



POSITIVE CASH FLOW PROPERTY IN SANTA ANA, CA - 1280 Cabrillo Park Dr., #G, Santa Ana, CA 92701

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|-----------------------|-------------------------|--------------------|-------------|---|
| Property Type: | Residential Income | Price: | \$129,500 | http://listing.loopnet.com/16837624 |
| | Single-Unit (SFR/Condo) | Price/SF: | \$186.60/SF | |
| Building Size: | 694 SF | Cap Rate: | 5.20% | |
| | | LoopNet ID: | 16837624 | |
| | | Status: | Active | |

Property Description:

INVESTOR SPECIAL!!! POSITIVE CASH FLOW PROPERTY!!! BEAUTIFUL 1 BEDROOM, 1 BATHROOM CONDO IN GATED COMMUNITY WITH ASSOCIATION POOL AND SPA. Great upper level, end unit. Remodeled kitchen including new appliances. Gorgeous hardwood floors in main living area. New heater and A/C. Super floorplan has cathedral ceilings and woodburning fireplace. Great location, near schools, parks and shopping in Santa Ana, CA. Great for investors. Property produces positive cash flow over 5% annually!! Current tenant on month-to-month lease paying \$1075/month. Property can be sold with/without tenants per 30 day notice provision in lease. Monthly Rent \$1050 = Annual Rental Income \$12,600. Annual Taxes \$1908, Annual HOA (\$250/month) \$3000, Management (8%) \$1008 = Total Expenses \$5916. Annual Net Income \$6684 or \$557/month.

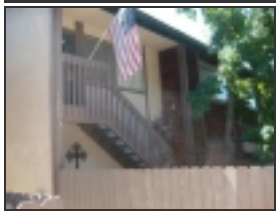


BEACH CLOSE 2BD CONDO-GREAT FOR SHORT TERM RENTALS - 50 Corniche Dr., #J, Dana Point, CA 92629

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|-----------------------|-------------------------|--------------------|-------------|---|
| Property Type: | Residential Income | Price: | \$339,000 | http://listing.loopnet.com/16837575 |
| | Single-Unit (SFR/Condo) | Price/SF: | \$282.50/SF | |
| Building Size: | 1,200 SF | Cap Rate: | 4.40% | |
| | | LoopNet ID: | 16837575 | |
| | | Status: | Active | |

Property Description:

PRIVATE PARTY SALE!!! BEST VALUE IN COMPLEX!!! DONT WASTE TIME WITH SHORT SALES!!! Enjoy the ocean breezes, pleasant beach temperatures, and amazing sunsets from this top floor unit. This home with vaulted cathedral ceilings overlooks a lush green complex with distant ocean views. It has been beautifully upgraded throughout with plantation shutters, newer A/C unit an water heater. master bedroom opens to the wrap-around patio and has a large walk-in closet. The second bedroom also has a large walk-in closet. The kitchen is bright and clean. It has its own newer washer and dryer in the attached closet unit, and an upgraded taverline fireplace. The unit is conveniently close to the pool, spa and workout area. The Ritz Pointe complex is completed by a security guard gate entrance, and isclose to the St. Regis Hotel and the Ritz Carlton Hotel. You can walk to Dana Point Harbor, the Strands and Salt Creek beach, along with many restaurants, bars, shops and more.

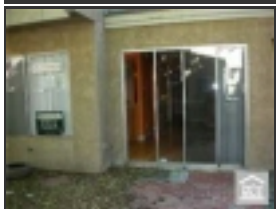


POSITIVE CASH FLOW PROPERTY IN SANTA ANA, CA - 1050A Cabrillo Park Dr., #A, Santa Ana, CA 92701

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|-----------------------|-------------------------|--------------------|-------------|---|
| Property Type: | Residential Income | Price: | \$132,500 | http://listing.loopnet.com/16837539 |
| | Single-Unit (SFR/Condo) | Price/SF: | \$191.75/SF | |
| Building Size: | 691 SF | Cap Rate: | 5.80% | |
| | | LoopNet ID: | 16837539 | |
| | | Status: | Active | |

Property Description:

