

Client Detail with Addl Pics Report

Listings as of 09/26/10 at 2:52pm

| | | | |
|------------------------|---|--|--|
| Active 09/21/10 | Listing # 41408760 County: Riverside | 1145 E Tachevah Dr Palm Springs, CA 92262-4911 Cross St: caballeros,hermosa,s | Listing Price: \$416,800 Map: 756, F7 |
|------------------------|---|--|--|




| | | | |
|--------------------|----------------------|---------------------------|----------------------|
| Prop Type | Residential | Prop Subtype(s) | Single Fam Res Detch |
| Area | 332-Palm Spr Central | Subdivision | Ruth Hardy Park |
| Beds | 4 | Approx SqFt | 2127 Assessor |
| Baths(FTHQ) | 3 (3 0 0 0) | Price/Sq Ft | \$195.96 |
| Year Built | 1946 | Lot Sq Ft (approx) | 10019 ((Assessor)) |
| APN | 507222003 | Lot Acres (approx) | 0.230 |



Public Marketing Remark Step back into old Hollywood-Palm Springs;former home of film star William Bendix.Well built,gracious and large home in a great location. Attention to period detail. Slate tile floors.Artful mixture of original tile and newer fixtures with beautifully decorated upgrades.Formal dining room.Well appointed landscaping. Pool.Lovely Master Suite with Mountain Views and dressing room. Master with direct access to pool and spa.Gated court yard entry with fountain. High ceilings with lathe and plaster finishes.

| | | | |
|---------------------------|---|--------------------------|------------------------------|
| Bedroom Features | Master Suite, 2 Master Bedrooms, Walk In Closet (s) | Bathroom Features | Shower and Tub, Shower Stall |
| Residence Descrip. | One Level | Unit Location | Ground Floor |
| Entry Floor Number | 0 | Entry Location | Grnd Level No Steps |
| Sale Type | | | |

| | | | |
|-------------------------------------|----------------------|-----------------------------|--|
| REO/Bank Owned | Yes | Rent/Lease | No |
| Total Floors in Bldg | 0 | AC Type | Air Conditioning, Central, Dual, Zoned A/C |
| Fencing | Block Wall | Fireplace | Yes |
| Pool | Yes | Pool Description | Gunite, In Ground |
| Spa | Yes | Spa Description | Gunite, In Ground |
| Additional Property Features | | School District | Palm Springs Unified |
| Lot # | 3 | Garage | Double |
| Horse Property | No | # of Remote Controls | 0 |
| Garage Description | Attached | Covered Prkg Total | 0.00 |
| Other Prkg Spc Total | 0.00 | Roof | Composition |
| High School | Palm Springs High Sc | Water | District |
| Sewer | In Connected & Paid | | |
| Water Heater Feature | Central Water Heater | | |
| Financial Information | | Land | Fee |
| Terms | Submit | Lot Description | Lot Level/Flat |
| Furnished | No | | |

| | | |
|--|---|---|
| Presented By: | Alvin Greenwalt Jr Lic: 01715823 Primary: 760-310-1166 Secondary: 760-770-6801 Other: E-mail: alvin@alvingreenwalt.com Web Page: http://www.alvingreenwalt.com | Windermere Real Estate Lic: 01325548 71-691 Highway 111 Rancho Mirage, CA 92270 760-770-6801 See our listings online: http://www.WindermereSoCal.com |
|  | | |
| September 2010 | | |


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 U.S. Patent 6,910,045

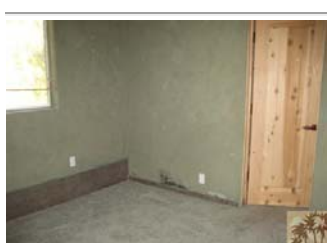
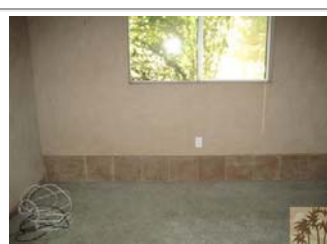
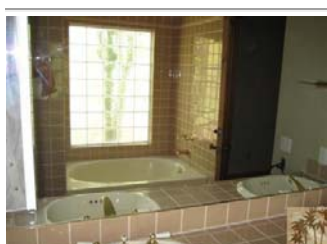
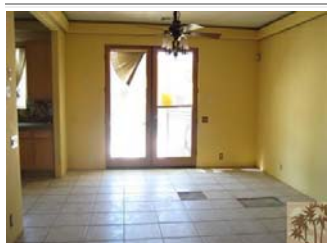


Client Detail with Addl Pics Report

Listings as of 09/26/10 at 2:52pm

| | | | |
|------------------------|---|--|--|
| Active 09/04/10 | Listing # 21407749 County: Riverside | 2127 E Racquet Club Rd Palm Springs, CA 92262-2622 Cross St: Cerritos | Listing Price: \$423,900 Map: 756, G5 |
|------------------------|---|--|--|

| | | | | |
|--|--------------------|----------------------|---------------------------|----------------------|
|  | Prop Type | Residential | Prop Subtype(s) | Single Fam Res Detch |
| | Area | 331-Palm Spr. N. End | Subdivision | Desert Park Estates |
| | Beds | 4 | Approx SqFt | 3663 Assessor |
| | Baths(FTHQ) | 0 (0 0 0 0) | Price/Sq Ft | \$115.72 |
| | Year Built | 1997 | Lot Sq Ft (approx) | 20038 ((Assessor)) |
| | APN | 501321014 | Lot Acres (approx) | 0.460 |





