

Neil Hoang
Single Family Residence Detached

Residential
RES Active 13332 JASPERSON Way

Fri, Nov 26, 2010 06:30 PM
Westminster (WTM) Price \$291,400 Ref: 1



Westminster South of Westminster, W of Beach (60)
Orange County (OR)

Zip 92683-2340
XSTS Arizona St

TGNO 797J7
Aerial Map

MRM-I10122607	Media: 1	Builder Tract ()							
Bed 3		Model ()							
Baths 1	Style	Stories One Level		Floor					
View		YrBlt 1956		HOA Dues \$ + \$				Land Lse/Yr \$	
ASqFt 1,167	Assessor			Land Fee					
ALotSize 7,230				Dim					
Prkng Driveway - Concrete, Garage Attached				Acres					
Garage, # cars 2 A	Rem	# Uncovered Spaces		Cprt		# Garages		RV Acc	Range \$: No

Range Price Listing: **No**
PROPERTY SOLD AS IS WITHOUT REPAIR OR WARRANTY. Features includes: Smoke detectors, ceramic entry, brick lined fireplace. Wood cabinets and ceramic counters in the kitchen, Covered patio, concrete block fencing. All looking at or showing the home should know that the flooring is worn with some tiles missing, carpet is stained and worn; Walls need paint and closet doors are missing. Also the cabinet doors are missing in the kitchen and bathroom. Light and plumbing fixtures are also missing.

Directions
Special Conditions: **REO/Lender-Owned**

Rooms

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

Amenities

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

Water Heater

Interior

Heating **Floor Furnace** Cooling **No Air Conditioning** Floors

Interior Misc
Disability Access

Exterior/Structural

Roof **Composition, Shingle** Entry Location
Plumbing
Sprinklers
Common Walls **No common walls**
Patio **Covered Patio**
Doors/Windows

Cond
Structures, Other
Exterior Construction **Concrete, Stucco/Brick, Wood**

Lot Description

APNO **09639509** Zoning
Lot **Fenced** Legal
Sewer Water Water District
Distance to Beach (miles) Yard **Block Wall**

Community/Association

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

Listing Activity

LP/SqFt **\$249.70** Orig Price **\$ 291,400** Prev Price \$ Current Price **\$291,400**

Contact Information

Presented By: **Neil Hoang, BS, MS**
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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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Pager: **714-724-8812**
Office Phone: **714-724-8812**
Office Name: **Mac 1 Funding**

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Neil Hoang
Single Family Residence **Detached**

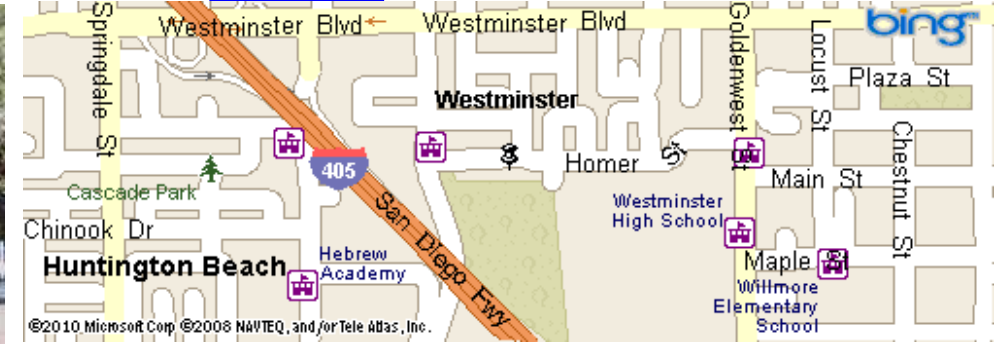
Residential
RES **Active**

6612 Homer St

Fri, Nov 26, 2010 06:30 PM
Westminster (WTM)

Ref: 2

Price **\$310,000***



Westminister South of Westminister, W of Beach (60)
Orange County (OR)

Zip **92683-3724**

TGNO **827G2**

XSTS **Edwards/Westminister**

Aerial Map

R1006116 [Media: 1](#) **Builder Tract Unknown (OTHR)**
 Bed **3** **Model (0)**
 Baths **1** **Style Other** **Stories One Level** **Floor**
View No View **HOA Dues \$ 0 + \$ 0** **Land Lse/Yr \$**
ASqFt 1,379 Assessor **YrBlt 1954 Assessor** **Land Fee**
ALotSize 8,431 Assessor **Dim 60x140** **Acres 0.19 Assessor**
 Prkng
 Garage, # cars **1** **Rem** **# Uncovered Spaces** **Cprt** **# Garages** **RV Acc** **Range \$: No**

