

# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:12pm

<b>Active</b> 01/11/11	<b>Listing #</b> 21418250 <b>County:</b> Riverside	<b>550 N Villa Ct #215 Palm Springs, CA 92262-0684</b> <b>Cross St:</b> San Rafael	<b>Listing Price:</b> \$45,000 <b>Map:</b> 756, D4
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	331-Palm Spr. N. End	<b>Subdivision</b>	Palm Sp Villas I
<b>Beds</b>	1	<b>Approx SqFt</b>	589 Assessor
<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Price/Sq Ft</b>	\$76.40
<b>Year Built</b>	1981	<b>Lot Sq Ft (approx)</b>	436 ((Assessor))
<b>APN</b>	504043016	<b>Lot Acres (approx)</b>	0.010



**Directions** North on Palm Canyon right onto San Rafael and right into the complex.

**Public Marketing Remark** Upstairs condo with painted cabinets, Formica counters, linoleum and carpet floors, balcony and mountain views.

<b>Year Built Source</b>	Assessor	<b>Residence Descrip.</b>	Two Levels
<b>Unit Location</b>	Second Floor	<b>Entry Floor Number</b>	0
<b>Entry Location</b>	Ground Level W/Steps	<b>Rent/Lease</b>	No
<b>Sale Type</b>	Yes	<b>Golf Course in Dev.</b>	No
<b>REO/Bank Owned</b>	Yes	<b>Total Floors in Bldg</b>	2
<b>Association Features</b>	Assoc Maint/Lndscp'g, Assoc Tennis	<b>AC Type</b>	Central
<b>Building Description</b>	Common Walls	<b>Fireplace</b>	No
<b>Heating Type</b>	Forced Air	<b>Kitchen Features</b>	Counter Top
<b>Patio</b>	No	<b>Pool</b>	Yes
<b>Patio Description</b>	Balcony	<b>Spa</b>	Yes
<b>Lot/Community Desc</b>	CC&R's	<b>School District</b>	Other
<b>Pool Description</b>	Community Pool, In Ground	<b>Garage</b>	None
<b>Spa Description</b>	Community	<b>Parking Description</b>	Carport Detached
<b>Additional Property Features</b>		<b>Covered Prkg Total</b>	0.00
<b>Lot #</b>	196	<b>High School</b>	Palm Springs High Sc
<b>Horse Property</b>	No	<b>Sewer</b>	In Connected & Paid
<b># of Remote Controls</b>	0	<b>Terms</b>	Cash, Cash to New Loan
<b>Other Prkg Spc Total</b>	0.00	<b>Assoc Dues #1</b>	\$280.00
<b>Middle School</b>	Raymond Cree Middle	<b>Association Name</b>	Palm Springs Villas I
<b>Roof</b>	Composition	<b>Mgmt Company Phone</b>	760-327-6682
<b>Water</b>	District		
<b>Financial Information</b>			
<b>Trnsfr of Possession</b>	Close of Escrow		
<b>Land</b>	Fee		
<b>Furnished</b>	No		
<b>Mgmt Company Name</b>	Personalized Property Management		

**Presented By:**



May 2011

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U.S. Patent 6,910,045



# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:12pm

<b>Active 01/28/11</b>	<b>Listing # 21420095</b> <b>County: Riverside</b>	<b>2860 N Los Felices Rd #106 Palm Springs, CA 92262-0647</b> <b>Cross St: PALM CANYON</b>	<b>Listing Price: \$45,000</b> <b>Map: 756, C4</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	331-Palm Spr. N. End	<b>Subdivision</b>	Palm Sp Villas I
<b>Beds</b>	1	<b>Approx SqFt</b>	589
<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Price/Sq Ft</b>	\$76.40
<b>Year Built</b>	1981	<b>Lot Sq Ft (approx)</b>	436
<b>APN</b>	504042038	<b>Lot Acres (approx)</b>	0.010



**Directions** Palm Canyon to San Rafeal turn right.

**Public Marketing Remark** 1 bedroom 1 bath downstairs unit with white cabinets, Formica counters, white appliances, tile and carpet floor, ceiling fans, sliding glass door, patio area and mountain views.