Directions East of Sunrise on south side of Raquet Club

Public Marketing Remark Great home with guest house. Lots of seclusion. Large five car tandem garage. Beautiful pool & spa. Large circular driveway with security gates. 3 interior fireplaces and one on patio. Koi pond and large .46 acre lot. Tax rolls indicate house is a 4 bedroom, 3 full & 1 partial bath. 3663 S FT main house is actual 2 bedroom with two offices and guest house has a bedroom, bath and full kitchen. Home is being sold in its present state and as-is. Possibly FHA 203K financing? All kitchen appliances are missing in guest house & some in main house. Missing fan & AC unit on west side of main house and other repairs required. Home needs TLC

| | | | |
|-------------------------------------|------------------------------|-----------------------------|--|
| Residence Descrip. | One Level | Unit Location | Not Applicable |
| Entry Floor Number | 0 | Rent/Lease | No |
| Sale Type | REO/Bank Owned | Total Floors in Bldg | 0 |
| Building Description | Yes | AC Type | Air Conditioning, Central |
| Interior/Exterior | Custom Built | Floors | Ceramic Tile |
| Fencing | Double Door Entry | Fireplace Location | Family Room, Living Room, Master Bedroom |
| Fireplace | Stucco Wall | Lot/Community Desc | CC&R's, Gated Parking |
| Appl. Incl. in Sale | Yes | Pool Description | Gunite |
| Pool | Dishwasher, Garbage Disposal | Spa Description | Gunite |
| Spa | Yes | School District | Palm Springs Unified |
| Eat Area | Area | Garage | Five to Nine |
| Additional Property Features | | Other Prkg Spc Total | 0.00 |
| Lot # | 2 | Laundry | Individual Room |
| Horse Property | No | Sewer | Unknown |
| # of Remote Controls | 0 | Land | Fee |
| Covered Prkg Total | 0.00 | | |
| Roof | Other | | |
| Financial Information | | | |
| Terms | Cash, Cash to New Loan | | |
| Furnished | No | | |

Presented By:



Alvin Greenwalt Jr

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Secondary: 760-770-6801
Other:

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See our listings online:

<http://www.WindermereSoCal.com>

September 2010

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U.S. Patent 6,910,045



Client Detail with Addl Pics Report

Listings as of 09/26/10 at 2:52pm

| | | | |
|------------------------|---|--|--|
| Active 06/11/10 | Listing # 21400689 County: Riverside | 2439 S Via Lazo Palm Springs, CA 92264-9490 Cross St: Camino Real | Listing Price: \$444,900 Map: 786, E7 |
|------------------------|---|--|--|



| | | | |
|--------------------|----------------------|---------------------------|----------------------|
| Prop Type | Residential | Prop Subtype(s) | Single Fam Res Detch |
| Area | 334-Palm Spr. S. End | Subdivision | Canyon North |
| Beds | 3 | Approx SqFt | 2864 Assessor |
| Baths(FTHQ) | 4 (3 0 1 0) | Price/Sq Ft | \$155.34 |
| Year Built | 1964 | Lot Sq Ft (approx) | 11326 ((Assessor)) |
| APN | 511341012 | Lot Acres (approx) | 0.260 |



Directions Camino Real to Via Lazo.

Public Marketing Remark Bank Owned! Take a look at this one! 3bd/3.5ba. Golf/Pool. Located in South Palm Springs. Great location right on the fairway of Canyon North Country Club. Great home for full time residency or possibility of successful seasonal rental. This is a very quiet area close to downtown, shopping and area casino's. This home was updated in the past few years and is in near move-in condition.

| | | | |
|-------------------------------------|----------------------------------|-----------------------------|----------------------|
| Bathroom Features | Sunken Tub | Residence Descrip. | One Level |
| Unit Location | Ground Floor | Entry Floor Number | 0 |
| Sale Type | | Rent/Lease | No |
| REO/Bank Owned | Yes | AC Type | Air Conditioning |
| Total Floors in Bldg | 0 | Fireplace | Yes |
| Fencing | Block Wall | Pool | Yes |
| Fireplace Location | Living Room | Spa | No |
| Pool Description | Private Pool, In Ground | Eat Area | Formal Dining Room |
| Rooms | Family Room, Den/Office | School District | Palm Springs Unified |
| Additional Property Features | | Garage | Double |
| Lot # | 101 | Other Prkg Spc Total | 0.00 |
| Horse Property | No | Roof | Other |
| # of Remote Controls | 0 | Land | Lease |
| Covered Prkg Total | 0.00 | Lease Expires MM/YY | 2063 |
| Sewer | Unknown | | |
| Financial Information | | | |
| Terms | Cash to New Loan, Cash | | |
| Lease Amnt / Yr. | \$4196.47 (BUYER TO VERIFY ALL.) | | |
| Furnished | No | | |

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| | | | |
|------------------------|---|---|--|
| Active 08/27/10 | Listing # 21406535 County: Riverside | 38120 Maracaibo Cir E Palm Springs, CA 92264-0213 Cross St: Bogert Trail | Listing Price: \$546,900 Map: 816, F2 |
|------------------------|---|---|--|

| | | | | |
|--|--------------------|----------------------|---------------------------|----------------------|
|  | Prop Type | Residential | Prop Subtype(s) | Single Fam Res Detch |
| | Area | 334-Palm Spr. S. End | Subdivision | Parc Andreas |
| | Beds | 3 | Approx SqFt | 3367 Other |
| | Baths(FTHQ) | 5 (3 0 2 0) | Price/Sq Ft | \$162.43 |
| | Year Built | 1986 | Lot Sq Ft (approx) | 12197 ((Other)) |
| | APN | 009609249 | Lot Acres (approx) | 0.280 |





