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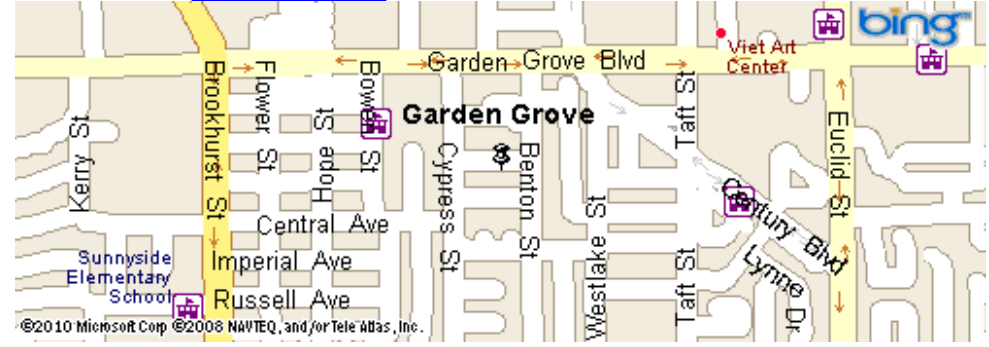
Neil Hoang
Single Family Residence **Detached**

Residential RES Active
10432 Bonnie Dr

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG)

Ref: 2

Price **\$260,000**



Garden Grove E of Euclid, W of Harbor (64)
Orange County (OR)

Zip **92843-1115**
XSTS Brookhurst and Garden Grove Blvd.

TGNO **798E7**
 Aerial Map

P748381	Media: 1	Builder Tract Custom (CUST)						
Bed 1	Style Traditional	Model (c)	Stories One Level	Floor	HOA Dues \$ 0 + \$ 0	Land Lse/Yr \$		
Baths 1					Land Fee			
View City View		YrBlt 1940 Assessor	Dim 135x50		Acres 0.16 Assessor			
ASqFt 482 Assessor								
ALotSize 6,760								
Prkng								
Garage, # cars 1	Rem	# Uncovered Spaces	Cprt	# Garages		RV Acc	Range	\$: No
Range Price Listing: No								

Directions **Between Garden Grove and Brookhurst, Fwy 22 exit towards Euclid**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms				
Bedrooms			Living Rm	
Kitchen			Dining Eating Area	
Total Baths 1	Full Baths 1	3/4 Baths 0	1/2 Baths 0	1/4 Baths 0
Baths Desc				
Other				

Amenities	
Pool No Pool	
Spa No Spa	
TV	Water Heater
Firepl Living Room / Uses Gas Only	
Appliances	
Other	
High or Mid-Rise Amenities	
Security	

Interior	
Heating Forced Air	Cooling Central
Interior Misc	Floors Carpet - Partial
Disability Access None	

Exterior/Structural	
Roof Composition/Shingle	Entry Location Other
Cond	Plumbing
Structures, Other	Sprinklers
Exterior Construction Shingle, Wood	Common Walls
	Patio
	Doors/Windows

Lot Description	
APNO 099-063-11	Zoning
Lot	Legal
Sewer Public Sewer	Water District
Distance to Beach (miles)	Lot/Block/Tract 8/B/438
	Yard
	Water Public Hook-Up Available

Community/Association	
HS Dist Garden Grove Unified School District	Elemen
Amenities	Junior
Units	High Sch
Land Fee	HOA Dues \$ 0 + \$ 0
City Inspection Required No	Land Lse/Yr \$
	Mello Roos No
	Builder's Name

Listing Activity	
LP/SqFt \$539.42	Orig Price \$ 260,000
	Prev Price \$
	Current Price \$260,000

Contact Information	
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Preferred Fax: 714-636-1978	Mobile Phone: 714-982-7732
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	Preferred Phone: 714-724-8826
	Agent Toll Free Phone Number:
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	Office Phone: 714-724-8812
	Office Name: Mac 1 Funding



