

## Client Detail with Addl Pics Report

Listings as of 02/20/10 at 1:42pm

|                        |   |  |                     |
|------------------------|---|--|---------------------|
| <b>Active</b> 08/15/09 | <b>Listing #</b> 21374684<br><b>County:</b> Riverside | <b>31080 Santa Barbara Dr Cathedral City, CA 92234-5061 Listing Price: \$38,000</b><br><b>Cross St: San Luis Rey</b> | <b>Map: 787, B2</b> |
|------------------------|---|--|---------------------|



|                   |                      |                           |                      |
|-------------------|----------------------|---------------------------|----------------------|
| <b>Prop Type</b>  | Residential          | <b>Prop Subtype(s)</b>    | Single Fam Res Detch |
| <b>Area</b>       | 335-Cathedral City N | <b>Subdivision</b>        | Not in a Development |
| <b>Beds</b>       | 3                    | <b>Approx SqFt</b>        | 1100 Other           |
| <b>Baths</b>      | 2                    | <b>Price/Sq Ft</b>        | \$34.55              |
| <b>Year Built</b> | 1940                 | <b>Lot Sq Ft (approx)</b> | 14574 ((Assessor))   |
| <b>APN</b>        | 677372006            | <b>Lot Acres (approx)</b> | 0.335                |

**Public Marketing Remark** Contractor's special on large lot. Fire damage. Drive by only to view.

**Publication Info.**

|                                     |              |                           |                |
|-------------------------------------|--------------|---------------------------|----------------|
| <b>Rent/Lease</b>                   | No           |                           |                |
| <b>Additional Property Features</b> |              | <b>School District</b>    | Other          |
| <b>Lot #</b>                        | 54           | <b>Fireplace</b>          | No             |
| <b>Horse Property</b>               | No           | <b>Den/Office</b>         | Yes            |
| <b>Garage</b>                       | None         | <b>Family Room</b>        | No             |
| <b>Formal Dining Room</b>           | No           | <b>Pool</b>               | No             |
| <b>Air Conditioning</b>             | No           | <b>Roof</b>               | Shingle - Wood |
| <b>Spa</b>                          | No           | <b>Residence Descrip.</b> | One Level      |
| <b>Sewer</b>                        | Septic Tank  |                           |                |
| <b>Unit Location</b>                | Ground Floor |                           |                |
| <b>Special Circumstances</b>        |              | <b>Terms</b>              | Cash           |
| <b>REO/Bank Owned</b>               | Yes          | <b>Furnished</b>          | No             |
| <b>Land</b>                         | Fee          |                           |                |

|  |   |   |
|--|---|---|
| <b>Presented By:</b>   | <b>Alvin Greenwalt Jr</b><br>Lic: 01715823<br>Primary: 760-310-1166<br>Secondary: 760-770-6801<br>Other:<br><br>E-mail: <a href="mailto:alvin@alvingreenwalt.com">alvin@alvingreenwalt.com</a><br>Web Page: <a href="http://www.alvingreenwalt.com">http://www.alvingreenwalt.com</a> | <b>Windermere Real Estate</b><br>Lic: 01325548<br>71-691 Highway 111<br>Rancho Mirage, CA 92270<br>760-770-6801<br><b>See our listings online:</b><br><a href="http://www.windermerecoachellavalley.com">http://www.windermerecoachellavalley.com</a> |
|  |   |   |
| February 2010  |   |   |

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## Client Detail with Addl Pics Report

Listings as of 02/20/10 at 1:42pm

|                        |   |   |   |
|------------------------|---|---|---|
| <b>Active 07/22/09</b> | <b>Listing # 21372990</b><br><b>County: Riverside</b> | <b>68865 Concepcion Rd Cathedral City, CA 92234-3838</b><br><b>Cross St: Avenida La Vista</b> | <b>Listing Price: \$118,900(V)</b><br><b>Map: 757, E7</b> |
|------------------------|---|---|---|



|                   |                      |                           |                      |
|-------------------|----------------------|---------------------------|----------------------|
| <b>Prop Type</b>  | Residential          | <b>Prop Subtype(s)</b>    | Single Fam Res Detch |
| <b>Area</b>       | 335-Cathedral City N | <b>Subdivision</b>        | Panorama             |
| <b>Beds</b>       | 3                    | <b>Approx SqFt</b>        | 1080                 |
| <b>Baths</b>      | 2                    | <b>Price/Sq Ft</b>        | \$110.09             |
| <b>Year Built</b> | 1985                 | <b>Lot Sq Ft (approx)</b> | 8276                 |
| <b>APN</b>        | 675322005            | <b>Lot Acres (approx)</b> | 0.190                |



**Directions** From the 10 East exit Date Palm turn right, Turn right on Tortuga, Turn right on Avenida La Vista, and Left on Concepcion... The home will be on the left side of the street.

**Public Marketing Remark** Bank Owned Property.. Sold As Is.. Perfect to raise a family.. Home needs some work, however is a great starter home.. Close to Schools, Parks, Food, Shopping and More.. Don't wait to submit your offer.. This one won't last long!!! Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage Financing and HomePath Renovation Financing. Buyer is responsible for paying for rekey, per Fannie Mae Regulations, in the amount of \$150.00.

**Publication Info.**

**Rent/Lease** No  
**Lot / Community Description**  
**Lot/Community Desc** Curbs/Walks  
**Special Features & View**  
**View** Mountain View

**Additional Property Features**

**Lot #** 954  
**Horse Property** No  
**Garage** Double  
**Formal Dining Room** No  
**Air Conditioning** Yes  
**Pool** No  
**Roof** Concrete Tile  
**Residence Descrip.** Gnd-lvl, No Unt Above

**Special Circumstances**

**REO/Bank Owned** Yes  
**Land** Fee

**School District** Other  
**Fireplace** No  
**Den/Office** No  
**Family Room** No  
**AC Type** Central  
**Spa** No  
**Sewer** Unknown  
**Unit Location** Not Applicable

**Terms** Cash, Cash to Existing Ln, Cash to New Loan  
**Furnished** No

**Presented By:****Alvin Greenwalt Jr**

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 Secondary: 760-770-6801  
 Other:

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February 2010

**Windermere Real Estate**

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**See our listings online:**

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