Directions From S. Palm Canyon, go right on Bogert Trail, go over the bridge & first right into Parc Andreas.
Public Marketing Remark Absolutely gorgeous Pool & Spa home in EXCLUSIVE Parc Andreas. Elegant entry with chandelier opens into an open floor plan with oversized living room w/fireplace & large stand behind bar. Custom built with formal dining room w/built-ins and lots of tall windows. Plantation shutters throughout most of home. Immaculate condition w/3 lg. bedroom suites, lg. master BR. has walk in closet with custom built-ins and organizers. Plantation shutters throughout most of home. Granite kitchen countertops, center island, lg. gourmet kitchen complete with Blt. in TV, and long breakfast bar. Custom lg. floor tiles, designer paint & more! Awesome views! Calendar Days 0-7: No offers will be considered for the first 7 calendar days a home is listed. The date the home is listed is counted as day 1. Calendar Days 8-12: Offers will be considered on the property ONLY from NSP buyers, municipalities, non-profit organizations and owner-occupant. Calendar Days 13+: All offers will be considered from all buyers

| | | | |
|-------------------------------------|--|-----------------------------|--|
| Country | United States | Bedroom Features | Walk In Closet(s), Main Floor Bdrm, Main Floor Mstr Bdrm |
| Year Built Source | Assessor | Residence Descrip. | One Level |
| Unit Location | Not Applicable | Entry Floor Number | 0 |
| Sale Type | | Rent/Lease | No |
| REO/Bank Owned | Yes | Golf Mem Available | Yes (Indian Canyons Golf Course North) |
| Association Features | Homeowners Assoc (Buyer to verify HOA fees and rules), Assoc Tennis, Other (Assoc. pet rules-Call) | Total Floors in Bldg | 0 |
| Building Description | Cathedral/Vaulted (High ceilings throughout), Freestanding | Heating Type | Forced Air, Fireplace, Natural Gas, Electric |
| Interior/Exterior | Wet Bar, Built-Ins, Ceiling Fan, Double Door Entry, Sliding Glass Dr(s), Wired for Srnd Sound, Storage Space | Floors | Ceramic Tile, Wall to Wall Carpet |
| AC Type | Central | Patio | Yes |
| Windows | Garden Window, Skylights, Window Shutters | Patio Description | Covered |
| Fireplace | Yes | Kitchen Features | Counter Top, Island |
| Fireplace Location | Living Room | Appl. Incl. in Sale | Dishwasher, Garbage Disposal |
| Cooking Appliances | Built-In Electric, Microwave, Oven-Electric | Lot Location | Corner Lot |
| Lot/Community Desc | CC&R's, Gated Community | Pool Description | Private Pool, In Ground, Waterfall |
| Pool | Yes | Spa Description | Private, Heated, In Ground |
| Spa | Yes | Private Owned Rec | Barbecue Private |
| Security | Card/Code Access, Gated Community, Security Sys. Leased, Smoke Detector | Eat Area | Formal Dining Room, Brkfast Counter/Bar, In Kitchen |
| Rooms | Entry, Living Room, Dining Room, Formal Entry, Master Bedroom, Walk In Closet(s) | School District | Palm Springs Unified |
| View | Desert View, Mountain View | Garage | Double (Plus Golf Cart garage) |
| Additional Property Features | | Garage Door Opener | Yes |
| Lot # | 35 | Other Prkg Spc Total | 0.00 |
| Horse Property | No | Laundry | Individual Room, Inside |
| Garage Description | Attached | Roof | Spanish Clay Tile |
| # of Remote Controls | 2 | Water | District |
| Covered Prkg Total | 0.00 | Sprinklers | Auto Timer, Front, Side, Sprinkler System, Rear |
| Dryer Hookup | Gas or Electric | Terms | Cash, Cash to New Loan, Submit |
| Sewer | Septic Tank | Lease Amnt / Yr. | \$3960.00 (Buyer to verify) |
| Water District | Desert Water | Assoc Dues #1 | \$108.00 |
| Financial Information | | | |
| Trnsfr of Possession | Close of Escrow | | |
| Land | Lease | | |
| Lease Expires MM/YY | 2047 | | |

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| | | | |
|------------------------|---------------------------|--|---------------------------------|
| Active 10/24/09 | Listing # 21380959 | 3177 Las Brisas Way Palm Springs, CA 92264-0288 | Listing Price: \$549,000 |
| Back on Mkt 6/7/10 | County: Riverside | Cross St: Acanto | Map: 816, E1 |



| | | | |
|--------------------|----------------------|---------------------------|---------------------------|
| Prop Type | Residential | Prop Subtype(s) | Single Fam Res Detch |
| Area | 334-Palm Spr. S. End | Subdivision | Estancias at South Canyon |
| Beds | 4 | Approx SqFt | 4065 |
| Baths(FTHQ) | 5 (5 0 0 0) | Price/Sq Ft | \$135.06 |
| Year Built | 2008 | Lot Sq Ft (approx) | 19602 |
| APN | 512320022 | Lot Acres (approx) | 0.450 |



Directions South Palm Canyon Dr, turn east (left) on Acanto, 1st development on the left is Estancias. Turn into Estancias, after gates veer to the left. Home is the 6th lot down on the left.