<b>Country</b>	United States	<b>Residence Descrip.</b>	Two Levels
<b>Unit Location</b>	Ground Floor	<b>Entry Floor Number</b>	0
<b>Sale Type</b>		<b>Rent/Lease</b>	No
<b>REO/Bank Owned</b>	Yes	<b>AC Type</b>	Air Conditioning, Central
<b>Total Floors in Bldg</b>	0	<b>Pool</b>	Yes
<b>Fireplace</b>	No	<b>Spa</b>	Yes
<b>Pool Description</b>	Community Pool		
<b>Spa Description</b>	Community		
<b>Additional Property Features</b>		<b>School District</b>	Other
<b>Lot #</b>	137	<b>Garage</b>	None
<b>Horse Property</b>	No	<b>Other Prkg Spc Total</b>	0.00
<b># of Remote Controls</b>	0	<b>Roof</b>	Composition
<b>Covered Prkg Total</b>	0.00		
<b>Sewer</b>	In Connected & Paid	<b>Land</b>	Fee
<b>Financial Information</b>		<b>Furnished</b>	No
<b>Terms</b>	Cash, Cash to Existing Ln	<b>Mgmt Company Phone</b>	760-325-9500
<b>Assoc Dues #1</b>	\$280.00		
<b>Mgmt Company Name</b>	Personalized Property Mgmt		

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# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:12pm

<b>Active</b> 05/20/11	<b>Listing #</b> 41427938 <b>County:</b> Riverside	<b>2700 Golf Club Dr #42 Palm Springs, CA 92264-6528</b> <b>Cross St:</b> Hwy 111	<b>Listing Price:</b> \$49,900 <b>Map:</b> 787, C6
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	334-Palm Spr. S. End	<b>Subdivision</b>	Esprit
<b>Beds</b>	1	<b>Approx SqFt</b>	728 Assessor
<b>Baths(FTHQ)</b>	0 (0 0 0 0)	<b>Price/Sq Ft</b>	\$68.54
<b>Year Built</b>	1986	<b>Lot Sq Ft (approx)</b>	871 ((Assessor))
<b>APN</b>	009611492	<b>Lot Acres (approx)</b>	0.020



**Directions** Hwy 111. Turn On Golf Club Drive. Complex Is On The Right.

**Public Marketing Remark** Great Upper End Unit With Vaulted Ceilings And Open Floor Plan. Spacious Living Room With Direct Access To Balcony. Dining Area Right Next To Kitchen. Located In The Well Maintained Esprit Community. Enjoy The Amenities It Has To Offer; Swimming Pools, Spas and Tennis Courts. Unit Is Close To Pool/Spa! Only Minutes Away From Shopping, Dining and Golf. Fantastic Opportunity To Live Year Round, Seasonal or To Rent Out. Bank Owned With No Warranties Expressed Or Implied. Indian Land Lease.

<b>Country</b>	United States	<b>Bathroom Features</b>	Double Vanity(s), Shower Over Tub
<b>Year Built Source</b>	Assessor	<b>Residence Descrip.</b>	Top Level
<b>Unit Location</b>	End Unit, Top Floor	<b>Entry Floor Number</b>	0
<b>Entry Location</b>	Top Level	<b>Rent/Lease</b>	No
<b>Sale Type</b>	Yes	<b>Homeowners Assn</b>	Yes
<b>REO/Bank Owned</b>	Yes	<b>Total Floors in Bldg</b>	0
<b>Association Features</b>	Assoc Tennis, Assoc Trash Paid (Buyer To Verify), Assoc Util Pd-Call, Water Paid (Buyer To Verify)	<b>Heating Type</b>	Forced Air
<b>Golf Course in Dev.</b>	No	<b>Floors</b>	Wall to Wall Carpet
<b>Interior/Exterior</b>	Ceiling Fan	<b>Patio Description</b>	Balcony
<b>AC Type</b>	Air Conditioning, Central	<b>Cooking Appliances</b>	Free Standing Elec., Microwave
<b>Fireplace</b>	No	<b>Lot/Community Desc</b>	CC&R's, Gated Community
<b>Kitchen Features</b>	Counter Top	<b>Pool Description</b>	Community Pool, Association Pool
<b>Appl. Incl. in Sale</b>	Dishwasher, Garbage Disposal, Refrigerator, Washer, Dryer	<b>Spa Description</b>	Community, Association Spa
<b>Pool</b>	Yes	<b>Eat Area</b>	Area
<b>Spa</b>	Yes	<b>School District</b>	Palm Springs Unified
<b>Security</b>	Gated Community, Smoke Detector	<b>Garage</b>	None
<b>Additional Property Features</b>		<b>Parking Description</b>	Carport
<b>Lot #</b>	1	<b>Other Prkg Spc Total</b>	0.00
<b>Horse Property</b>	No	<b>Laundry</b>	In Closet
<b># of Remote Controls</b>	0	<b>Roof</b>	Spanish Clay Tile
<b># of Carports</b>	#1	<b>Water</b>	District
<b>Covered Prkg Total</b>	0.00	<b>TV Services</b>	Cable
<b>Dryer Hookup</b>	Stackable W/D Hookup	<b>Terms</b>	Cash, Cash to New Loan
<b>Sewer</b>	In Connected & Paid (Buyer To Verify)	<b>Lease Amnt / Yr.</b>	\$1325.04 (Buyer To Verify)
<b>Water Heater Feature</b>	Water Heater Unit	<b>Assoc Dues #1</b>	\$296.00
<b>Financial Information</b>		<b>Prop. Trans Fee</b>	No
<b>Trnsfr of Possession</b>	Close of Escrow	<b>Association Name</b>	Esprit
<b>Land</b>	Lease	<b>Mgmt Company Name</b>	The Gaffney Group
<b>Lease Expires MM/YY</b>	04/44		
<b>Assoc Fee Frequency<sup>1</sup></b>	Monthly		
<b>Furnished</b>	No		
<b>HOA Pet Rules</b>	Assoc Pet Rules-Call		
<b>Mgmt Company Phone</b>	760-327-0301		

