

Nam Neil Hoang

Commercial

Thu, Oct 16, 2008 05:30 PM

Ref: 1

COM Active 14091 GOLDENWEST STREET

Westminster (WTM)

Commercial

Price \$ 1,250,000\*



P652497 Media: 1 Area Westminster South of Westminster, W of Beach (60) Orange County (OR) APNO 195-331-04

Have

Business Park Name

XSTS SOUTH WESTMINSTER AVE

Features Air Conditioned

Terms Cash To New Loan

List Type Exclusive Right To Sell/Lease/Full Service

Zip 92683-3720

Enclosed Yard

Tot Bldg SF 4,000

Poss

Aerial Map

ADA Compliant No

TG 797h7

\$/SF 312

Gross Equity

Loans

beautiful stand alone commercial building, Divided into two separate office space: #A- Approx. 3000SF - and #B- Approx 1000SF . - Located right next to the local trip shopping area at intersection of South West corner Goldenwest Street & Westminster Ave. GOOD FOR DOCTOR,DENTIST,LAWYER,OFFICE,TAX ACCOUNTANT,OR RETAIL, DO NOT DISTURB BUSINESS OCCUPANTS. PLEASE CALL FOR APPOINTMENT TO SEE THE INSIDE WITH YOUR QUALIFIED BUYERS ONLY. THANK YOU.

Directions South west corner shopping area of Westminster & Goldenwest. Busy intersection of local shopping center. Next door to Thai Restaurant.

Financial Analysis (ANNUAL)

Gross Sched Income \$ 0  
 Vacancy Allow % \$  
 Gross Oper Income \$  
 Operating Exp % \$ 0  
 Net Oper Income \$ 0  
 Loan Payment \$  
 Gross Spend Income \$  
 Cap Rate 0%  
 Gross Multiplier:

Tax Area  
 Tax Rate Yr  
 Land \$  
 Imprvmnts  
 Per Prop

Water  
 Tax Rate  
 Actual Gross Income \$ 0  
 Pre Tax Cash \$ 0

Legal: Lot# 04 Blk# 0000 Trac# 287

X Gross

Financial Info As Of

Unit No	Tenant	Size Sqft	Type	Lg	LEASE Exp /Mo	Rent 1st \$	@ \$ /Mo	Due Lender	Assumable	Fee	2nd \$	@ \$ /Mo	Down \$

Land Fee Lse / YrExp Sld  
 Zones: Spc Std Fld Cstl  
 Private Transfer Taxes Yes Special Conditions None

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 7,400	Land Dim	Location Retail Frontage
Const	Roof	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories
Overage Income	/Mo	Year Blt 1979 /
Tot Mo Gross Sched Income 0	/Mo	Bldg Prmt Yes
		Sewer
		Lot/Community Desc
		Floors
		% of Total Value 1

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail No	Heat Forced Air		Cooling Y
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/	Foil	Skylt
Water	Janitor	Pkg Spc 10	Ratio 2.5	Fncd Sqft	Plant SqFt
		Parking Driveway - Concrete		Water District	

Office Data

Maint	Association	Tot Sqft 4,000	#Toilets	M/2	W/	#Offices	A/C Y	Heat Electric, Forced Air
Management	Accountant \$							
Advertising \$	Contract Services \$							
Debt Services \$	Payroll \$							
Reserves \$	Security \$							
Sewer \$	Supply Expense \$							
Utilities \$	Vacancy %							

Source of Annual Expense Accountant Provided

Total \$ 0

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**Contact Information**

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***This Report was created by:***

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Office: <b>Mac 1 Funding</b>	Fax: <b>714-636-1978</b>	Email: <a href="mailto:neilhoang@yahoo.com">neilhoang@yahoo.com</a>	Website: <a href="http://www.BestHomeINC.com">www.BestHomeINC.com</a>	Blog WSite: <a href="http://www.TravelVietnamNetwork.com">www.TravelVietnamNetwork.com</a>

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Nam Neil Hoang

Commercial

Thu, Oct 16, 2008 05:30 PM

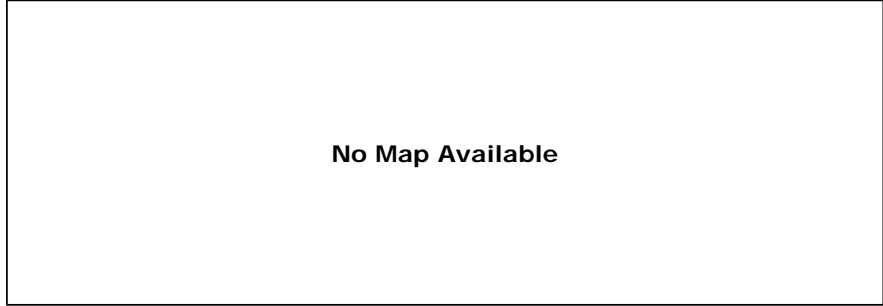
Ref: 2

COM Active 10022 IMPERIAL Ave

Garden Grove (GG)

Commercial

Price \$ 1,399,000



P654808 Media: 15 Area Garden Grove S of Chapman, W of Euclid (63) Orange County (OR) APNO 099-034-03

Have COMMERCIAL BUILDING

Business Park Name

XSTS BROOKHURST/TRASK

Features

Terms Cash, Cash To New Loan

List Type Exclusive Right To Sell/Lease/MLS Entry Only

Zip 92842-

Enclosed Yard

Tot Bldg SF 5,930

Poss Close of Escrow

NICE AND GOOD LOCATION FOR A TWO STORY COMMERCIAL BUILDING, LARGE PARKING IN THE BACK, NEWER EXTERIOR PAINT.