Public Marketing Remark Corporate Owned. Builder's loss is your gain. This home is over 60% complete and has 4 bedrooms, 5 baths, 3 fireplaces, 3 car tandem garage, .45 acre lot and all of the cabinetry has already been installed. Buy this uncompleted home for a little over what the price of the lots in development are selling for. Estancias at South Canyon is a gated community on fee simple (you own) land.

| | | | |
|-----------------------------|---|-----------------------------|---|
| Bedroom Features | Walk In Closet(s), Master Suite, Master Retreat | Residence Descrip. | One Level |
| Unit Location | Not Applicable | Entry Door Faces | East (Rear yard faces West) |
| Entry Floor Number | 0 | Rent/Lease | No |
| Sale Type | Yes (corporate owned) | Golf Course in Dev. | No (Indian Canyons access) |
| REO/Bank Owned | Assoc Maint/Lndscp'g (for common areas), | Total Floors in Bldg | 0 |
| Association Features | Assoc Ins. Paid, Homeowners Assoc | Heating Type | Natural Gas, Forced Air |
| Building Description | Under Construction (home is 60% complete), | Fencing | Block Wall |
| Interior/Exterior | New Construction (not completed), Custom Built | Floors | Other - See Remarks (flooring has not been installed) |
| AC Type | Wet Bar | Fireplace | Yes (2 indoor and 1 outdoor) |
| Foundation | Air Conditioning, Central | | |
| Patio | Concrete Slab | | |

Patio Description Brick
Appl. Incl. in Sale None
Pool No
Security Fire Sprinklers
Eat Area Formal Dining Room, Brkfast Counter/Bar, Area

Fireplace Location
Lot/Community Desc
Spa
Rooms
View

Outdoor, Master Bedroom, Great Room
Gated Community, CC&R's
No
Entry, Great Room
Mountain View, Panoramic View

Additional Property Features

Lot # 33
Horse Property No
Garage Description Attached
Parking Features Driveway
Covered Prkg Total 0.00
Dryer Hookup Gas
Sewer In Connected & Paid

School District
Garage
of Remote Controls
Other Prkg Spc Total
Laundry
Roof
Water

Palm Springs Unified
Triple
0
0.00
Individual Room
Concrete Tile
District

Financial Information

Trnsfr of Possession Close of Escrow
Land Fee
Furnished No
Lot Description Lot Level/Flat

Terms
Assoc Dues #1
Other Structures

Cash
\$150.00
Guest House/Casita

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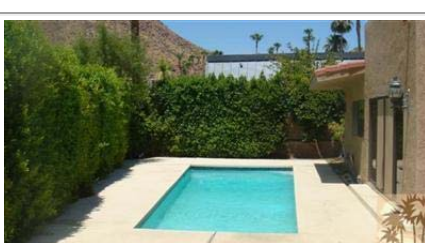


Client Detail with Addl Pics Report

Listings as of 09/26/10 at 2:52pm

| | | | |
|------------------------|---|--|--|
| Active 07/29/10 | Listing # 21404413 County: Riverside | 1175 Los Robles Dr Palm Springs, CA 92262-4123 Cross St: Via Vadera | Listing Price: \$629,900 Map: 756, C7 |
|------------------------|---|--|--|

| | | | | |
|--|--------------------|----------------------|---------------------------|----------------------|
|  | Prop Type | Residential | Prop Subtype(s) | Single Fam Res Detch |
| | Area | 332-Palm Spr Central | Subdivision | Vista Las Palmas |
| | Beds | 3 | Approx SqFt | 2949 Assessor |
| | Baths(FTHQ) | 3 (3 0 0 0) | Price/Sq Ft | \$213.60 |
| | Year Built | 1979 | Lot Sq Ft (approx) | 10890 ((Assessor)) |
| | APN | 505350003 | Lot Acres (approx) | 0.250 |





Public Marketing Remark Reduced !!! Truly a bargain!! Bank-Owned, Not A Short Sale!! Fashion This Diamond In The Rough Into Your Dream Opportunity !!! Priced To Sell In Its Present Condition, This Home Is Waiting To Be Shown-Off / 3 Bedrooms, 3 Baths, Pool & View Of The Mountains....You're At The End Of The World !!!!

| | | | |
|-------------------------------------|---------------------------|-----------------------------|-------------------------|
| Residence Descrip. | Split Level | Unit Location | Not Applicable |
| Entry Floor Number | 0 | | |
| Sale Type | | Rent/Lease | No |
| REO/Bank Owned | Yes | Building Description | Fixer |
| Association Features | Homeowners Assoc | Heating Type | Forced Air |
| Total Floors in Bldg | 0 | Fireplace | Yes |
| AC Type | Air Conditioning, Central | Lot/Community Desc | Gated Community, CC&R's |
| Fireplace Location | Living Room | Pool Description | Private Pool, In Ground |
| Pool | Yes | Rooms | Family Room, Den/Office |
| Spa | No | | |
| View | Mountain View | School District | Other |
| Additional Property Features | | Garage | Double |
| Lot # | 3 | # of Remote Controls | 0 |
| Horse Property | No | Covered Prkg Total | 0.00 |
| Garage Description | Attached | Sewer | Unknown |
| Other Prkg Spc Total | 0.00 | | |
| Roof | Concrete Tile | Land | Fee |
| Financial Information | | | |
| Terms | Cash | | |
| Furnished | No | | |

Presented By:



Alvin Greenwalt Jr

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 Other:

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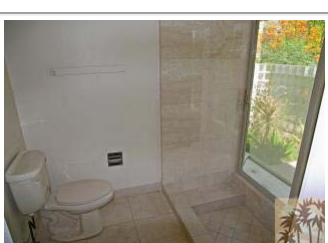
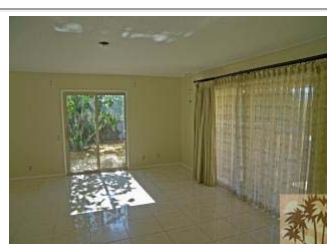