Range Price Listing: **No**
*****Bank Approved Short Sale for \$310,000.*** Great Investment Opportunity. Major fixer, Great location. Large Lot.**
 Directions **Edwards & Westminister**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms Living Rm
 Kitchen Dining **Other Dining**
 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 **Private Spa, Above Ground**
 TV Water Heater
 Firepl
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Other Heating** Cooling **No Air Conditioning** Floors **Carpet - Partial, Other**
 Interior Misc
 Disability Access **None**

Exterior/Structural

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

Lot Description

APNO **195-314-06** Zoning Lot/Block/Tract **73//2072**
 Lot Legal
 Sewer **In, Connected & Paid** Water **District/Public** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Huntington Beach Union High 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 **\$224.80** Orig Price \$ **279,900** Prev Price \$ **279,900** Current Price **\$310,000**

Contact Information

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Office Name: **Mac 1 Funding**

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Neil Hoang
Single Family Residence **Detached**

Residential RES **Active** [6382 Bannock Rd](#)

Fri, Nov 26, 2010 06:30 PM
 Westminster (WTM)

Ref: 3

Price **\$349,900***



Westminster North of 405 & Westminster (59)
Orange County (OR)

Zip **92683-2055**
 XSTS **Edwards/Garden Grove Blvd**

TGNO [797F7](#)
 Aerial Map

P750532 [Media: 2](#) **Builder Tract * (OTHR)**
 Bed **4** **Style Other** **Model (*)**
 Baths **2** **Stories One Level**
 View **No View** Floor
 ASqFt **1,235** **Assessor** **YrBlt 1955** **Assessor** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ALotSize **7,210** **Assessor** Dim **70x103** Acres **0.17** **Assessor**
 Prkng **Driveway, Garage - Front Entry, Garage Attached**
 Garage, # cars **1 A** Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
****NICE HOUSE IN QUIET WESTMINSTER NEIGHBORHOOD** **4 bedrooms 1.75 baths plus enclosed patio can be used as 5th bedroom** **new dual-pane windows throughout** ** large backyard**
 Directions [MAPQUEST.COM](#)
 Special Conditions: **Short Sale/Subj to Lender Approval******

Rooms

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

Amenities

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

Interior

Heating **Wall Gas** 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
 Cond Plumbing Patio
 Structures, Other Sprinklers Doors/Windows
 Exterior Construction **Stucco**

Lot Description

APNO **203-373-06** Zoning Lot/Block/Tract **71//1842**
 Lot Legal
 Sewer **In, Connected & Paid** Water District/**Public** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Huntington Beach Union High 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 **\$283.32** Orig Price \$ **399,000** Prev Price \$ **369,900** Current Price **\$349,900**

Contact Information

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Neil Hoang
Single Family Residence **Detached**

Residential RES **Active** **7401 Natal Dr**

Fri, Nov 26, 2010 06:30 PM
Westminster (WTM)

Ref: 5

Price **\$354,000***



N of Bolsa, S of Gr Grv, E of Beach, W of Brookhurst (65)
Orange County (OR) Zip **92683-2263**

TGNO **797H7**

XSTS Hoover/Trask

Aerial Map

P691039 [Media: 1](#) **Builder Tract Other (OTHR)**
 Bed 3 **Model (0)**
 Baths 2 **Style Other** **Stories One Level**
 View **View** Floor
 ASqFt **1,257** **Assessor** YrBlt **1957** **Assessor** HOA Dues \$ **0 + \$ 0** Land Lse/Yr \$
 ALotSize **6,868** **Assessor** Dim **68x101** Acres **0.16** **Assessor**
 Prkng
 Garage, # cars 2 Rem # Uncovered Spaces Cprt # Garages RV Acc Range \$: **No**

Range Price Listing: **No**
Nice property located in the city of Westminster. Short sale approved.
 Directions **GPS**
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms Living Rm
 Kitchen Dining **Eating Area, In Kitchen**
 Total Baths 2 Full Baths 2 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 Both Gas & Wood**
 Appliances
 Other
 High or Mid-Rise Amenities
 Security

Interior

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Carpet - Partial, Ceramic Tile, Wood**
 Interior Misc
 Disability Access **Main Level Entry**