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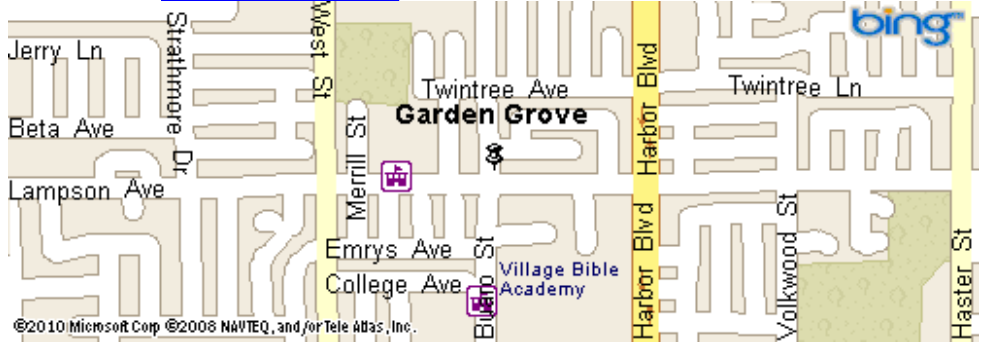
Neil Hoang
Single Family Residence Detached

Residential
RES Active [12241 Lampson Ave](#)

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG)

Ref: 4

Price **\$283,000**



Garden Grove E of Euclid, W of Harbor (64)
Orange County (OR)

Zip **92840-5730**
XSTS **Lampson/Buaro**

TGNO [798J5](#)
Aerial Map

S637841 [Media: 4](#) Builder Tract **unk (OTHR)**
Bed **3** Model **(0)**
Baths **2** Style **Bungalow** Stories **One Level** Floor
View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
ASqFt **987 Assessor** YrBlt **1953 Assessor** Land Fee
ALotSize **7,150 Assessor** Dim **65x110** Acres **0.16 Assessor**
Prkng **Garage - Side Entry, Garage - Single Door, Garage Attached**
Garage, # cars **1 A** Rem # Uncovered Spaces Cprt # Garages RV Acc Range
\$: **No**

Range Price Listing: **No**
Great price on a 3 bedroom house centered a lot over 7000 sq ft--easy to add on in three direction if a larger house is desied. Property could use some TLC and updating, but offers walk-to elem and middle schools at an affordable payments. Kitchen was updated a few years ago with granite counters, and small dining room has been added. Plenty of room to expand with large front, side, and rear yards.
Directions From Harbor and Lampson, go west to Buaro, and turn right and into driveway (front door and drive face Buaro). Feel free to park in driveway.

Special Conditions: **REO/Offer(s) Submitted**

Rooms

Bedrooms **All Bedrooms Down, Main Floor Bedroom** Living Rm **Living Rm Entrance, Living Room**
Kitchen **Granite Counters** Dining **Other Dining**
Total Baths **2** Full Baths **1** 3/4 Baths **0** 1/2 Baths **1** 1/4 Baths **0**
Baths Desc
Other

Amenities

Pool **No Pool**
Spa **No Spa**
TV Water Heater
Firepl
Appliances **Freestanding Gas Range**
Other
High or Mid-Rise Amenities
Security

Interior

Heating **Wall Gas** Cooling **No Air Conditioning** Floors **Carpet - Partial, Ceramic Tile**
Interior Misc
Disability Access **No Interior Steps**

Exterior/Structural

Roof **Composition** Entry Location **Ground Level w/steps** Common Walls
Plumbing
Cond Sprinklers Patio
Structures, Other Doors/Windows
Exterior Construction **Stucco/Wood**

Lot Description

APNO **231-452-28** Zoning Lot/Block/Tract **90//1923**
Lot **Corner Lot** Legal
Sewer **In, Connected & Paid** Water District/**Public** Water District **Garden Grove** Yard
Distance to Beach (miles)

Community/Association

HS Dist **Garden Grove Unified School District** Elemen **Violette** Junior **Walton** High Sch **Santiago**
Amenities
Units HOA Dues \$ **0 + \$ 0** Mello Roos **No**
Land Fee
City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$286.73** Orig Price **\$ 283,000** Prev Price \$ Current Price **\$283,000**