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Listings as of 09/26/10 at 2:52pm

| | | | |
|------------------------|---|---|--|
| Active 07/15/10 | Listing # 41403294 County: Riverside | 584 S Fern Canyon Dr Palm Springs, CA 92264-7313 Cross St: Ramon | Listing Price: \$649,900 Map: 786, D3 |
|------------------------|---|---|--|

| | | | | |
|--|--------------------|----------------------|---------------------------|----------------------|
|  | Prop Type | Residential | Prop Subtype(s) | Single Fam Res Detch |
| | Area | 334-Palm Spr. S. End | Subdivision | Tahquitz Canyon |
| | Beds | 4 | Approx SqFt | 2854 Assessor |
| | Baths(FTHQ) | 3 (2 0 1 0) | Price/Sq Ft | \$227.72 |
| | Year Built | 1975 | Lot Sq Ft (approx) | 13939 ((Assessor)) |
| | APN | 513270005 | Lot Acres (approx) | 0.320 |





Directions West End of Ramon Rd. Toward Moutains. Left on Fern Canyon, last house on left.

Public Marketing Remark Just Reduced! Prestigious Tahquitz Canyon with amazing Canyon and Mountain Views. This home comprises an Open Living Area to the Kitchen, separate Dining Room, separate Family Room, Office, Four Bedrooms, Two and one-half Baths, Natural Stone Flooring and in Baths, Fireplace, and sweeping Patio with large rectangular Pool and separate Spa. Property being sold AS-IS including any existing appliances, plumbing, heating and air conditioning and electrical systems.

| | | | |
|-------------------------------------|--|-----------------------------|---|
| Bedroom Features | Master Suite, Walk In Closet(s), Main Floor Bdrm, Main Floor Mstr Bdrm | Residence Descrip. | One Level |
| Unit Location | Not Applicable | Entry Door Faces | West |
| Entry Floor Number | 0 | Rent/Lease | No |
| Sale Type | Yes | Total Floors in Bldg | 0 |
| REO/Bank Owned | Yes | Heating Type | Forced Air |
| Building Description | Freestanding, Cathedral/Vaulted | Fencing | Block Wall |
| Interior/Exterior | Attic Fan | Floors | Wall to Wall Carpet, Ceramic Tile |
| AC Type | Air Conditioning, Central | Fireplace | Yes |
| Foundation | Concrete Slab | Fireplace Location | Great Room |
| Patio | Yes (Covered) | Appl. Incl. in Sale | Garbage Disposal, Dishwasher |
| Patio Description | Deck, Covered | Pool Description | Private Pool, Gunite |
| Cooking Appliances | Built-In Gas, Built-In Electric | Spa Description | Above Ground |
| Pool | Yes | Eat Area | Formal Dining Room, Brkfast Counter/Bar |
| Spa | Yes | | |
| Rooms | Living Room, Family Room, Den/Office | | |
| View | Mountain View, Pool View, Panoramic View, Hills View, Desert View, City Lights View, Canyon View | | |
| Additional Property Features | | School District | Other |
| Lot # | 8 | Garage | Double |
| Horse Property | No | # of Remote Controls | 0 |
| Garage Description | Attached | Other Prkg Spc Total | 0.00 |
| Parking Features | Driveway, Direct Garage Access | Laundry | Inside, Area |
| Covered Prkg Total | 0.00 | Sewer | In Connected & Paid |
| Roof | Spanish Clay Tile | Sprinklers | Auto Timer |
| Water | District | | |
| Financial Information | | Terms | Cash, Cash to New Loan, VA Loan, FHA Loan |
| Trnsfr of Possession | Close of Escrow | Furnished | No |
| Land | Fee | | |

| | | | |
|--|----------------------|---|---|
| | Presented By: | Alvin Greenwalt Jr Lic: 01715823 Primary: 760-310-1166 Secondary: 760-770-6801 Other: | Windermere Real Estate Lic: 01325548 71-691 Highway 111 Rancho Mirage, CA 92270 760-770-6801 |
| | September 2010 | E-mail: alvin@alvingreenwalt.com Web Page: http://www.alvingreenwalt.com | See our listings online: http://www.WindermereSoCal.com |