CLOSE TO 22 FWY, SCHOOL, AND SHOPPING CENTER. SELLER MOTIVATED, SUBMIT ALL OFFERS TO LISTING AGENT.

Directions NORTH OF TRASK, EAST OF BROOKHURST

Aerial Map ADA Compliant No

TG 798E7  
\$/SF 235

Gross Equity  
Loans

Financial Analysis (ANNUAL)

Gross Sched Income \$ 75,240	Tax Area	Water
Vacancy Allow % \$	Tax Rate Yr	Tax Rate 1.17
Gross Oper Income \$	Land \$	Actual Gross Income \$ 75,240
Operating Exp % \$ 15,048	Imprvmnts	Pre Tax Cash \$ 100,000
Net Oper Income \$ 60,192	Per Prop	
Loan Payment \$		
Gross Spend Income \$	Legal:	Lot# 4 Blk# Trac# 781
Cap Rate 4.3%		
Gross Multiplier: 18.59	X Gross	

Financial Info As Of

Unit	No	Tenant	Size	Sqft	Type	Lg	LEASE	Exp	Rent	1st \$	@ \$	/Mo	@ %
1	DENTIST	1,590	GRO	16	2015	2000	2015	2000	Due				
2	TAX SERVICE	575	GRO	1	2009	620			Assumable		Fee		
3	VACANT	800	GRO	M/M	2008	900			2nd \$		/Mo	@ %	
4	PHOTO	575	GRO	M/M	2008	550			Down \$				
5	LOAN, INSURANCE	2,390	GRO	1	2014	2200			Land Fee	Lse /	YrExp		
									Zones: Spc Std	Fld	Cstl		Slid
									Private Transfer Taxes	No	Special Conditions	None	

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 12,360	Land Dim	Location Stand Alone Location
Const	Roof	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories
Overage Income	/Mo	Bldg Prmt
Tot Mo Gross Sched Income 6,270	/Mo	Sewer In, Connected & Paid
		Lot/Community Desc
		Floors
		% of Total Value 50
		Total Floors

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail	Heat	Cooling	
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/	Foil	Skylt
Water	Janitor	Pkg Spc 15	Ratio 2.5	Fncd Sqft	Plant SqFt
		Parking Open		Water District	

Office Data

Maint Management	Association	Tot Sqft 5,930	#Offices
Advertising \$	Accountant \$	#Toilets	M/ W/ A/C Y
Debt Services \$	Contract Services \$		Heat
Reserves \$	Payroll \$		
Sewer \$	Security \$		
Utilities \$	Supply Expense \$		
Source of Annual Expense	Vacancy %		
	Owner Provided		
	Total \$ 15,048		

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**Contact Information**

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Nam Neil Hoang

Commercial

Thu, Oct 16, 2008 05:30 PM

Ref: 3

COM Active 7181 Garden Grove Blvd



S540923

Media: 7

Area Garden Grove S of Chapman, W of Euclid (63)

Orange County (OR)

APNO 215-015-01

Have

Business Park Name

XSTS W/Goldenwest on Garden Grove Blvd

Features

Terms Cash

List Type Exclusive Right To Sell/Lease/Full Service

Zip 92841-4226

Enclosed Yard

Tot Bldg SF 2,250

Poss

Aerial Map

ADA Compliant Yes

TG 797G6

\$/SF 695

Gross Equity

Loans

The Original Harry's Place sit down Restaurant Busnss and Real Estate features a full service sit down restaurant with an outside patio area, located on a prime signaled corner of Goldenwest Avenue and Garden Grove Blvd, next to 22 Freeway on/off ramps. Great Freeway visibility. Long time established business with long time stable employees. The Original Harry's Place, an establishment serving breakfast, lunch and dinner, offers a diverse selection of exceptional gourmet fast food. For over 30 years and spanning three generations in the business, they have been serving customers quality food at value pricing. Throughout the years, unique one kind recipes have allowed them to prepare and serve each meal to meet and exceed the expectations of customers with complete satisfaction. Their diverse menu consisting mainly of fresh foods are prepared daily See at website: <http://www.theoriginalharrysplace.com/> Also: <http://www.theoriginalharrysplace2.com/>  
Directions Wesot of Goldenwet on N/W/C or Goldenwest and Garden Grove Blvd

Financial Analysis (ANNUAL)

Gross Sched Income \$ 720,000  
Vacancy Allow % \$  
Gross Oper Income \$  
Operating Exp % \$ 0  
Net Oper Income \$ 0  
Loan Payment \$  
Gross Spend Income \$  
Cap Rate 0%  
Gross Multiplier: 2.17

Tax Area 18028  
Tax Rate Yr  
Land \$  
Imprvmnts  
Per Prop  
Water  
Tax Rate  
Actual Gross Income \$ 720,000  
Pre Tax Cash \$ 00

Legal: Lot# 15 Blk# Trac# 215

X Gross

Financial Info As Of

Unit	Size	LEASE	Rent			
No	Tenant	Size Type Lg	Exp /Mo	1st \$	@ \$	/Mo @ %
				Due	Lender	
				Assumable	Fee	
				2nd \$	@ \$	/Mo @ %
				Down \$		

Land Fee Lse / YrExp Sld  
Zones: Spc Std Flid Cstl  
Private Transfer Taxes No Special Conditions None

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 8,800	Land Dim	LocationCorner
Const	Roof	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories
Overage Income	/Mo	Bldg Prmt
Tot Mo Gross Sched Income 60,000	/Mo	Sewer
		Lot/Community Desc
		Floors
		% of Total Value 25