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# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:12pm

<b>Active</b> 10/22/10	Listing # 21411595 County: Riverside	2700 Golf Club Dr #110 Palm Springs, CA 92264-6533 Cross St: Hwy 111	Listing Price: \$55,900 Map: 787, C6
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	334-Palm Spr. S. End	<b>Subdivision</b>	Esprit
<b>Beds</b>	1	<b>Approx SqFt</b>	728 Assessor
<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Price/Sq Ft</b>	\$76.79
<b>Year Built</b>	1986	<b>Lot Sq Ft (approx)</b>	871 ((Assessor))
<b>APN</b>	009612833	<b>Lot Acres (approx)</b>	0.020



**Public Marketing Remark** This is a great corner unit with a very private patio. Previous owner painted the concrete floors in the living and bedroom - bath and kitchen have tile. Nice Wooden blinds on all windows and complete with refrigerator and stacked washer/dryer. Lots of closet space in this unit too. Location just down the pathway from pool and spa and carport very close. this is all the way at the back gate for easy in and out of development.

<b>Country</b>	United States	<b>Year Built Source</b>	Assessor
<b>Residence Descrip.</b>	One Level	<b>Unit Location</b>	End Unit
<b>Entry Door Faces</b>	North	<b>Entry Floor Number</b>	0
<b>Sale Type</b>		<b>Rent/Lease</b>	No
<b>REO/Bank Owned</b>	Yes	<b>Total Floors in Bldg</b>	0
<b>Association Features</b>	Assoc Maint/Lndscp'g	<b>AC Type</b>	Air Conditioning, Central
<b>Heating Type</b>	Forced Air	<b>Fireplace</b>	No
<b>Patio</b>	Yes (private behind oleander hedges)	<b>Lot/Community Desc</b>	CC&R's
<b>Patio Description</b>	Concrete Slab	<b>Pool Description</b>	Community Pool
<b>Pool</b>	Yes	<b>Spa Description</b>	Community
<b>Spa</b>	Yes		
<b>Eat Area</b>	Living Room		
<b>Additional Property Features</b>		<b>School District</b>	Other (Palm Springs Unified)
<b>Lot #</b>	3	<b>Garage</b>	None
<b>Horse Property</b>	No	<b>Parking Space Total</b>	#1
<b># of Remote Controls</b>	0	<b>Other Prkg Spc Total</b>	0.00
<b>Parking Description</b>	Carport Detached	<b>Laundry</b>	Inside (closet area)
<b>Covered Prkg Total</b>	0.00	<b>Sewer</b>	In Connected & Paid
<b>Roof</b>	Concrete Tile		
<b>TV Services</b>	Cable		
<b>Financial Information</b>		<b>Terms</b>	Cash, Cash to New Loan
<b>Trnsfr of Possession</b>	Close of Escrow	<b>Lease Amnt / Yr.</b>	\$1325.04
<b>Land</b>	Lease	<b>Assoc Dues #1</b>	\$270.00 (monthly)
<b>Lease Expires MM/YY</b>	04/44	<b>Association Name</b>	Personalized Prop Mgmnt
<b>Furnished</b>	No		
<b>Association Phone</b>	760-325-3500		