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U.S. Patent 6,910,045

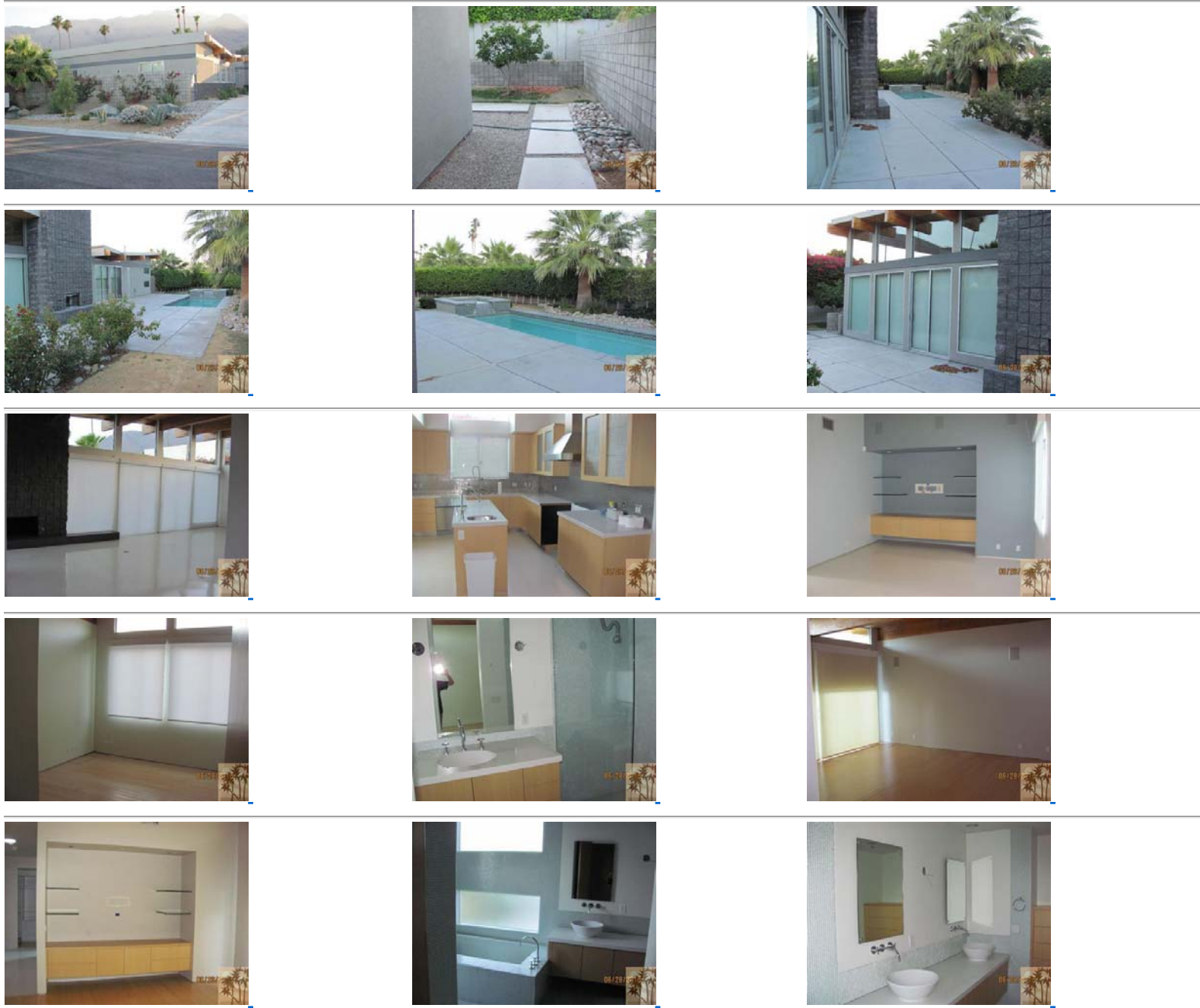


Client Detail with Addl Pics Report

Listings as of 09/26/10 at 2:52pm

| | | | |
|------------------------|---|---|--|
| Active 07/28/10 | Listing # 21404256 County: Riverside | 1701 Royal Desert Palms Ct Palm Springs, CA 92262 Cross St: West Vista Chino | Listing Price: \$783,000 Map: 756, D5 |
|------------------------|---|---|--|

| | | | | |
|--|--------------------|----------------------|---------------------------|----------------------|
|  | Prop Type | Residential | Prop Subtype(s) | Single Fam Res Detch |
| | Area | 332-Palm Spr Central | Subdivision | Little Tuscany |
| | Beds | 3 | Approx SqFt | 2942 Assessor |
| | Baths(FTHQ) | 5 (4 0 1 0) | Price/Sq Ft | \$266.15 |
| | Year Built | 2006 | Lot Sq Ft (approx) | 13068 ((Assessor)) |
| | APN | 504300033 | Lot Acres (approx) | 0.300 |



Directions From North Palm Canyon, turn west onto W. Vista Chino, right on Royal Palms, Home is on your immediate left.

Public Marketing Remark Views, Views, Views! The first thing you will notice when you enter this mid-century inspired home are the stunning mountain views through the expansive windows in the living room & wood beamed ceiling. The formal entry has a indoor/outdoor fountain. Built-in entertainment niche, stone fireplace, cooks kitchen (minus appliances), Caesarstone countertops, terrazzo flooring, interior laundry room with lots of cabinet & storage space. The spacious master suite has wood beamed ceiling, built-in media niche with glass shelving, glass mosaic tile in bathroom, separate tub & shower, his & her sinks. The backyard is for entertaining! The pool & raised spa overlook the patio & entertainment area with fireplace.

| | | | |
|---------------------------|-----------|----------------------|----------------|
| Residence Descrip. | One Level | Unit Location | Not Applicable |
| Entry Floor Number | 0 | | |

| | | | |
|-------------------------------------|--------------------------------|-----------------------------|---------------------------|
| Sale Type | Yes | Rent/Lease | No |
| REO/Bank Owned | 0 | AC Type | Air Conditioning, Central |
| Total Floors in Bldg | Yes | Fireplace | Yes |
| Patio | Concrete Slab | Fireplace Location | Outdoor, Family Room |
| Patio Description | Curbs/Walks, CC&R's | Pool | Yes |
| Lot/Community Desc | Private Pool, In Ground | Spa | Yes |
| Pool Description | Private | Rooms | Family Room |
| Spa Description | Mountain View | | |
| View | | | |
| Additional Property Features | | School District | Other |
| Lot # | 4 | Garage | Double |
| Horse Property | No | # of Remote Controls | 0 |
| Garage Description | Attached | Other Prkg Spc Total | 0.00 |
| Parking Features | Driveway, Direct Garage Access | Laundry | Inside, Individual Room |
| Covered Prkg Total | 0.00 | Sewer | Unknown |
| Roof | Other (Buyer to verify) | | |
| Financial Information | | Land | Fee |
| Terms | Cash to New Loan, Cash | Furnished | No |
| Assoc Dues #1 | \$75.00 (Buyer to verify) | | |