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail	Heat	Cooling	
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/	Foil	Skylt
Water	Janitor	Pkg Spc 18	Ratio 8	Fncd Sqft	Plant SqFt
		Parking Open		Water District	

Office Data

Maint	Association	Tot Sqft 2,250	#Offices	Heat
Management	Accountant \$	#Toilets	M/ W/ A/C	
Advertising \$	Contract Services \$			
Debt Services \$	Payroll \$			
Reserves \$	Security \$			



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**Commercial**

Thu, Oct 16, 2008 05:30 PM

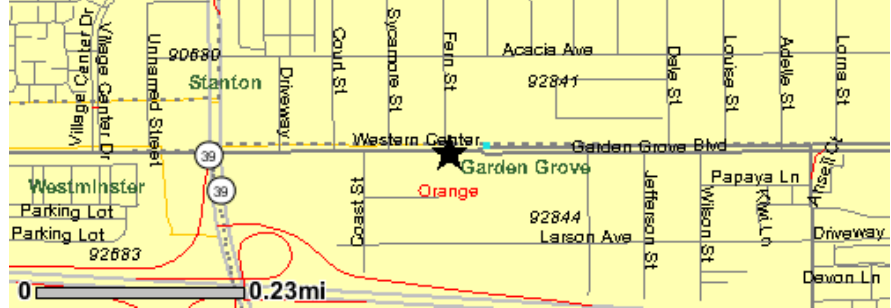
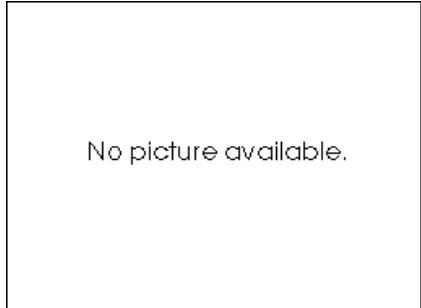
Ref: 4

**COM Active** 8242 Garden Grove Blvd

**Garden Grove (GG)**

**Commercial**

Price \$ 1,990,000



**P639518** Media: 0 Area N of Gar Grv, S Of Ball, E of Knott, W of Dale (61) **Orange County (OR)** APNO 097-011-07

Have **Multiple Unit Land**

Business Park Name

XSTS **S/Garden Gove, E/Beach**

Features

Terms **Cash To New Loan**

List Type **Exclusive Right To Sell/Lease/Full Service**

Zip **92844-**

Enclosed Yard

Tot Bldg SF **1,600**

Poss

Aerial Map ADA Compliant **No**

TG **798A6**  
\$ /SF **1,243**

Gross Equity  
Loans

**Desirable area to build multiple units of SFR, CONDO, TOWNHOMES. Please check with city for use. Adjacent lot new condo was very popular, very convenient for traffic, shopping and school. Current tenant leases are month-to-month.**

**Directions on Garden Grove Bl, East of Beach Bl and West of Dale**

**Financial Analysis (ANNUAL)**

Gross Sched Income \$ <b>4,775</b>	Tax Area	Water District/Public
Vacancy Allow % \$	Tax Rate Yr	Tax Rate
Gross Oper Income \$	Land \$	Actual Gross Income \$ <b>57,300</b>
Operating Exp % \$ <b>12,000</b>	Imprvmnts	Pre Tax Cash \$ <b>45,300</b>
Net Oper Income \$ <b>45,300</b>	Per Prop	
Loan Payment \$	Legal:	Lot# <b>5</b> Blk# <b>A</b> Trac# <b>1075</b>
Gross Spend Income \$	X Gross	
Cap Rate <b>2.28%</b>		
Gross Multiplier: <b>416.75</b>		

**Financial Info As Of**

Unit No	Tenant	Size Sqft	Type	Lg	LEASE Exp /Mo	Rent 1st \$ Due	@ \$ /Mo	Lender	@ %
						Assumable	Fee		@ %
						2nd \$ Down \$	@ \$ /Mo		@ %
						Land Fee	Lse /	YrExp	Sld
						Zones: Spc Std	Fld Cstl		
						Private Transfer Taxes <b>No</b>	Special Conditions <b>None</b>		

**Building & Land Data**

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt <b>33,600</b>	Land Dim	Location <b>Other</b>
Const	Roof	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories
Overage Income	/Mo	Bldg Prmt <b>Yes</b>
Tot Mo Gross Sched Income <b>4,775</b>	/Mo	Sewer <b>In, Connected &amp; Paid</b>
		Lot/Community Desc
		Floors
		% of Total Value <b>10</b>

**Annual Operating Expenses Plant Data**

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail	Heat		Cooling
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/	Foil	Skylt
Water	Janitor	Pkg Spc <b>200</b>	Ratio <b>125</b>	Fncd Sqft	Plant SqFt
		Parking <b>Assigned Parking</b>		Water District	

**Office Data**

Maint	Association	Tot Sqft <b>1,600</b>	#Offices	A/C	Heat
Management	Accountant \$	#Toilets	M/ W/		
Advertising \$	Contract Services \$				
Debt Services \$	Payroll \$				
Reserves \$	Security \$				
Sewer \$	Supply Expense \$				
Utilities \$	Vacancy %				
Source of Annual Expense <b>Owner Provided</b>					
	Total \$ <b>12,000</b>				

**Contact Information**

***This Report was created by:***

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Office: **Mac 1 Funding** Fax: **714-636-1978** Email: [neilhoang@yahoo.com](mailto:neilhoang@yahoo.com) Website: [www.BestHomeINC.com](http://www.BestHomeINC.com) Blog WSite: [www.TravelVietnamNetwork.com](http://www.TravelVietnamNetwork.com)

