

# Client Detail Report

Listings as of 08/29/09 at 8:19am

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| <b>Sold 03/31/09</b> | <b>Listing # 80017949</b><br><b>County: Ventura</b> | <b>803 S B St Oxnard, CA 93030-7124</b> | <b>Listing Price: \$175,075</b><br><b>Map: 522, G7</b> |
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|                   |             |                           |               |
|-------------------|-------------|---------------------------|---------------|
| <b>Prop Type</b>  | Residential | <b>Prop Subtype(s)</b>    | Attached      |
| <b>Area</b>       | 31          | <b>Tract Code</b>         | Casa Marina   |
| <b>Beds</b>       | 2           | <b>Approx Square Feet</b> | 1077 Assessor |
| <b>Baths</b>      | 2.50        | <b>Price/Sq Ft</b>        | \$155.52      |
|                   |             | <b>Pool</b>               | Community     |
| <b>Year Built</b> | 1992        | <b>Lot Sq Ft (approx)</b> | 481           |
| <b>APN</b>        | 2020360415  | <b>Lot Acres (approx)</b> | 0.011         |

**Directions** Oxnard Blvd to 8th, West to B St. Left on B to gate.

**Marketing Remark** Great opportunity to own a beautiful townhouse across for the historic Heritage Square. Conveniently located near the downtown plaza. Walk to the new movie theater and have your choice of dining at several restaurants. Two large bedrooms and 2 1/2 bathrooms! Enclosed and attached two car garage. Balcony off of living room with a storage closet. Lowest priced townhome in the complex.

|                                |                              |                              |
|--------------------------------|------------------------------|------------------------------|
| <b>Selling Price</b> \$167,500 | <b>Selling Date</b> 03/31/09 | <b>Pending Date</b> 02/19/09 |
| <b>Original Price</b> 186,250  | <b>SP % LP</b> 95.67         |                              |

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| <p><b>Model Name</b> townhome<br/> <b>Lot Size Range</b> 0 - 3.99K<br/> <b>Agreement Type 2</b><br/> <b>Fractional Ownership</b> No<br/> <b>Terms of Sale</b><br/> <b>Deposit</b> 3000<br/> <b>City Inspection Terms</b> Record Search Only<br/>                 FHA/Cal Vet/VA, Cash<br/> <b>Property Features</b><br/> <b>Construction Type</b> Stucco, Wood<br/> <b>Features</b> Gated Community<br/> <b>Foundation</b> Concrete Slab<br/> <b>Horse Property</b> No<br/> <b>Property Site</b> Other/See Remarks<br/> <b>Pool</b> Community<br/> <b>RV Access</b> No<br/> <b>Stories/Living Space</b> 2 Story<br/> <b>View</b> Other/See Remarks<br/> <b>Interior Features</b><br/> <b>Appliances</b> Dishwasher, Oven Gas, Disposal, Microwave<br/> <b>Dining</b> Breakfast Bar, Dining In Kitchen<br/> <b>Flooring</b> Carpet, Vinyl/Linoleum<br/> <b>Other Information</b><br/> <b>HOA</b> Yes<br/> <b>HOA Per</b> Month<br/> <b>Mello Roos</b> No<br/> <b>Utilities</b> Other/See Remarks</p> | <p><b>Zoning</b> Cbd<br/> <b>REO/Bank Owned</b> Yes<br/> <b>Possession Contingencies</b> coe<br/>                 None<br/> <b>Entry Level</b> 1st Floor<br/> <b>Fencing</b> Iron/Wrought Iron<br/> <b>Parking</b> 2 Car, Attached<br/> <b>Housing Type</b> Townhouse<br/> <b>Patio</b> Balcony<br/> <b>Roof</b> Composition Shingle<br/> <b>Spa</b> Community<br/> <b>Streets</b> Alley<br/> <b>Climate Control</b> Central Heat<br/> <b>Fireplace(s)</b> None<br/> <b>Laundry</b> Laundry Room<br/> <b>HOA</b> \$204<br/> <b>HOA Includes</b> Community Pool, Community Spa, Recreation Building, Roof Maintenance, Exterior Maintenance, Insurance<br/> <b>Sewer Water</b> Sewer<br/>                 Public Utility</p> |
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| <b>Presented By:</b> | <b>Don Nelson</b><br>Lic: 01191815<br>Primary: 805-659-2000<br>Secondary: 805-302-5060<br>Other:<br>E-mail: DonNelson@DonNelsonTeam.com<br>Web Page: <a href="http://www.DonNelsonTeam.com">http://www.DonNelsonTeam.com</a> | <b>Don Nelson Team</b><br>674 County Sq Dr #203<br>Ventura, CA 93003<br>805-659-2000<br>Fax : 805-659-5850 |
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August 2009

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