Presented By:



Alvin Greenwalt Jr

Lic: 01715823
 Primary: 760-310-1166
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See our listings online:

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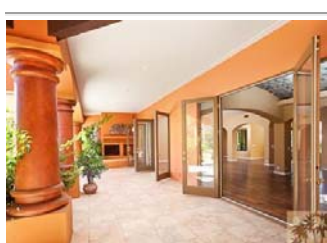
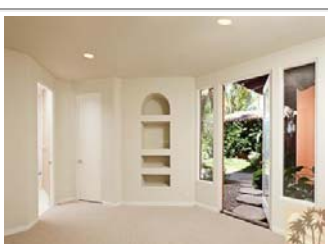
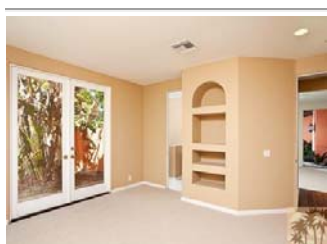
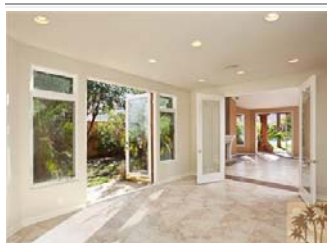
Client Detail with Addl Pics Report

Listings as of 09/26/10 at 2:52pm

| | | | |
|------------------------|---|---|--|
| Active 08/16/10 | Listing # 41405748 County: Riverside | 64561 Via Fermato Palm Springs, CA 92264-0244 Cross St: Acanto | Listing Price: \$799,800 Map: 816, F2 |
|------------------------|---|---|--|




| | | | |
|--------------------|----------------------|---------------------------|----------------------|
| Prop Type | Residential | Prop Subtype(s) | Single Fam Res Detch |
| Area | 334-Palm Spr. S. End | Subdivision | Bellamonte |
| Beds | 4 | Approx SqFt | 4429 Assessor |
| Baths(FTHQ) | 5 (4 0 1 0) | Price/Sq Ft | \$180.58 |
| Year Built | 1995 | Lot Sq Ft (approx) | 21780 ((Assessor)) |
| APN | 686520014 | Lot Acres (approx) | 0.500 |





Directions Palm Canyon south past Bogart Trail. Turn left onto Acanto (right before Indian Canyons). Bellamonte is on the right. Please check in with guard.
Public Marketing Remark REDUCED! Prestigious Bellamonte at pre-2004 prices! You will not believe this value: four bedrooms - each with private bath and entrance and good separation for privacy; office with extensive built-ins; magnificent cantina/outdoor living room + courtyard all on lushly landscaped half acre site with close-up views of the mountains; southern exposure from pool with tremendous privacy; custom kitchen cabinets, granite, built-in sub zero, and double ovens in kitchen; new carpet in all bedrooms; exquisite flooring; huge rooms, gracious and warm. This lovely property sits at the back of this small and exclusive development for the utmost in tranquility and privacy.

| | | | |
|-------------------------------------|--|-----------------------------|---|
| Country | United States | Bedroom Features | Master Suite, Walk In Closet(s), Dressing Area, Main Floor Mstr Bdrm |
| Bathroom Features | Double Vanity(s) | Year Built Source | Assessor |
| Residence Descrip. | One Level | Unit Location | Not Applicable |
| Entry Door Faces | North | Entry Floor Number | 0 |
| Entry Location | Ground Level W/Steps, Main Level | | |
| Sale Type | | | |
| REO/Bank Owned | Yes | Rent/Lease | No |
| Association Features | Homeowners Assoc, Assoc Tennis, Controlled Access | Total Floors in Bldg | 0 |
| Interior/Exterior | Built-Ins, Ceiling Fan, High Ceilings 9 ft+, Double Door Entry, French Doors | Heating Type | Central Furnace |
| AC Type | Air Conditioning, Central, Zoned A/C | Fencing | Block Wall |
| Foundation | Concrete Slab | Floors | Ceramic Tile, Hardwood, Wall to Wall Carpet |
| Patio | Yes | Fireplace | Yes |
| Patio Description | Covered, Deck | Fireplace Location | Den, Outdoor |
| Kitchen Features | Island, Pantry | Cooking Appliances | Built-Ins, Convection, Cooktop - Gas, Double Oven, Microwave |
| Appl. Incl. in Sale | Dishwasher, Garbage Disposal, Refrigerator (sub zero) | Lot/Community Desc | CC&R's, Gated Comm.W/Guard |
| Fireplace Fuel | Gas | Pool | Yes |
| Pool Description | Private Pool, Gunite, Heated & Filtered, In Ground | Spa | Yes |
| Spa Description | Private, Gunite, In Ground | Security | 24 Hour, Gated Comm. W Guard, Prewired for alarm, Smoke Detector |
| Private Owned Rec | Barbecue Private | Rooms | Den/Office, Entry, Family Room, Great Room, Walk in Pantry, Den, Dining Room, Master Bedroom, Office, Walk In Closet(s) |
| View | Pool View, Mountain View | | |
| Additional Property Features | | | |
| Lot # | 18 | School District | Palm Springs Unified |
| Horse Property | No | Garage | Triple |
| Garage Description | Attached | # of Remote Controls | 0 |
| Other Prkg Spc Total | 0.00 | Covered Prkg Total | 0.00 |
| Laundry | Individual Room, Inside | Dryer Hookup | Gas |
| Roof | Spanish Clay Tile | Sewer | Unknown |
| Water | District | Sprinklers | Auto Timer, Front, Side, Rear |
| Financial Information | | Terms | Cash, Cash to New Loan |
| Trnsfr of Possession | Close of Escrow | Lease Amnt / Yr. | \$5199.88 |
| Land | Lease | Assoc Dues #1 | \$440.00 |
| Lease Expires MM/YY | 12/40 | | |
| Furnished | No | | |