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# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:12pm

<b>Active 03/21/11</b>	<b>Listing # 41424419</b> <b>County: Riverside</b>	<b>400 N Sunrise Way #114 Palm Springs, CA 92262-6594</b> <b>Cross St: Alejo</b>	<b>Listing Price: \$57,900</b> <b>Map: 786, G1</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	332-Palm Spr Central	<b>Subdivision</b>	Catalina Grove
<b>Beds</b>	1	<b>Approx SqFt</b>	850 Assessor
<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Price/Sq Ft</b>	\$68.12
<b>Year Built</b>	1972	<b>Lot Sq Ft (approx)</b>	3049 ((Assessor))
<b>APN</b>	502023014	<b>Lot Acres (approx)</b>	0.070

**Directions** Alejo to N. Sunrise to Caltalina Grove complex

**Public Marketing Remark** Cozy 1 bedroom 1 bath condo in Palm Springs. Tile flooring in kitchen and bathroom. Nice patio to relax. Shows clean and ready for move in. All the luxuries 3 Pools, Club house, and a Fitness Center.

<b>Year Built Source</b>	Assessor	<b>Residence Descrip.</b>	One Level
<b>Unit Location</b>	Second Floor	<b>Entry Floor Number</b>	0
<b>Entry Location</b>	Top Level		
<b>Sale Type</b>		<b>Rent/Lease</b>	No
<b>REO/Bank Owned</b>	Yes	<b>Homeowners Assn</b>	Yes
<b>Association Features</b>	Assoc Club Hse/Rec, Assoc Gym/Exercise, Assoc Maint/Lndscp'g	<b>Heating Type</b>	Forced Air
<b>Total Floors in Bldg</b>	2	<b>Floors</b>	Wall to Wall Carpet, Stone Tile
<b>AC Type</b>	Central	<b>Patio Description</b>	Living Room Balcony
<b>Fireplace</b>	No	<b>Pool Description</b>	Association Pool
<b>Pool</b>	Yes	<b>Spa Description</b>	Association Spa
<b>Spa</b>	Yes	<b>Eat Area</b>	Dining Ell
<b>Private Owned Rec View</b>	Gym/Exercise No View		
<b>Additional Property Features</b>		<b>School District</b>	Other
<b>Lot #</b>	114	<b>Garage</b>	None
<b>Horse Property</b>	No	<b>Parking Space Total</b>	#1
<b># of Remote Controls</b>	0	<b>Other Prkg Spc Total</b>	0.00
<b>Parking Description</b>	Carport Detached	<b>Roof</b>	Clay Tile
<b>Covered Prkg Total</b>	0.00	<b>Water</b>	District
<b>Sewer</b>	In Street Paid		
<b>Financial Information</b>		<b>Terms</b>	Cash, Conventional
<b>Trnsfr of Possession</b>	Close of Escrow	<b>Assoc Dues #1</b>	\$235.00
<b>Land</b>	Fee	<b>Furnished</b>	No
<b>Assoc Fee Frequency<sup>1</sup></b>	Monthly	<b>Association Phone</b>	760-325-9500
<b>Association Name</b>	Catalina Grove		

**Presented By:**



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# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:12pm

<b>Active 04/20/11</b>	<b>Listing # 21426545</b> <b>County: Riverside</b>	<b>469 Desert Lakes Dr Palm Springs, CA 92264-5511</b> <b>Cross St: Cherokee</b>	<b>Listing Price: \$69,900</b> <b>Map: 786, J5</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	334-Palm Spr. S. End	<b>Subdivision</b>	Seven Lakes C.C.
<b>Beds</b>	1	<b>Approx SqFt</b>	1596 Assessor
<b>Baths(FTHQ)</b>	2 (2 0 0 0)	<b>Price/Sq Ft</b>	\$43.80
<b>Year Built</b>	1972	<b>Lot Sq Ft (approx)</b>	2178 ((Assessor))
<b>APN</b>	009600090	<b>Lot Acres (approx)</b>	0.050