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Nam Neil Hoang

Commercial

Thu, Oct 16, 2008 05:30 PM

Ref: 5

COM Active 9825 Garden Grove Blvd

Garden Grove (GG)

Commercial

Price \$ 1,990,000



P656321

Media: 9

Area Garden Grove S of Chapman, W of Euclid (63)

Orange County (OR)

APNO 133-371-51

Have Offices/Show Room

Business Park Name Grand HK Motors

XSTS North Side of GG Blvd, West of Brookhurst

Aerial Map

Features Air Conditioned, Display Window, Ground Level Door, Handicapped Access, Individual Electric Meter, Individual Gas Meter, Kitchen Facilities, Outside Lighting, Public Sewer, Restrooms-Handicapped, Security Gate, Smoke Alarm, Storage Area

ADA Compliant Yes

Terms Cash, Cash To New Loan, Submit

List Type Exclusive Right To Sell/Lease/Full Service

TG 798D6

Zip 92844-

\$/SF 552

Enclosed Yard Block Wall

Tot Bldg SF 3,600

Gross Equity

Poss Close of Escrow

Loans

**Absolutely the best deal around!** Garden Grove Boulevard is a major thoroughfare in central Orange County and with high visibility to over 60,000 cars driving by per day, it's a sure bet that your business will be seen! Sitting across the street from Hanmi Bank, Asian Super Market, Pharmacy and dozens of other smaller business acting as a magnet to the Korean District, this property is suitable to a myriad of options such as an auto dealer/service, insurance agency, real estate office, law office, medical clinic, animal clinic/hospital, clothing store, furniture store or any sort of retail. There are 10 individual offices sharing a 3,600 square feet building that features a show-room running along the 10 offices, a reception area, a meeting/conference room, storage area and three restrooms (1 men's; 1 women's + 1 common use). Thirty parking spaces are available outside along with signage. Truly, a must see -- give your business the exposure it deserves!

Directions North Side of Garden Grove Blvd, West of Brookhurst, East of Gilbert (faces south)

Financial Analysis (ANNUAL)

Gross Sched Income \$ 0	Tax Area 18377	Water District/Public
Vacancy Allow % \$	Tax Rate Yr	Tax Rate
Gross Oper Income \$	Land \$	Actual Gross Income \$ 0
Operating Exp % \$ 0	Imprmnts	Pre Tax Cash \$ 0
Net Oper Income \$ 0	Per Prop	
Loan Payment \$		
Gross Spend Income \$	Legal:	Lot# 0 Blk# Trac# 0
Cap Rate 0%		
Gross Multiplier:	X Gross	

Financial Info As Of

Unit	Size	LEASE	Rent			
No Tenant	Sqft Type Lg	Exp /Mo	1st \$	@ \$ /Mo		@ %
			Due	Lender		
			Assumable	Fee		
			2nd \$	@ \$ /Mo		@ %
			Down \$			
			Land Fee	Lse /	YrExp	Sld
			Zones: Spc Std	Fld Cstl		
			Private Transfer Taxes No	Special Conditions None		
			<b>Building &amp; Land Data</b>			
			Bldg Dim 3,600 sqft	Mezz SqFt		Ceiling Height
			Land SqFt 15,180	Land Dim		Location Business District
			Const Frame & Stucco	Roof		R/Age
Fire Spk	Min Clear Ht	Span	Stories	Year Blt 1961 / Assessor		Yr Rfb
Total Base Income	/Mo	/Mo	Bldg Prmt	Zn C-2	#Bldg 1 #Un	
Overage Income	/Mo	/Mo	Sewer In, Connected & Paid	Stg Tnk No	O/Head Crane No	
Tot Mo Gross Sched Income 0	/Mo	/Mo	Lot/Community Desc Curbs-Walks, Level Grade, Near Public Transit, Premium Lot, Utilities - Underground			
			Floors Concrete Slab, Other		Total Floors 1	
			% of Total Value 0			

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/volt	/Phase
Fire Ins	Gardener	Rail No	Heat		Cooling
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/	Foil	Skylt
Water	Janitor	Pkg Spc 30	Ratio 8.3	Fncd Sqft	Plant SqFt
		Parking Gated Parking		Water District	
Maint Management	Association Accountant \$	<b>Office Data</b>			
		Tot Sqft 3,600		#Offices 10	

Advertising \$	Contract Services \$	#Toilets	M/1	W/1	A/C Y	Heat Forced Air
Debt Services \$	Payroll \$					
Reserves \$	Security \$					
Sewer \$	Supply Expense \$					
Utilities \$	Vacancy %					
Source of Annual Expense	<b>Owner Provided</b>					
	Total \$ 0					

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**Contact Information**


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Office: <b>Mac 1 Funding</b>	Fax: <b>714-636-1978</b>	Email: <a href="mailto:neilhoang@yahoo.com">neilhoang@yahoo.com</a>	Website: <a href="http://www.BestHomeINC.com">www.BestHomeINC.com</a>	Blog WSite: <a href="http://www.TravelVietnamNetwork.com">www.TravelVietnamNetwork.com</a>

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Nam Neil Hoang

**Commercial**

Thu, Oct 16, 2008 05:30 PM

Ref: 6

**COM Active** [18819 Delaware St](#)

**Huntington Beach (HB)**

**Commercial**

Price \$ 2,000,000



P643643 [Media: 4](#)

Area West Huntington Beach (15)

Orange County (OR)