Contact Information

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DRE License: [01340419](#)
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Preferred Phone: **714-724-8826**
Agent Toll Free Phone Number:



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Website address: www.BestHomeINC.com

Pager: **714-724-8812**
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Office Name: **Mac 1 Funding**

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Neil Hoang
 Single Family Residence Detached

Residential RES Active
 13345 Ramona Dr

Fri, Nov 26, 2010 06:41 PM
 Garden Grove (GG)

Ref: 5

Price \$290,000



Garden Grove E of Euclid, W of Harbor (64)
 Orange County (OR)

Zip 92843-2642
 XSTS EUCLID

TGNO 798G7
 Aerial Map

P760287 [Media: 1](#) Builder Tract **OTHR (OTHR)**
 Bed 3 Model **(0)**
 Baths 1 Style **Other** Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ASqFt **976 Assessor** YrBlt **1953 Assessor** Land Fee
 ALotSize **7,700 Assessor** Dim **64x120** Acres **0.18 Assessor**
 Prkng **Garage - Two Door**
 Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
SHORTSALE- PLEASE, DO NOT DISTURB OCCUPANT.
 Directions **EUCLID/GARDEN GROVE**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms **All Bedrooms Down** Living Rm **Living Rm Entrance**
 Kitchen **Ceramic Counters** Dining **Kitchen/Dining Combo**
 Total Baths **1** Full Baths **1** 3/4 Baths **0** 1/2 Baths **0** 1/4 Baths **0**
 Baths Desc
 Other

Amenities

Pool **No Pool**
 Spa **No Spa**
 TV Water Heater
 Firepl
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Concrete Slab**
 Interior Misc
 Disability Access **None**

Exterior/Structural

Roof **Composition/Shingle** Entry Location **Ground Level - no steps** Common Walls
 Cond Plumbing Patio **Other**
 Structures, Other Sprinklers Doors/Windows
 Exterior Construction **Stucco**

Lot Description

APNO **100-101-22** Zoning Lot/Block/Tract **11//1852**
 Lot Legal
 Sewer **Public Sewer** Water **Meter on Property** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Garden Grove Unified School District** Elemen Junior High Sch
 Amenities
 Units HOA Dues \$ **0 + \$ 0** Mello Roos No
 Land Fee
 City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$297.13** Orig Price \$ **290,000** Prev Price \$ Current Price **\$290,000**

Contact Information

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Primary e-mail address: neilhoang@yahoo.com

Website address: www.BestHomeINC.com

Office Name: **Mac 1 Funding**

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Neil Hoang
Single Family Residence Detached

Residential
RES Active 12161 Firebrand St

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG) Price \$295,000* Ref: 6



Orange & Garden Grove, E of Harbor, N of 22 Fwy (72)
Orange County (OR)

Zip 92840-
XSTS Trask

TGNO 799A4
Aerial Map

P748072 [Media: 1](#) Builder Tract **Custom (CUST)**
 Bed 3 Model (0)
 Baths 2 Style Other Stories One Level
 View No View Floor
 ASqFt 1,123 Estimated YrBlt 1954 Estimated HOA Dues \$ 0 + \$ 0 Land Lse/Yr \$
 ALotSize 7,800 Estimated Dim Acres Land Fee
 Prkng Garage Door Opener # Garages RV Acc Range \$: No
 Garage, # cars 2 Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: No

Range Price Listing: No
 3 BEDS/2Baths Home.closed to the block of orange.great for first time buyer.
 Directions North Farview and Firebrand St
 Special Conditions: Short Sale/Subj to Lender Approval**

Rooms

Bedrooms Living Rm Living Room
 Kitchen Dining Eating Area
 Total Baths 2 Full Baths 2 3/4 Baths 0 1/2 Baths 0 1/4 Baths 0
 Baths Desc
 Other Laundry In Garage