**Directions** HIGHWAY 111 NORTH - E PALM CANYON DR Turn Right on S CHEROKEE WAY (Gate access required) Turn Left on DESERT LAKES DR  
**Public Marketing Remark** Seller offering six months HOA credit (\$5876)! Incredible price for this move in ready condo! This property is to be placed in an upcoming auction. NOW FEE SIMPLE LAND! Chic ground floor condo overlooking the greenbelt just steps from the pool. Peaceful setting with mountain views this condo has a totally private, walled-in patio and a single detached garage. There are numerous upgrades including stainless steel kitchen appliances and a great master bath. Buyer must be prequalified to include verification of income, down payment and credit. Scheduled for onsite auction on 6-18-11 at 11AM. Pre-auction offers will be reviewed and responded to quickly, so you don't have to wait to make a great buy. Seller is offering six months HOA credit (\$5876)!

<b>Year Built Source</b>	Assessor	<b>Residence Descrip.</b>	Ground Level, One Level
<b>Unit Location</b>	End Unit, Ground Floor	<b>Entry Door Faces</b>	South
<b>Entry Floor Number</b>	1	<b>Rent/Lease</b>	No
<b>Sale Type</b>	Yes	<b>Golf Course in Dev.</b>	Yes
<b>REO/Bank Owned</b>	Assoc Club Hse/Rec, Assoc Earthquake Ins, Assoc Ins. Paid, Assoc Maint/Lndscp'g, Assoc Trash Paid	<b>Total Floors in Bldg</b>	0
<b>Association Features</b>	Yes	<b>AC Type</b>	Air Conditioning, Central
<b>Golf Mem Available</b>	Forced Air	<b>Foundation</b>	Concrete Slab
<b>Heating Type</b>	Block Wall	<b>Patio</b>	Yes
<b>Fencing</b>	Ceramic Tile, Wall to Wall Carpet	<b>Patio Description</b>	Concrete Slab
<b>Floors</b>	No	<b>Pool</b>	Yes
<b>Fireplace</b>	Gated Comm.W/Guard, CC&R's	<b>Spa</b>	Yes
<b>Lot/Community Desc</b>	Community Pool, Heated & Filtered, In Ground, Association Pool	<b>Rooms</b>	Den/Office
<b>Pool Description</b>	Association Spa, In Ground	<b>View</b>	Mountain View
<b>Spa Description</b>	Brkfast Counter/Bar, Area	<b>School District</b>	Palm Springs Unified
<b>Eat Area</b>		<b>Tax Mello Roos</b>	No
<b>Additional Property Features</b>		<b>Garage Description</b>	Detached
<b>Lot #</b>	33	<b>Other Prkg Spc Total</b>	0.00
<b>Horse Property</b>	No		
<b>Garage</b>	Single		
<b># of Remote Controls</b>	0		

**Covered Prkg Total**  
**Roof**  
**Financial Information**  
**Trnsfr of Possession**  
**Land**  
**Furnished**

0.00  
Tar & Gravel  
  
Close of Escrow  
Fee  
No

**Laundry**  
**Sewer**

Other - See Remarks (in closet on patio)  
In Connected & Paid

**Terms**  
**Assoc Dues #1**  
**HOA Pet Rules**

Cash, Conventional, Cash to New Loan  
\$979.70 (buyer to verify)  
Assoc Pet Rules-Call

**Presented By:**



May 2011

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U.S. Patent 6,910,045



# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:12pm

<b>Active</b> 01/25/11	Listing # 21419655 County: Riverside	464 S Calle Encilia #A13 Palm Springs, CA 92262-7582 Cross St: Ramon Rd	Listing Price: \$69,900 Map: 786, E3
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	332-Palm Spr Central	<b>Subdivision</b>	Biarritz
<b>Beds</b>	1	<b>Approx SqFt</b>	568 Assessor
<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Price/Sq Ft</b>	\$123.06
<b>Year Built</b>	1985	<b>Lot Sq Ft (approx)</b>	871 ((Assessor))
<b>APN</b>	009610336	<b>Lot Acres (approx)</b>	0.020