APNO 159-262-04

Have **Office/Medical Building**

Business Park Name **Pacifica Medical**

XSTS **Main Street**

Features **Elevator, Fire Alarms, Repair Major**

Terms **Cash, Cash To New Loan, Submit**

List Type **Exclusive Agency/Full Service**

Zip **92648-1907**

Enclosed Yard

Tot Bldg SF **5,124**

Poss

Aerial Map ADA Compliant **No**

TG **857J4**  
\$/SF **390**

Gross Equity  
Loans

**2 story, office/medical building located adjacent to 5 Points Plaza area of Huntington Beach, across from the Pacifica Hospital Tower and other medical buildings, nursing homes and seniors apartments. Property needs complete interior rehab and improvements. Call listing agent for more information**

**Directions 18819 Delaware Street, Huntington Beach is located just south of the intersection of Main Street & Delaware St, just 1/4 mile from Beach Blvd and 2 miles from Downtown Huntington Beach**

**Financial Analysis (ANNUAL)**

Gross Sched Income \$ **0**  
Vacancy Allow % \$  
Gross Oper Income \$  
Operating Exp % \$ **0**  
Net Oper Income \$ **0**  
Loan Payment \$  
Gross Spend Income \$  
Cap Rate **0%**  
Gross Multiplier:

Tax Area **04013**  
Tax Rate Yr  
Land \$  
Imprmnts  
Per Prop

Water Meter on Property  
Tax Rate  
Actual Gross Income \$ **0**  
Pre Tax Cash \$ **0**

Legal: Lot# **4** Blk# **F** Trac# **7**

X Gross

**Financial Info As Of**

Unit No	Tenant	Size Sqft	Type	Lg	LEASE Exp /Mo	Rent 1st \$	@ \$	/Mo	@ %
						Due		Lender	
						Assumable		Fee	
						2nd \$	@ \$	/Mo	@ %
						Down \$			

Land Fee Lse / YrExp  
Zones: Spc Std Fld Cstl Sld  
Private Transfer Taxes **No** Special Conditions **None**

**Building & Land Data**

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt <b>17,690</b>	Land Dim	Location <b>East Side of Street</b>
Const <b>Frame &amp; Stucco</b>	Roof	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories <b>Two Levels</b>
Overage Income	/Mo	Year Blt <b>1978 /</b>
Tot Mo Gross Sched Income <b>0</b>	/Mo	Bldg Prmt
		Sewer <b>In Street Paid</b>
		Lot/Community Desc <b>Curbs-Walks</b>
		Floors
		% of Total Value <b>0</b>

**Annual Operating Expenses Plant Data**

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail	Heat		Cooling
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/	W/	Foil
Water	Janitor	Pkg Spc <b>0</b>	Ratio <b>0</b>	Fncd Sqft	Plant SqFt
		Parking <b>Off Street Parking</b>		Water District	

**Office Data**

Management	Accountant \$	Tot Sqft <b>5,124</b>	#Toilets	M/	W/	#Offices	A/C	Heat
Advertising \$	Contract Services \$							
Debt Services \$	Payroll \$							
Reserves \$	Security \$							
Sewer \$	Supply Expense \$							
Utilities \$	Vacancy %							
Source of Annual Expense	<b>Owner Provided</b>							

Total \$ 0

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**Contact Information**

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**This Report was created by:**

Agent: <b>Nam Neil Hoang</b>	Phone: <b>714-289-2254</b>	Mobile Ph: <b>714-686-1761</b>	Pager: <b>714-686-1761</b>	
Office: <b>Mac 1 Funding</b>	Fax: <b>714-636-1978</b>	Email: <a href="mailto:neilhoang@yahoo.com">neilhoang@yahoo.com</a>	Website: <a href="http://www.BestHomeINC.com">www.BestHomeINC.com</a>	Blog WSite: <a href="http://www.TravelVietnamNetwork.com">www.TravelVietnamNetwork.com</a>

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Nam Neil Hoang

**Commercial**

Thu, Oct 16, 2008 05:30 PM

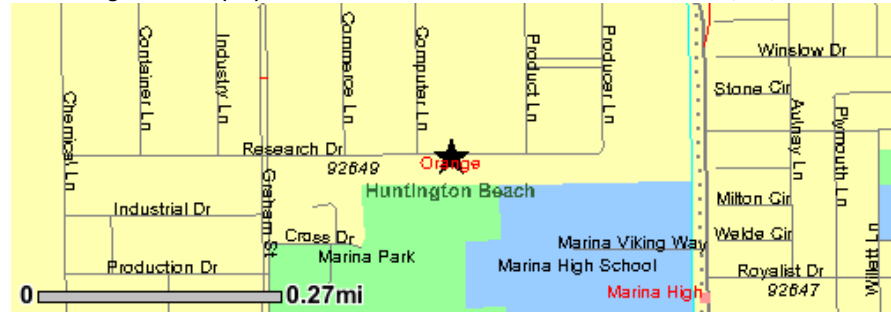
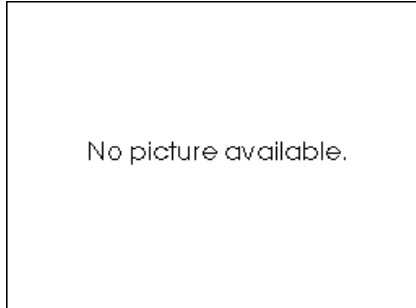
Ref: 7

**COM Active** [5702 Research Dr.](#)

Huntington Beach (HB)

Commercial

Price \$ 2,100,000\*



P651264

Media: 0

Area Northwest Huntington Beach (17)

Orange County (OR)

APNO 145-404-10

Have

Business Park Name

XSTS **Graham St /bolsa chica**

Features **Individual Electric Meter, Individual Gas Meter, Individual Water Meter**