Amenities

Pool No Pool
 Spa Other
 TV Water Heater Electric
 Firepl Other / Other
 Appliances None
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating Electric Cooling Other Floors Laminate
 Interior Misc
 Disability Access Other - see remarks

Exterior/Structural

Roof Composition/Shingle Entry Location Other Common Walls
 Cond As Is Plumbing Full Copper Plumbing Patio Patio
 Other 220V Other - See Remarks Sprinklers Manual Doors/Windows
 Structures, Other
 Exterior Construction Composition

Lot Description

APNO 231-633-13 Zoning Lot/Block/Tract 16//2139
 Lot Legal
 Sewer In Street Paid Water District/Public Water District Yard Yard
 Distance to Beach (miles)

Community/Association

HS Dist Call L/O Elemen Junior High Sch
 Amenities
 Units HOA Dues \$ 0 + \$ 0 Mello Roos No
 Land Fee Land Lse/Yr \$
 City Inspection Required Yes Builder's Name

Green Features

Green Features: Other, See Remarks

Listing Activity

LP/SqFt \$262.69 Orig Price \$ 395,000 Prev Price \$ 330,000 Current Price \$295,000

Contact Information



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Office Name: **Mac 1 Funding**

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Neil Hoang
Single Family Residence **Detached**

Residential RES **Active** **11941 West St**

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG)

Ref: 7

Price **\$300,000***



Garden Grove E of Euclid, W of Harbor (64)
Orange County (OR)

Zip **92840-2552**
XSTS Chapman / Ninth st

TGNO **798H4**
 Aerial Map

P752889 [Media: 1](#) **Builder Tract a (OTHR)**
 Bed **4** **Model a (a)**
 Baths **2** **Style Contemporary** **Stories One Level**
 View **No View** **Floor**
 ASqFt **1,314 Assessor** **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**
 A Lot Size **6,550** **YrBlt 1953 Assessor** **Land Fee**
 Prkng **Garage Attached** **Assessor** **Dim 65x100** **Acres 0.15 Assessor**

Garage, # cars 2 A	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc	Range \$: No
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Range Price Listing: **No**
This Home Is Located In The Desirable Area In Garden Grove, Close To Disney Land.
 Directions **see google maps**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms	Living Rm	1/2 Baths 0	1/4 Baths 0
Kitchen	Dining Eating Area		
Total Baths 2	Full Baths 2	3/4 Baths 0	
Baths Desc			
Other			

Amenities

Pool **No Pool**
 Spa **No Spa**
 TV
 Firepl
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Water Heater

Interior

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Wall-to-Wall Carpet**
 Interior Misc
 Disability Access **None**

Exterior/Structural

Roof Composition/Shingle	Entry Location Ground Level - no steps	Common Walls
Cond	Plumbing	Patio
Structures, Other	Sprinklers	Doors/Windows
Exterior Construction Stucco		

Lot Description

APNO 090-356-14	Zoning	Lot/Block/Tract 154//1894
Lot	Legal	
Sewer In, Connected & Paid	Water District/Public	Yard
Distance to Beach (miles)		

Community/Association

HS Dist Garden Grove Unified School District	Elemen	Junior	High Sch
Amenities			
Units	HOA Dues \$ 0 + \$ 0		Mello Roos No
Land Fee	Land Lse/Yr \$		
City Inspection Required No	Builder's Name a		

Listing Activity

LP/SqFt \$228.31	Orig Price \$ 325,000	Prev Price \$ 345,000	Current Price \$300,000
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Contact Information

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Primary e-mail address: neilhoang@yahoo.com	Website address: www.BestHomeINC.com	Office Name: Mac 1 Funding



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Neil Hoang
Single Family Residence Detached

Residential RES Active
12321 Granite Pl

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG)

Ref: 8

Price **\$300,000***



Garden Grove E of Euclid, W of Harbor (64) Zip **92843-1812**
Orange County (OR) XSTS **PALM/GARDEN GROVE BLVD**