**Public Marketing Remark** Gorgeous Fannie Mae Condo! In a class beyond comparison. Among the rarest of all the condos at Biarritz. This is the coveted, top floor, corner, end unit. The extra large, 7' x 20' terrace faces North and provides endless mountain and city views extending from West to East. Sliding glass doors open from the living room, dining area and the spacious bedroom. Exquisite marble floors are in every room and even extend out onto the balcony. Inside you'll be pampered with all updated kitchen appliances including refrigerator w/ice maker, dishwasher, flat surface halogen cook top & over-the-stove microwave oven. Kohler double kitchen sink and disposal. The walls are painted in a rich monochromatic designer color. The bathroom features convenient pedestal sink and sliding glass shower enclosure. Purchase this property for as little as 3% down! Priced to sell quickly!

<b>Residence Descrip.</b>	One Level	<b>Unit Location</b>	End Unit, Top Floor
<b>Entry Floor Number</b>	0		
<b>Sale Type</b>		<b>Rent/Lease</b>	No
<b>REO/Bank Owned</b>	Yes	<b>AC Type</b>	Central
<b>Total Floors in Bldg</b>	0	<b>Patio</b>	Yes (Private w/spectacular views)
<b>Floors</b>	Travertine	<b>Pool</b>	Yes
<b>Fireplace</b>	No	<b>Spa</b>	Yes
<b>Pool Description</b>	Community Pool	<b>Security</b>	Gated Community
<b>Spa Description</b>	Community	<b>View</b>	City Lights View, Desert View, Panoramic View, Mountain View
<b>Eat Area</b>	Dining Area		
<b>Additional Property Features</b>		<b>School District</b>	Other
<b>Lot #</b>	1	<b>Garage</b>	None
<b>Horse Property</b>	No	<b>Parking Description</b>	Assigned Parking, Community Garage (ground level covered parking)
<b># of Remote Controls</b>	0	<b>Covered Prkg Total</b>	0.00
<b>Other Prkg Spc Total</b>	0.00	<b>Sewer</b>	Unknown (buyer to verify)
<b>Roof</b>	Clay Tile		
<b>Financial Information</b>		<b>Terms</b>	Cash to New Loan
<b>Trnsfr of Possession</b>	Close of Escrow	<b>Lease Amnt / Yr.</b>	\$1152.00 (buyer to verify)
<b>Land</b>	Lease	<b>Assoc Dues #1</b>	\$240.00 (buyer to verify)
<b>Lease Expires MM/YY</b>	2044		
<b>Furnished</b>	No		

**Presented By:**

**Alvin Greenwalt Jr**

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**<http://www.WindermereSoCal.com>**



May 2011

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# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:12pm

<b>Active 05/10/11</b>	<b>Listing # 21428020</b> <b>County: Riverside</b>	<b>353 E Via Escuela #221 Palm Springs, CA 92262-3072</b> <b>Cross St: Canyon</b>	<b>Listing Price: \$77,040</b> <b>Map: 756, E5</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	331-Palm Spr. N. End	<b>Subdivision</b>	Riviera Gardens
<b>Beds</b>	1	<b>Approx SqFt</b>	651 Assessor
<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Price/Sq Ft</b>	\$118.34
<b>Year Built</b>	1980	<b>Lot Sq Ft (approx)</b>	436 ((Assessor))
<b>APN</b>	501091020	<b>Lot Acres (approx)</b>	0.010



**Public Marketing Remark** Palm Springs Riviera Gardens 1 bed 1 bath Condo great shape Outstanding Location All Offers must include Proof of Cash to close along with Pre-qual from Lender including Fico Scores and Income verified by Lender.Owner Occ Cert must be sent back on all Primary Occupied Offers Please download Cert and send in with Offer This Property is a Fannie Mae HomePath property Purchase this Property for as little as 3% down This Property is approved for HomePath Financing and is approved for HomePath Renovation Mortgage Financing Fannie Mae HomPath guidelines are in effect on this Home please go to homepath.com for instructions or call us for details First 15 day Owner Occ only no 2nd home or investor Offers until after 15 day first look period.