| | | |
|--|---|---|
|  | Presented By: Alvin Greenwalt Jr Lic: 01715823 Primary: 760-310-1166 Secondary: 760-770-6801 Other: E-mail: alvin@alvingreenwalt.com Web Page: http://www.alvingreenwalt.com | Windermere Real Estate Lic: 01325548 71-691 Highway 111 Rancho Mirage, CA 92270 760-770-6801 See our listings online: http://www.WindermereSoCal.com |
| | September 2010 | |

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Client Detail with Addl Pics Report

Listings as of 09/26/10 at 2:52pm

| | | | |
|------------------------|---|---|--|
| Active 08/25/10 | Listing # 21406394 County: Riverside | 555 N Via Monte Vista Palm Springs, CA 92262-4320 Cross St: Crescent | Listing Price: \$1,650,000 Map: 818, E4 |
|------------------------|---|---|--|



| | | | |
|--------------------|----------------------|---------------------------|----------------------|
| Prop Type | Residential | Prop Subtype(s) | Single Fam Res Detch |
| Area | 332-Palm Spr Central | Subdivision | Tennis Club (Sfr) |
| Beds | 5 | Approx SqFt | 8970 Other |
| Baths(FTHQ) | 6 (6 0 0 0) | Price/Sq Ft | \$183.95 |
| Year Built | 1988 | Lot Sq Ft (approx) | 227383 |
| APN | 505370010 | Lot Acres (approx) | 5.220 |



Public Marketing Remark Bank Owned and Sold As Is! This beautiful estate is located in the Vista Las Palmas area of Palm Springs that is very desirable and in close proximity to shopping and entertainment. The property is located on over 5 acres of land and includes a detached two story guest house, a private tennis court and pool/spa for your enjoyment. The interior boasts high ceilings, marble flooring, fresh paint, 5 fireplaces and much much more. Pool and spa have been re plastered. All aspects and permits of the property to be verified by buyer. Must See!!

| | | | |
|-------------------------------------|---|-----------------------------|--|
| Country | United States | Bedroom Features | Master Retreat, Walk In Closet(s) |
| Bathroom Features | Shower Over Tub, Shower Stall, Split Bath | Residence Descrip. | One Level (Main House), Two Levels (Guest House) |
| Unit Location | Not Applicable | Entry Floor Number | 0 |
| Entry Location | Grnd Level No Steps | Rent/Lease | No |
| Sale Type | | Building Description | Cathedral/Vaulted, Crown Moldings, High Ceilings 9 ft+, Sprinkler System |
| REO/Bank Owned | Yes | Interior/Exterior | Bar, Wet Bar, Ceiling Fan, High Ceilings 9 ft+, Double Door Entry, French Doors |
| Golf Course in Dev. | No | AC Type | Air Conditioning, Central |
| Total Floors in Bldg | 0 | Foundation | Concrete Block |
| Heating Type | Forced Air, Fireplace | Windows | Window Shutters |
| Fencing | Block Wall, Partially Fenced, Wrought Iron | Fireplace | Yes (5 total) |
| Floors | Marble, Wall to Wall Carpet | Fireplace Location | Den, Family Room, Great Room, Living Room, Master Bedroom |
| Patio | Yes | Lot/Community Desc | Gated Community |
| Patio Description | Balcony, Covered, Deck, Brick, Concrete Slab | Pool | Yes |
| Kitchen Features | Counter Top, Island, Pantry | Spa | Yes |
| Lot Location | Corner Lot, Desert Back | Security | Gated Community |
| Pool Description | Private Pool, Filtered, In Ground | Rooms | Den/Office, Entry, Family Room, Living Room, Great Room, Guest House/Casita, Walk in Pantry, Wine Cellar, Den, Formal Entry, Master Bedroom, Walk In Closet(s) |
| Spa Description | Private, In Ground | View | Canyon View, Pool View, Mountain View, Rocks View |
| Private Owned Rec | Barbecue Private, Tennis Court Private, Gym/Exercise | School District | Palm Springs Unified |
| Eat Area | Area, Formal Dining Room, Kitchen Island | Garage | Four Car |
| Additional Property Features | | # of Remote Controls | 0 |
| Lot # | 10 | Other Prkg Spc Total | 0.00 |
| Horse Property | No | Laundry | Individual Room, Inside |
| Garage Description | Attached | Sewer | In Connected & Paid (Buyer to verify) |
| Parking Features | Auto Driveway Gate, Direct Garage Access, Driveway - Brick, Driveway - Concrete | Sprinklers | Sprinkler System |
| Covered Prkg Total | 0.00 | Land | Fee |
| Roof | Spanish Clay Tile | | |
| Water | District | | |
| Financial Information | | | |
| Terms | Cash, Cash to New Loan, VA Loan, FHA Loan | | |

**Furnished
Other Structures**

No
Guest House/Casita, Gazebo

Building Style

Mediterranean

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