life. There are numerous opportunities and options to check out including the beach itself! Each unit is situated around a newly landscaped front yard and each has been renovated.



## Resident features

- Fenced in back yards and full front yards
- One car single car garage with drive-way parking
- Frost-free refrigerator
- Microwave with light & fan unit
- Gas range/oven
- Vertical blinds
- Beautiful walk-in tiled showers, glass shower doors, and new vanities
- Convenient laundry hook-up
- Brand new kitchens with shaker-style cabinetry and new counters
- New stainless steel appliances
- Mirrored wardrobe doors
- Beautiful wood vinyl flooring throughout the unit
- Designer accented wall color in living room

## Policy info

- Western Properties Imperial Beach is a smoke-free environment
- Tenant is responsible for water, gas and electricity (& cable if desired)
- Edco trash service is included

- Front yards are maintained with landscape service
- Pets policy: allowed with additional \$400 deposit per pet, and an additional \$50 per month rent per pet (up to two pets; only indoor cats)

## Application Policy:

- An application is needed for each occupant over the age of 18
- Income must be verified
- Good credit and no adverse rental history required
- Each application fee is \$25 (background & credit check included)
- Security deposit is \$2,000
- Western Properties Imperial Beach does business in accordance with the Federal Fair Housing Act

## Ready To Move In?

Email: [DMCCLOSKEY1@COX.NET](mailto:DMCCLOSKEY1@COX.NET)

Phone: 1-(619)-424-6351