

Client Detail Report

Listings as of 08/29/09 at 7:42am

Sold 04/17/09	Listing # 90002778 County: Ventura	1050 Evergreen Ln Port Hueneme, CA 93041-2650	Listing Price: \$259,900 Map: 552, F5
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Prop Type	Residential	Prop Subtype(s)	Detached
Area	33	Tract Code	Pleasant Valley Park
Beds	4	Approx Square Feet	1394 Title Co.
Baths	3	Price/Sq Ft	\$185.80
Year Built	1954	Pool	None
APN	2070113045	Lot Sq Ft (approx)	6000
		Lot Acres (approx)	0.138

[See Additional Pictures](#)

Marketing Remark Bank Owned cutie, real close to the Navy base, close to Bubbling Springs Park. Updated kitchen harwood floors, 4 bedrooms, two large master bedrooms and three baths. Good rental??? Or a good buy for new home owner. Just for fun, see how much you'd need for rent to have a 4% cash on cash return.

Selling Price \$259,000	Selling Date 04/17/09	Pending Date 04/13/09
Original Price 259,900	SP % LP 99.65	

School District	Other	Zoning	R1
Lot Size Range	6 - 7.99K		
Agreement Type 2		REO/Bank Owned	Yes
Fractional Ownership	No		
Terms of Sale		Possession	COE
Deposit	3000	Contingencies	None
City Inspection	Record Search Only		
Terms	FHA/Cal Vet/VA, Cash, Conventional	Entry Level	1st Floor
Property Features		Fencing	Wood
Construction Type	Stucco	Parking	2 Car
Features	Lawn, Family Room	Housing Type	Single Family Dwel
Foundation	Raised	Patio	Covered
Horse Property	No	Roof	Composition Shingle
Property Site	Irregular	Spa	None
Pool	None	Streets	Private, Paved
RV Access	No		
Stories/Living Space	1 Story	Climate Control	Wall Furnace
View	None	Fireplace(s)	None
Interior Features		Laundry	Exterior
Appliances	Other/See Remarks		
Dining	Dining Area	Mello Roos	No
Flooring	Carpet, Wood/Wood Like	Utilities	Natural Gas
Other Information			
HOA	No		
Sewer	Sewer		
Water	Public Utility		

Presented By:	Don Nelson Lic: 01191815 Primary: 805-659-2000 Secondary: 805-302-5060 Other: E-mail: DonNelson@DonNelsonTeam.com Web Page: http://www.DonNelsonTeam.com	Don Nelson Team 674 County Sq Dr #203 Ventura, CA 93003 805-659-2000 Fax : 805-659-5850
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