INVESTOR SPECIAL!!! POSITIVE CASH FLOW PROPERTY!!! BEAUTIFUL 1 BEDROOM, 1 BATHROOM CONDO IN GREEN COMMUNITY WITH ASSOCIATION POOL AND SPA. Spacious unit with beautiful cathedral ceilings. Gated front yard and nice large private patio. Also has a gated room-size shed that can be used as a working area. Complex has pool and spa, and lots of trees. Great location, near schools, parks and shopping in Santa Ana, CA. Great for investors. Property produces positive cash flow over 5% annually!! Currently rented at \$1100/month. Property available to view on Sundays. Property produces over \$640/month positive cash flow. Monthly Rent \$1100 = Annual Rental Income \$13,200. Annual Taxes \$1092, Annual HOA (\$275/month) \$3300, Management (8%) \$1056 = Total Expenses \$5448. Annual Net Income \$7752 or \$645/month.



POSITIVE CASH FLOW PROPERTY IN SANTA ANA, CA - 3938 5th St., #101, Santa Ana, CA 92703

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|-----------------------|-------------------------|--------------------|-------------|---|
| Property Type: | Residential Income | Price: | \$124,500 | http://listing.loopnet.com/16836752 |
| | Single-Unit (SFR/Condo) | Price/SF: | \$202.11/SF | |
| Building Size: | 616 SF | Cap Rate: | 2.27% | |
| | | LoopNet ID: | 16836752 | |
| | | Status: | Active | |

Property Description:

INVESTOR SPECIAL!!! POSITIVE CASH FLOW PROPERTY!!! BEAUTIFUL 1 BEDROOM, 1 BATHROOM CONDO IN GATED COMMUNITY WITH ASSOCIATION POOL AND SPA. 2 car detached garage. First floor, end unit. #101 is in back left (SE) of complex. Flooring and carpet throughout. Bedroom has large walk-in closet. Newer kitchen. Washer and dryer in unit. Large patio in back. Very private. Great location, near schools, parks and shopping in Santa Ana, CA. Great for investors. Property produces positive cash flow over 2% annually!! Current tenant on month-to-month lease paying \$900/month. Property can be sold with/without tenants per 30 day notice provision in lease. Property produces over \$230/month positive cash flow. Monthly Rent \$900 = Annual Rental Income \$10,800. Annual Taxes \$2615, Annual HOA (\$375/month) \$4500, Management(8%) \$864 = Total Expenses \$7979. Annual Net Income \$2821 or \$235/month.



POSITIVE CASH FLOW PROPERTY IN FULLERTON - 2900 Madison Ave., #231, Fullerton, CA 92831

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|-----------------------|-------------------------|--------------------|-------------|---|
| Property Type: | Residential Income | Price: | \$124,800 | http://listing.loopnet.com/16836749 |
| | Single-Unit (SFR/Condo) | Price/SF: | \$222.86/SF | |
| Building Size: | 560 SF | Cap Rate: | 4.63% | |
| | | LoopNet ID: | 16836749 | |
| | | Status: | Active | |

Property Description:

INVESTOR SPECIAL!!! POSITIVE CASH FLOW PROPERTY!!! BEAUTIFUL 1 BEDROOM, 1 BATHROOM CONDO IN GATED COMMUNITY WITH ASSOCIATION POOL AND SPA. Private location and private patio. Newer carpet, ceramic tile floors, and beautiful front door. Carport #5 is close to unit. Gated complex has pool, spa, and clubhouse with recent \$1M worth of renovations. Great location, near schools, parks, shopping and Cal State Fullerton. Great for first time buyers, college students or investors. Property produces positive cash flow over 4% annually!! Currently vacant. Unit rents for \$1100-\$1350/month. Property produces over \$450/month positive cash flow. Monthly Rent \$1100 = Annual Rental Income \$13,200. Annual Taxes \$2519, Annual HOA (\$347/month) \$4164, Management (8%) \$1056 = Total Expenses \$7739. Annual Net Income \$5461 or \$455/month.