TGNO **798J6**
 Aerial Map

P753510 [Media: 1](#) Builder Tract **N/A (OTHR)**
 Bed **3** Model **(0)**
 Baths **1** Style **Colonial** Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ASqFt **1,112** Assessor YrBlt **1954** Assessor Land Fee
 ALotSize **7,392** Assessor Dim **66x112** Acres **0.17** Assessor
 Prkng # Uncovered Spaces Cprt # Garages RV Acc Range
 Garage, # cars **2** Rem # Uncovered Spaces Cprt # Garages RV Acc Range
 \$: **No**

Range Price Listing: **No**
SHORT SALE HAS BEEN APPROVED, PLEASE SUMMIT YOUR OFFERS
 Directions **SEE MAP QUEST**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms Living Rm
 Kitchen Dining **Eating Area**
 Total Baths **1** Full Baths **1** 3/4 Baths **0** 1/2 Baths **0** 1/4 Baths **0**
 Baths Desc
 Other

Amenities

Pool **No Pool**
 Spa **No Spa**
 TV Water Heater
 Firepl
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Ceramic Tile**
 Interior Misc
 Disability Access **None**

Exterior/Structural

Roof **Composition/Shingle** Entry Location **Ground Level - no steps** Common Walls **No one above**
 Cond Plumbing
 Structures, Other Sprinklers
 Exterior Construction **Stucco** Patio
 Doors/Windows

Lot Description

APNO **101-343-56** Zoning Lot/Block/Tract **38//1671**
 Lot Legal
 Sewer **In Street Paid** Water **District/Public** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Garden Grove Unified School District** Elemen Junior High Sch
 Amenities
 Units HOA Dues \$ **0 + \$ 0** Mello Roos No
 Land **Fee** Land Lse/Yr \$
 City Inspection Required **No** Builder's Name

Listing Activity

LP/SqFt **\$269.78** Orig Price \$ **350,000** Prev Price \$ **310,000** Current Price **\$300,000**

Contact Information

Presented By: **Neil Hoang, BS, MS** DRE License: **01340419** Preferred Phone: **714-724-8826**
 Preferred Phone Ext: Agent Direct Phone Number: **714-982-7732** Agent Toll Free Phone Number:
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 Primary e-mail address: **neilhoang@yahoo.com** Website address: **www.BestHomeINC.com** Office Name: **Mac 1 Funding**



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Neil Hoang
Single Family Residence Detached

Residential
RES Active 12322 ELMWOOD St

Fri, Nov 26, 2010 06:41 PM
Garden Grove (GG)

Ref: 9

Price \$305,000*



Garden Grove S of Chapman, W of Euclid (63)
Orange County (OR)

Zip 92840-3472

TGNO 798G5

XSTS Lampson & Euclid

Aerial Map

MRM-110102345

[Media: 3](#)

Builder Tract ()

Bed 3
Baths 1
View No View
ASqFt 1,024 Assessor
ALotSize 8,262
Prkng Garage Detached

Style

Model ()
Stories One Level

Floor
HOA Dues \$ + \$
Land Fee
Acres

Land Lse/Yr \$

Dim

Garage, # cars 2 D

Rem

Uncovered Spaces

Cprt

Garages

RV Acc

Range \$: No

Range Price Listing: No

Nice Property In the city of Garden Grove, 3 Bedrooms and 1 bath, Short Sale Subject To lender's Approval.

Directions

Special Conditions: Notice of Default, Short Sale/Subj to Lender Approval**

Rooms

Bedrooms	Living Rm			
Kitchen	Dining			
Total Baths 1	Full Baths 1	3/4 Baths	1/2 Baths	1/4 Baths
Baths Desc				
Other				

Amenities

Pool No Pool
Spa
TV
Firepl Other
Appliances
Other
High or Mid-Rise Amenities
Security

Water Heater

Interior

Heating Cooling Central
Interior Misc
Disability Access Floors

Exterior/Structural

Entry Location
Roof Plumbing
Cond Sprinklers
Structures, Other
Exterior Construction
Common Walls No common walls
Patio
Doors/Windows

