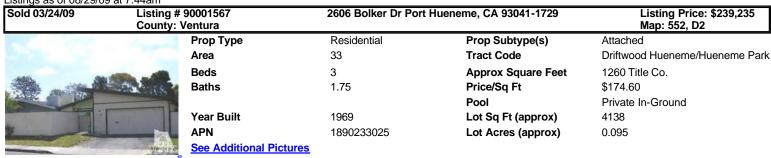
Client Detail Report

Listings as of 08/29/09 at 7:44am



Directions Channel Islands and Bolker. North on Bolker. Right on Bolker to property on right.

Marketing Remark WOW!!!! REO at a great price. Lovely courtyard with a private pool. Front facing living room with fireplace, carpet floors and vaulted ceilings. Sliding door opens to pool area. Kitchen features tile floors, double sinks, dishwasher, and much more. Adjoining dining area with ceiling fan, tile floors, sliding door to exterior rear yard. Bedroom with carpet floors and slider to exterior rear yard.

| Selling Price \$220,000 Original Price 239,235 | | Selling Date 03/24/09 SP % LP 91.96 | | Pending Date 02/17/09 |
|---|----------------------|---|-----------------|-------------------------|
| Model Name | Pool Home | | School District | Other |
| Zoning | R1pd | | Lot Size Range | 4 - 5.99K |
| Agreement Type 2 | | | | |
| Fractional | No | | REO/Bank Owned | Yes |
| Ownership | | | | |
| Terms of Sale | | | _ | |
| Deposit | 3000 | | Possession | COE |
| City Inspection | Record Search Only | | Contingencies | None |
| Terms_ | Cash, Conventional | | | |
| Property Features | | | | |
| Construction Type | Stucco, Wood | | Entry Level | 1st Floor |
| Features | Lawn | | Fencing | Iron/Wrought Iron, Wood |
| Foundation | Concrete Slab | | Parking | 2 Car, Attached, Garage |
| Horse Property | No | | Housing Type | Single Family Dwell |
| Property Site | Rectangular | | Patio | Slab |
| Pool | Private In-Ground | | Roof | Composition Shingle |
| RV Access | No | | Spa | None |
| Stories/Living | 1 Story | | Streets | Public, Paved |
| Space | | | | |
| View | Pool | | | |
| Interior Features | | | | |
| Appliances | Dishwasher, Disposal | | Climate Control | Central Heat |
| Dining | Dining Area | | Fireplace(s) | Living Room |
| Flooring | Carpet, Tile | | Laundry | Laundry in Garage |
| Other Information | | | | |
| HOA | No | | Mello Roos | No |
| Sewer | Sewer | | Utilities | Natural Gas |
| Water | Public Utility | | | |

| Presented By: | Don Nelson | Don Nelson Team | | | |
|---------------|--|------------------------------|---|--|--|
| 1 | Lic: 01191815 | | | | |
| | Primary: 805-659-2000 | 674 County Sq Dr #203 | | | |
| | Secondary: 805-302-5060 | Ventura, CA 93003 | | | |
| | Other: | 805-659-2000 | | | |
| | | Fax: 805-659-5850 | | | |
| | E-mail: DonNelson@DonNelsonTeam.com | | | | |
| August 2009 | Web Page: http://www.DonNelsonTeam.com | | | | |
| | Eastured proportion may not be listed by the office/or | ant proporting this brookure | _ | | |

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Featured properties may not be listed by the office/agent presenting this brochure.

All information deemed reliable, but not guaranteed.

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