Terms **SBA**

List Type **Exclusive Right To Sell/Lease/Full Service**

Zip **92649-1617**

Enclosed Yard **Block Wall**

Tot Bldg SF **11,250**

Poss **COE Plus 3**

**Well Maintained warehouse, 10 large offices, fenced yard,**

Directions **east of bolsa chica**

Aerial Map

ADA Compliant **No**

TG **827E5**

\$/SF **186**

Gross Equity  
Loans

**Financial Analysis (ANNUAL)**

Gross Sched Income \$ **0**

Vacancy Allow % \$

Gross Oper Income \$

Operating Exp % \$ **0**

Net Oper Income \$ **0**

Loan Payment \$

Gross Spend Income \$

Cap Rate **0%**

Gross Multiplier:

Tax Area **04016**

Tax Rate Yr

Land \$

Imprmnts

Per Prop

Water

Tax Rate

Actual Gross Income \$ **0**

Pre Tax Cash \$ **0**

Legal:

Lot# **40**

Blk#

Trac# **7090**

X Gross

**Financial Info As Of**

Unit

Size

Sqft Type Lg

LEASE

Rent

1st \$

@ \$ /Mo

@ %

No Tenant

Sqft

Type Lg

LEASE

Exp /Mo

1st \$

@ \$ /Mo

@ %

Due

Lender

Assumable

Fee

2nd \$

@ \$ /Mo

@ %

Down \$

Land Fee

Lse

/

YrExp

Zones: Spc Std

Fld

Cstl

Sld

Private Transfer Taxes **No**

Special

Conditions **None**

**Building & Land Data**

Bldg Dim

Mezz SqFt

Ceiling Height

Land SqFt **18,550**

Land Dim

Location **Industrial District**

Const **Concrete**

Roof **Flat Tile**

R/Age

Fire Spk

Min Clear Ht **16**

Span

Stories

Year Blt **1973 / Assessor**

Yr Rfb

Total Base Income

/Mo

Bldg Prmt

Zn

#Bldg

#Un **1**

Overage Income

/Mo

Sewer

Stg Tnk

O/Head

Crane

Tot Mo Gross Sched Income **0**

/Mo

Lot/Community Desc

Stg Tnk

O/Head

Crane

Floors **Concrete Slab**

Total Floors **1**

% of Total Value **0**

**Annual Operating Expenses Plant Data**

Taxes (New)

Elevator

Power

/Amp

/Volt

/Phase

Fire Ins

Gardener

Rail **No**

Heat

Cooling

Liability Ins

Pkg Lots

Ldng Drs **3**

#Dck

#Well

#Grd

Gas & Elect

Trash

#Toilets

M/1

W/1

Foil

Skylt

Water

Janitor

Pkg Spc **20**

Ratio **1.8**

Fncd Sqft **1000**

Plant SqFt

Parking **Driveway - Concrete**

Water District

Maint

Association

**Office Data**

Management

Accountant \$

Tot Sqft **11,250**

#Toilets

M/1

W/1

#Offices

Advertising \$

Contract Services \$

#Toilets

M/1

W/1

A/C

Heat

Debt Services \$

Payroll \$

Reserves \$

Security \$

Sewer \$

Supply Expense \$

Utilities \$

Vacancy %

Source of Annual Expense **Accountant Provided**

Total \$ **0**

**Contact Information**

*This Report was created by:*

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Nam Neil Hoang

**COM** Active [15851 Gothard St.](#)

**Commercial**

Huntington Beach (HB)

Thu, Oct 16, 2008 05:30 PM

Commercial

Ref: 8

Price \$ 2,500,000\*



S516326

[Media: 5](#)

Area Northwest Huntington Beach (17)

Orange County (OR)

APNO 142-072-08

Have

Business Park Name **Huntington Plaza**

XSTS **N/Edinger W/Gothard**

Features **Master Water Meter, Sprinklers/Landscape**

Terms **Cash To New Loan**

List Type **Exclusive Right To Sell/Lease/Full Service**

Zip **92647-3004**

Enclosed Yard

Tot Bldg SF **14,725**

Poss **Close of Escrow**

**96,000.00 sq. ft shopping center with easy freeway access, less than half a mile from Interstate 405. Next to Goldenwest College. A quarter block from Terra Bella Shopping mall, one of the newest, heavy traffic center in orange county. Within walking distance of a transit hub and proposed transit village with 500 planned residential units to be build. Please call city for the redevelopment zone. 714 536-5111. Ideal location for investors to develop the site. Address is 15851 to 15891 Gothard. The center has two site. One is a former armstrong garden center, 50600 lot with a 3000 to 3500 sq ft. improved retail space. The other side is a 11,923 sq ft. improved retail with a diversified tenant mix. Most of the tenant is on a month to month lease. The property is on a 61 years ground lease. Please call for income and expense for confidential reason. value in income & Exp is not actual just to fill in for input purpose only.**

Directions **Edinger/Gothard**

Aerial Map

ADA Compliant **No**

TG **827H5**

\$/SF **169**

Gross Equity  
Loans

**Financial Analysis (ANNUAL)**

Gross Sched Income \$ **12,000**

Vacancy Allow % \$

Gross Oper Income \$

Operating Exp % \$ **12,000**

Net Oper Income \$ **12,000**

Loan Payment \$ **0**

Gross Spend Income \$

Cap Rate **0.48%**

Gross Multiplier: **208.33**

Tax Area **04007**

Tax Rate Yr

Land \$

Imprvmnts

Per Prop

Water District/Public

Tax Rate

Actual Gross Income \$ **12,000**

Pre Tax Cash \$ **0**

Legal:

Lot# **2**

Blk#

Trac# **44**

X Gross

**Financial Info As Of**

Unit No	Tenant	Size Sqft	Type	Lg	LEASE Exp /Mo	Rent 1st \$	@ \$	/Mo	Due Lender	Assumable	Fee	2nd \$	@ \$	/Mo	Down \$

Land Lease Lse **11720** / Year YrExp **2069**  
Zones: Spc Std Fld Cstl Sld  
Private Transfer Taxes **No** Special Conditions **None**

**Building & Land Data**

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt <b>38</b>	Land Dim	Location <b>Shopping Center</b>
Const <b>Stucco/Wood</b>	Roof <b>Other</b>	R/Age
Fire Spk <b>No</b>	Min Clear Ht	Span
Total Base Income /Mo	Stories <b>One Level</b>	Year Blt <b>1975 / Assessor</b>
Overage Income /Mo	Bldg Prmt	Zn
Tot Mo Gross Sched Income <b>12,000</b> /Mo	Sewer <b>In, Connected &amp; Paid</b>	Stg Tnk
	Lot/Community Desc	#Bldg <b>2</b> #Un
	Floors <b>Concrete Slab</b>	O/Head Crane <b>No</b>
	% of Total Value <b>20</b>	Total Floors

**Annual Operating Expenses Plant Data**

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail <b>No</b>	Heat		Cooling
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/14	Foil	Skylt
Water	Janitor	Pkg Spc <b>32</b>	Ratio <b>2.2</b>	Fncd Sqft	Plant SqFt
		Parking <b>Driveway - Pavers</b>		Water District	

**Office Data**

Maint Management	Association	Tot Sqft <b>14,725</b>	#Toilets	M/ W/	#Offices	A/C	Heat
Advertising \$	Accountant \$						
Debt Services \$	Contract Services \$						
Reserves \$	Payroll \$						
	Security \$						



Nam Neil Hoang

**COM Active** 13730 Goldenwest St.

**Commercial**

Thu, Oct 16, 2008 05:30 PM

Ref: 9



S479565 [Media: 1](#) Area Westminister North of 405 & Westminister (59) **Orange County (OR)** APNO 096-071-28 Price \$ 2,790,000\*

Have  
Business Park Name  
XSTS **Goldenwest/21st**  
Features **Air Conditioned, Display Window, Ground Level Door, Individual Electric Meter**  
Terms **Cash To New Loan**  
List Type **Exclusive Right To Sell/Lease/Limited Service**  
Zip **92683-3123**  
Enclosed Yard  
Tot Bldg SF **11,475**  
Poss  
Two story strip center block building covered with \$212,000 worth of solar panels (220 panels). Five stores downstairs and nine offices upstairs. Fourteen private restrooms. Signalized street-to-street corner with bus stop near 22 and 405 freeways. Across from Post Office, B of A, Chevron, Del Taco, and Jack in the Box. Some tenants in place 10-25 years. No vacancies. Please do not disturb. Fell out of Escrow! **BOM-Back on the Market.**  
Directions **Take Goldenwest north from the 405 freeway or south from the 22**

Aerial Map   
ADA Compliant **No**

TG **827H1**  
\$/SF **243**

Gross Equity  
Loans

Financial Analysis (ANNUAL)			
Gross Sched Income \$ <b>142,680</b>	Tax Area <b>20090</b>	Water District/Public	
Vacancy Allow % \$	Tax Rate Yr	Tax Rate	
Gross Oper Income \$ <b>142,680</b>	Land \$	Actual Gross Income \$ <b>140,928</b>	
Operating Exp % \$ <b>24,000</b>	Imprmnts	Pre Tax Cash \$ <b>82,100</b>	
Net Oper Income \$ <b>118,680</b>	Per Prop		
Loan Payment \$	Legal:	Lot# <b>1</b>	Blk#
Gross Spend Income \$			Trac# <b>1036</b>
Cap Rate <b>4.25%</b>	X Gross		
Gross Multiplier: <b>19.55</b>			

Financial Info As Of			
Unit No	Tenant	Size Sqft	Type Lg
LEASE Exp /Mo	Rent 1st \$	@ \$ /Mo	@ %
	Due	Lender	
	Assumable	Fee	
	2nd \$	@ \$ /Mo	@ %
	Down \$		
Land Fee	Lse /	YrExp	
Zones: Spc Std	Fld Cstl		Sld
Private Transfer Taxes <b>No</b>	Special Conditions <b>None</b>		

Building & Land Data			
Bldg Dim	Mezz SqFt	Ceiling Height	
Land SqFt <b>27,166</b>	Land Dim	Location <b>Strip Store Center</b>	
Const <b>Block, Wood</b>	Roof <b>Composition Roll</b>	R/Age	
Fire Spk	Min Clear Ht	Span	
Total Base Income	/Mo	Stories <b>Two Levels</b>	Year Blt <b>1978 /</b>
Overage Income	/Mo	Bldg Prmt <b>Yes</b>	Zn
Tot Mo Gross Sched Income <b>11,890</b>	/Mo	Sewer <b>In, Connected &amp; Paid</b>	Stg Tnk
		Lot/Community Desc	
		Floors	Total Floors
		% of Total Value <b>59</b>	

Annual Operating Expenses Plant Data					
Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins <b>2828</b>	Gardener	Rail <b>No</b>	Heat <b>Forced Air</b>		Cooling <b>Y</b>
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect <b>2660</b>	Trash	#Toilets	M/	W/	Foil
Water <b>560</b>	Janitor	Pkg Spc <b>45</b>	Ratio <b>3.9</b>	Fncd Sqft	Plant SqFt
		Parking <b>Unassigned Parking</b>		Water District	