Lot Description

APNO 09008107
Lot
Sewer Water District/Public
Distance to Beach (miles)
Zoning
Legal
Water District
Yard
Lot/Block/Tract 14//1302

Community/Association

HS Dist Garden Grove Unified School District
Amenities
Units
Land Fee
City Inspection Required No
Elemen
Junior High Sch
HOA Dues \$ + \$
Land Lse/Yr \$
Mello Roos
Builder's Name

Listing Activity

LP/SqFt \$297.85
Orig Price \$ 325,000
Prev Price \$
Current Price \$305,000

Contact Information

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Voicemail:

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Preferred Phone: 714-724-8826
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Office Phone: 714-724-8812



Primary e-mail address: neilhoang@yahoo.com

Website address: www.BestHomeINC.com

Office Name: **Mac 1 Funding**

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Neil Hoang
Single Family Residence **Detached** **Residential RES Active** **13262 Buena Way** **Garden Grove (GG)** **Price \$305,000** **Ref: 10**
 Fri, Nov 26, 2010 06:41 PM



Orange & Garden Grove, E of Harbor, N of 22 Fwy (72) **Zip 92843-3004** **TGNO 799A7**
Orange County (OR) **XSTS ORANGE & GARDEN GROVE** **Aerial Map**

P745707 [Media: 1](#) **Builder Tract UNKNOWN (OTHR)**
Bed 3 **Style A-Frame** **Model (0)**
Baths 2 **Stories One Level**
View Pool View **Floor**
ASqFt 1,066 Assessor **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**
ALotSize 7,546 **YrBlt 1955 Assessor** **Land Fee**
Prkng Garage Detached **Assessor** **Dim 77x98** **Acres 0.17 Assessor**
Garage, # cars 2 D **Rem 1** **# Uncovered Spaces** **Cprt 1** **# Garages 1** **RV Acc 0** **Range \$: No**

Range Price Listing: No
THIS PROPERTY IS IN A NICE AREA OF GARDEN GROVE, CLOSE TO SCHOOLS, PARKS, AND EASY ACCES TO FREEWAYS 22 AND 5 HURRY THIS ONE WILL NOT LAST LONG FIRST TIME HOME BUYERS THIS IS YOUR DREAM HOUSE
Directions GARDEN GROVE E OF HARBOR N OF 22 FREEWAY CROSS STREETS TRASK AND FARVIEW
Special Conditions: Short Sale/Subj to Lender Approval**

Rooms

Bedrooms **Living Rm**
Kitchen **Dining Other Dining**
Total Baths 2 **Full Baths 2** **3/4 Baths 0** **1/2 Baths 0** **1/4 Baths 0**
Baths Desc
Other

Amenities

Pool In Ground
Spa Other
TV TV Antenna **Water Heater Gas**
Firepl
Appliances Dishwasher
Other
High or Mid-Rise Amenities
Security Fire and Smoke Detection System

Interior

Heating Forced Air **Cooling Other** **Floors Ceramic Tile**
Interior Misc
Disability Access None

Exterior/Structural

Roof Composition/Shingle **Entry Location Other** **Common Walls No common walls**
Cond **Plumbing Full Copper Plumbing** **Patio**
Structures, Other **Sprinklers** **Doors/Windows**
Exterior Construction Stucco

Lot Description

APNO 101-062-41 **Zoning** **Lot/Block/Tract 61//2097**
Lot **Legal**
Sewer In, Connected & Paid **Water Other** **Water District** **Yard**
Distance to Beach (miles)

Community/Association

HS Dist Garden Grove Unified School District **Elemen** **Junior** **High Sch**
Amenities
Units **HOA Dues \$ 0 + \$ 0** **Mello Roos No**
Land Fee **Land Lse/Yr \$**
City Inspection Required No **Builder's Name UNKNOWN**

Listing Activity

LP/SqFt \$286.12 **Orig Price \$ 305,000** **Prev Price \$** **Current Price \$305,000**

Contact Information

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