<b>Year Built Source</b>	Assessor	<b>Residence Descrip.</b>	Top Level
<b>Unit Location</b>	Second Floor	<b>Entry Floor Number</b>	0
<b>Sale Type</b>		<b>Rent/Lease</b>	No
<b>REO/Bank Owned</b>	Yes (Fannie Mae HomePath)	<b>Golf Course in Dev.</b>	No
<b>Homeowners Assn</b>	Yes	<b>Total Floors in Bldg</b>	0
<b>Golf Mem Available</b>	No	<b>AC Type</b>	Air Conditioning, Central
<b>Heating Type</b>	Central Furnace	<b>Pool</b>	Yes
<b>Fireplace</b>	No	<b>Spa</b>	Yes
<b>Pool Description</b>	Community Pool		
<b>Spa Description</b>	Community		
<b>Additional Property Features</b>		<b>School District</b>	Other
<b>Lot #</b>	20	<b>Garage</b>	None
<b>Horse Property</b>	Yes	<b>Parking Description</b>	Carport Detached
<b># of Remote Controls</b>	0	<b>Covered Prkg Total</b>	0.00
<b>Other Prkg Spc Total</b>	0.00	<b>Middle School</b>	Other
<b>Elementary School</b>	Other	<b>Roof</b>	Tile
<b>High School</b>	Other	<b>Water</b>	Other
<b>Sewer</b>	Unknown		
<b>Financial Information</b>		<b>Land</b>	Fee
<b>Terms</b>	Cash, Fannie Mae, Submit	<b>Furnished</b>	No
<b>Assoc Dues #1</b>	\$172.00		

<b>Presented By:</b> Alvin Greenwalt Jr	<b>Windermere Real Estate</b>
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May 2011

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# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:12pm

<b>Active 11/17/10</b>	<b>Listing # 21414189</b> <b>County: Riverside</b>	<b>222 N Calle El Segundo #533 Palm Springs, CA 92262-6489</b> <b>Cross St: E Arenas Road</b>	<b>Listing Price: \$89,000</b> <b>Map: 786, E1</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	332-Palm Spr Central	<b>Subdivision</b>	Plaza Villas
<b>Beds</b>	1	<b>Approx SqFt</b>	653 Assessor
<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Price/Sq Ft</b>	\$136.29
<b>Year Built</b>	1983	<b>Lot Sq Ft (approx)</b>	871 ((Assessor))
<b>APN</b>	508051037	<b>Lot Acres (approx)</b>	0.020



**Directions** Plaza Villas is located at the Corner of Calle El Segundo and E Arenas right behind the Spa Casino.

**Public Marketing Remark** This is an incredible deal! Located behind the Spa Casino just blocks from the heart of downtown Palm Springs. One bedroom with a walk-in closet, one full bath, spacious living room, dining area and nice kitchen. Take in the views of the San Jacinto's from the patio balcony. Enjoy the community pools and spas and brush up on the tennis game on the community tennis court. Information deemed reliable but not guaranteed.

<b>Country</b>	United States	<b>Bedroom Features</b>	Walk In Closet(s)
<b>Year Built Source</b>	Assessor	<b>Residence Descrip.</b>	One Level
<b>Unit Location</b>	Second Floor, Top Floor	<b>Entry Door Faces</b>	South (South/West)
<b>Entry Floor Number</b>	0	<b>Rent/Lease</b>	No
<b>Sale Type</b>	REO/Bank Owned	<b>Total Floors in Bldg</b>	0
<b>REO/Bank Owned</b>	Yes	<b>AC Type</b>	Air Conditioning, Central
<b>Association Features</b>	Assoc Maint/Lndscp'g, Assoc Tennis	<b>Patio</b>	Yes
<b>Heating Type</b>	Forced Air	<b>Patio Description</b>	Balcony
<b>Floors</b>	Ceramic Tile, Wall to Wall Carpet (New)	<b>Lot/Community Desc</b>	CC&R's, Gated Community, Gated Parking
<b>Fireplace</b>	No	<b>Pool Description</b>	Community Pool
<b>Appl. Incl. in Sale</b>	Dishwasher, Garbage Disposal	<b>Spa Description</b>	Community
<b>Pool</b>	Yes	<b>Eat Area</b>	Area
<b>Spa</b>	Yes	<b>View</b>	Mountain View
<b>Security</b>	Gated Community, Smoke Detector	<b>School District</b>	Other
<b>Special Features</b>	Seller's RE License	<b>Garage</b>	None
<b>Additional Property Features</b>		<b>Parking Description</b>	Carport
<b>Lot #</b>	1	<b>Other Prkg Spc Total</b>	0.00
<b>Horse Property</b>	No	<b>Roof</b>	Other
<b># of Remote Controls</b>	0	<b>Water</b>	District
<b>Parking Features</b>	Gated	<b>Terms</b>	Cash, Cash to New Loan
<b>Covered Prkg Total</b>	0.00		
<b>Sewer</b>	In Connected & Paid		
<b>TV Services</b>	Cable		
<b>Financial Information</b>			
<b>Trnsfr of Possession</b>	Close of Escrow		