Office Data					
Maint	Association <b>0</b>	Tot Sqft <b>11,475</b>		#Offices	
Management	Accountant \$	#Toilets	M/14	W/	A/C <b>Y</b>
Advertising \$	Contract Services \$				Heat <b>Forced Air</b>
Debt Services \$	Payroll \$				
Reserves \$	Security \$				
Sewer \$	Supply Expense \$				
Utilities \$	Vacancy %				
Source of Annual Expense <b>Owner Provided</b>					

Total \$ 36,200

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**Contact Information**

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***This Report was created by:***

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Office: <b>Mac 1 Funding</b>	Fax: <b>714-636-1978</b>	Email: <a href="mailto:neilhoang@yahoo.com">neilhoang@yahoo.com</a>	Website: <a href="http://www.BestHomeINC.com">www.BestHomeINC.com</a>	Blog WSite: <a href="http://www.TravelVietnamNetwork.com">www.TravelVietnamNetwork.com</a>

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Nam Neil Hoang

Commercial

Thu, Oct 16, 2008 05:30 PM

Ref: 10

COM Active 720 Pacific Coast Hwy

Huntington Beach (HB)

Commercial

Price \$ 3,250,000



S536274 Media: 8 Area South Huntington Beach (14)

Orange County (OR)

APNO 024-124-10

Have Ocean Front Motel(9-room+off)  
Business Park Name Huntington Surf INN

XSTS Corner 8th & PCH

Features Air Conditioned, Alley Access, Fire Alarms

Terms Cash To New Loan

List Type Exclusive Right To Sell/Lease/Full Service

Zip 92648-

Enclosed Yard Stucco Wall

Tot Bldg SF 3,017

Poss

Aerial Map  
ADA Compliant Yes

TG 887H1  
\$/SF 1,077

Gross Equity  
Loans

3-Year New Remodeled & up-graded sharp 9-Room Motel within well-known Area:'DOWN TOWN Huntington Beach',Best Investment in the region,potential to grown. Near Hyatt Hotel,Hilton Water Front Hotel,Seacliff Country Club, Beautiful Beaches.All rooms have Refrigerator and Microwave Owen. VALUE IN LAND too!(2 lots: approximately 25ft x 100ft each)

Directions From Long Beach, Sunset Beach go South on PCH,hotel at corner of 8th&PCH on the left side(few small block to down town HB).

From Newport Beach go North PCH,pass Main(down town HB),on your Right at corner of 8th & PCH. The Huntington Surf INN.

Financial Analysis (ANNUAL)

Gross Sched Income \$ 210,000  
Vacancy Allow % \$  
Gross Oper Income \$  
Operating Exp % \$ 33,000  
Net Oper Income \$ 177,000  
Loan Payment \$  
Gross Spend Income \$  
Cap Rate 5.45%  
Gross Multiplier: 15.48

Tax Area  
Tax Rate Yr  
Land \$  
Imprmnts  
Per Prop  
Water District/Public  
Tax Rate  
Actual Gross Income \$ 165,248  
Pre Tax Cash \$ 11,752

Legal: Lot# \* Blk# Trac# 0  
X Gross

Financial Info As Of

Unit No	Tenant	Size Sqft	Type	LEASE	Rent	@ \$	/Mo	@ %
				Exp /Mo	1st \$			
					Due		Lender	
					Assumable		Fee	
					2nd \$	@ \$	/Mo	@ %
					Down \$			

Land Fee Lse / YrExp  
Zones: Spc Std Fld Cstl Slid  
Private Transfer Taxes No Special Conditions None

Building & Land Data

Bldg Dim	Mezz SqFt	Ceiling Height
Land SqFt 5,375	Land Dim 50x107.5	Location Corner
Const Other	Roof Other	R/Age
Fire Spk	Min Clear Ht	Span
Total Base Income	/Mo	Stories Two Levels
Overage Income	/Mo	Bldg Prmt
Tot Mo Gross Sched Income 17,500	/Mo	Sewer In, Connected & Paid
		Lot/Community Desc
		Floors Other
		% of Total Value 90
		Total Floors
		Year Blt 1976 / Estimated
		Zn
		Stg Tnk
		#Bldg #Un
		O/Head Crane

Annual Operating Expenses Plant Data

Taxes (New)	Elevator	Power	/Amp	/Volt	/Phase
Fire Ins	Gardener	Rail	Heat		Cooling
Liability Ins	Pkg Lots	Ldng Drs	#Dck	#Well	#Grd
Gas & Elect	Trash	#Toilets	M/ W/	Foil	Skylt
Water	Janitor	Pkg Spc 11	Ratio 3.6	Fncd Sqft	Plant SqFt
		Parking Covered/Subterranean		Water District	

Office Data

Management	Accountant \$	Tot Sqft 3,017	#Toilets	M/ W/	#Offices	Heat
Advertising \$	Contract Services \$				A/C	
Debt Services \$	Payroll \$					
Reserves \$	Security \$					
Sewer \$	Supply Expense \$					
Utilities \$	Vacancy %					
Source of Annual Expense	Accountant Provided					

Total \$ 33,000

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**Contact Information**

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Office: <b>Mac 1 Funding</b>	Fax: <b>714-636-1978</b>	Email: <a href="mailto:neilhoang@yahoo.com">neilhoang@yahoo.com</a>	Website: <a href="http://www.BestHomeINC.com">www.BestHomeINC.com</a>	Blog WSite: <a href="http://www.TravelVietnamNetwork.com">www.TravelVietnamNetwork.com</a>

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