PERRIS SPECTRUM SHOPPING CENTER NEAR WALMART - PERRIS BLVD AND WEST ORANGE AVE, Perris, CA 92571

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|-----------------------|-------------------------|--------------------|-----------|---|
| Property Type: | Land | Price: | \$595,550 | http://listing.loopnet.com/15749461 |
| | Commercial/Other (land) | LoopNet ID: | 15749461 | |
| | | Status: | Active | |

Property Description:

Property Description: .92 ACRE PAD, 40,075 SQ FT, IN WAL-MART ANCHORED REGIONAL RETAIL CENTER. Fifty feet (50') frontage on Perris Blvd. and over two hundred feet (200') frontage on the soon-to-be-built Placentia/Perris interchange (a copy of the proposed plan is attached as .pdf file), which will make this lot freeway offramp adjacent. A great investment opportunity. All utilities in on the pad and paid. Perris Blvd. is the largest and highest traffic count arterial through between 60 FWY and 215 FWY and future interchange. Land is in a fast growing area. The city of Perris is pro development. Available for sale, land lease, or build to suit with owner financed. All terms considered, owner may carry, venture, or trade. Over 40,000+ sq. ft. with flat and level ground at \$14 per sq. ft.



OLSOVSKY CHALET RUNNING SPRINGS OFFICE BULDING - 31900 HILLTOP BLVD, Running Springs, CA 92382

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|-------------------------|-----------------|---------------------|-----------------|---|
| Space Available: | 420 - 1,450 SF | Rental Rate: | \$15.71/SF/Year | http://listing.loopnet.com/15294679 |
| Property Type: | Office | LoopNet ID: | 15294679 | |
| | Office Building | Status: | Active | |

Property Description:

MODIFIED GROSS GROUND FLOOR OFFICE W/ PRIVATE BATH, WATER AND TRASH PAID. FACES HWY 18. PARKING 12 SPACES. 1 YEAR+ LEASE, ELECTRICITY AND GAS INCLUDED IN RENT. OTHER USERS ARE FRAME SHOP, MEDICAL CLINIC, RESIDENCIAL UNIT UPPER FLOORS MIXED USE. 1 RESIDENTIAL AVAILABLE.



MOUNTAIN LOT IN TWIN PEAKS AREA - AROSA DR and CHATEAU DR, Crestline, CA 92325

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|-----------------------|----------------------------|--------------------|----------|--|
| Property Type: | Land Residential (land) | Price: | \$39,000 | http://listing.loopnet.com/14747715 |
| | | LoopNet ID: | 14747715 | |
| | | Status: | Active | |

Property Description:

This is a large 12,919 sq feet residential lot on CHEATEAU DR near AROSA DR in TWIN PEAKS / VALLEY OF THE MOON, CA 92325. This is a vacant lot, located in the community of TWIN PEAKS. The community is located near HWY 18 and is very near HWY 138, aka Waterman Ave. The San Bernardino Valley floor can be reached in a few minutes, yet this mountain community is only minutes to Lake Gregory.



TRADEWINDS BUILDING COUNTERPOINTE - 31642 S. COAST HWY, Laguna Beach, CA 92651

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|-------------------------|---------------------------|---------------------|---------------------------|--|
| Space Available: | 200 - 1,500 SF | Rental Rate: | \$14.94 - \$30.00/SF/Year | http://listing.loopnet.com/14536729 |
| Property Type: | Office Office Building | LoopNet ID: | 14536729 | |
| | | Status: | Active | |

Property Description:

3 car grage space for rent. You can rent 1 or 2 or all 3 parking or storage or work space. Lighting and power also in and usable. 4 OTHER parking FOR RENT AT \$400 PER MOUNTH. EACH GARAGE STYLE RESERVED COVERED SECURE PARKING SPACES. MEDITERANEAN STYLE BUILDING WITH OCEAN VIEW DECK, AC, CABLE TV AND INTERNET, LARGE WINDOWS, OCEAN VIEW (102), WATER FEATURE, LARGE COMMION AREA, PLANTS, NICE NEWLY REMODLED PRIVATE BATH, ENTRY SYSTEM, CONVENIENT SO. LAGUNA BEACH LOCATION, LOW RENT, SECURITY SYSTEM, ADDITIONAL PARKING AVAILABLE AT \$400.00 EACH PER MONTH RENT.