**Land**  
**Lease Expires MM/YY**  
**Assoc Fee Frequency1**

Lease  
2067  
Monthly

**Lease Amnt / Yr.**  
**Assoc Dues #1**  
**Furnished**

\$1800.00  
\$310.00  
No

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May 2011

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U.S. Patent 6,910,045



# Client Detail with Addl Pics Report

Listings as of 05/24/11 at 7:12pm

<b>Active 03/08/11</b>	<b>Listing # 21423352</b> <b>County: Riverside</b>	<b>1111 E Palm Canyon Dr #308 Palm Springs, CA 92264-9109</b> <b>Cross St: Arquilla</b>	<b>Listing Price: \$99,900</b> <b>Map: 786, F5</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condominium Attached
<b>Area</b>	334-Palm Spr. S. End	<b>Subdivision</b>	Ocotillo Lodge
<b>Beds</b>	1	<b>Approx SqFt</b>	525
<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Price/Sq Ft</b>	\$190.29
<b>Year Built</b>	1995	<b>Lot Sq Ft (approx)</b>	250034
<b>APN</b>	511035053	<b>Lot Acres (approx)</b>	5.740



**Directions** Occotillo Lodge is on E. Palm Canyon just east of Camino Real.

**Public Marketing Remark** Special Incentive! Close by June 30, 2011 on Owner Occupied purchase and receive up to 3.5% in closing costs assistance. Visit [www.homepath.com](http://www.homepath.com) for restrictions and details. Enjoy resort living in Palm Springs! This is a move in ready one bedroom condo with sliders that open to an enclosed patio with mountain views. This property is a Fannie Mae HomePath property.

<b>Bedroom Features</b>	Main Floor Mstr Bdrm	<b>Residence Descrip.</b>	One Level, Gnd-lvl, No Unt Above
<b>Unit Location</b>	Ground Floor, End Unit	<b>Entry Floor Number</b>	0
<b>Entry Location</b>	Grnd Level No Steps	<b>Rent/Lease</b>	No
<b>Sale Type</b>	Yes	<b>Homeowners Assn</b>	Yes
<b>REO/Bank Owned</b>	Yes	<b>Total Floors in Bldg</b>	1
<b>Association Features</b>	Assoc Gym/Exercise, Assoc Maint/Lndscp'g, Cable TV, Clubhouse, Assoc Util Pd-Call (Buyer to Verify)	<b>AC Type</b>	Central
<b>Golf Course in Dev.</b>	No	<b>Patio</b>	Yes
<b>Heating Type</b>	Forced Air	<b>Lot/Community Desc</b>	CC&R's
<b>Floors</b>	Ceramic Tile	<b>Pool Description</b>	Association Pool
<b>Fireplace</b>	No	<b>Spa Description</b>	Association Spa
<b>Pool</b>	Yes	<b>Eat Area</b>	Area
<b>Spa</b>	Yes	<b>School District</b>	Other
<b>Security</b>	Gated Community	<b>Garage</b>	None
<b>View</b>	Mountain View	<b>Other Prkg Spc Total</b>	0.00
<b>Additional Property Features</b>		<b>Laundry</b>	Community
<b>Lot #</b>	1	<b>Sewer</b>	In Connected & Paid
<b>Horse Property</b>	No	<b>TV Services</b>	Cable
<b># of Remote Controls</b>	0	<b>Terms</b>	Cash, Fannie Mae (HomePath Mortgage &
<b>Covered Prkg Total</b>	0.00		
<b>Roof</b>	Other		
<b>Water</b>	District		
<b>Financial Information</b>			
<b>Trnsfr of Possession</b>	Close of Escrow		

Land  
Furnished

Fee  
No

Assoc Dues #1  
HOA Pet Rules

Renovation)  
\$395.00 (Buyer to Verify)  
Assoc Pet Rules-Call

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