Exterior/Structural

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

Lot Description

APNO **096-465-16** Zoning Lot/Block/Tract **27//3165**
 Lot Legal
 Sewer **In Street Paid** Water **District/Public** Water District Yard
 Distance to Beach (miles)

Community/Association

HS Dist **Huntington Beach Union High 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 **\$281.62** Orig Price \$ **329,000** Prev Price \$ **329,000** Current Price **\$354,000**

Contact Information

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Neil Hoang
Single Family Residence Detached

Residential RES Active
8842 Jennrich Ave

Fri, Nov 26, 2010 06:30 PM
Westminster (WTM) Ref: 7
 Price **\$370,000***



N of Bolsa, S of Gr Grv, E of Beach, W of Brookhurst (65) Orange County (OR)

Zip **92683-4620**
 XSTS **Newland.Jennrich**

TGNO **828B2**
 Aerial Map

S636078	Media: 12	Builder Tract other (OTHR)				
Bed 3	Style Cape Cod	Model (B)	Stories One Level	Floor	HOA Dues \$ 0 + \$ 0	Land Lse/Yr \$
Baths 1	View Greenbelt	YrBlt 1955 Assessor	Assessor	Dim 60x116	Land Fee	Acres 0.16 Assessor
ASqFt 897	ALotSize 6,960	Prkng				
Garage, # cars 2	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc	Range \$: No

Range Price Listing: **No**
Remodeled!!! Lot of house and upgrades for the price! Almost everything in this house has been replaced. Original house with hardwood floors, beautifully remodeled kitchen featuring granite counter, new cabinets, newer appliance, new windows, new landscape. Great neighborhood, close to schools, shopping, restaurants and the freeway. Must See to appreciate>
 Directions **North Newland, past Hazard and turn right on Jennich.**
 Special Conditions: **Standard Sale or Lease/None**

Rooms

Bedrooms	Living Rm			
Kitchen	Dining In Kitchen			
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 Other Heating	Cooling No Air Conditioning	Floors Wall-to-Wall Carpet, Wood
Interior Misc		
Disability Access None		

Exterior/Structural

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

Lot Description

APNO 097-422-02	Zoning	Lot/Block/Tract 24//2690
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		

Listing Activity

LP/SqFt \$412.49	Orig Price \$ 400,000	Prev Price \$ 400,000	Current Price \$370,000
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Contact Information

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Neil Hoang
Single Family Residence Detached

Residential RES Active
 14391 Joyce Ave

Fri, Nov 26, 2010 06:30 PM
 Westminster (WTM) Price \$374,900* Ref: 8



Westminster South of Westminster, W of Beach (60)
Orange County (OR)

Zip **92683-4303**
 XSTS **Beach Blvd and 13th Street**

TGNO **827J2**
 Aerial Map

P754266	Media: 30	Builder Tract ** (OTHR)						
Bed 3		Model (*)						
Baths 2	Style Ranch	Stories One Level		Floor				
View No View				HOA Dues \$ 0 + \$ 0			Land Lse/Yr \$	
ASqFt 1,000	Assessor	YrBlt 1954	Assessor	Land Fee				
ALotSize 7,644				Dim	Acres 0.18	Assessor		
Prkng								
Garage, # cars 2	Rem 1	# Uncovered Spaces		Cprt 0	# Garages 1		RV Acc	Range \$: No

Range Price Listing: **No**
New kitchen cabinets, New interior paint, New exterior paint, New dishwasher, New stove, New crown moldings, New Laminate flooring, New ceramic tile in kitchen and bathrooms, Remodeled bathrooms, New baseboards, New interior doors, New granite kitchen countertop. Huge lot with possible RV access. This home is close to shopping centers, transportation and has easy freeway access.

Directions **See mapquest.**
 Special Conditions: **Standard Sale or Lease/None**

Rooms

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

Amenities

Pool **No Pool**
 Spa **No Spa**
 TV **Cable TV**
 Firepl
 Appliances **Built-In & Freestanding Range, Dishwasher**
 Other **Turnkey**
 High or Mid-Rise Amenities
 Security

Interior

Heating **Wall Gas**
 Interior Misc **Crown Moldings**
 Disability Access **None**

Cooling **No Air Conditioning**

Floors **Ceramic Tile, Laminate**

Exterior/Structural

Roof **Composition**
 Cond **As Is**
 Other **Termite Clearance**
 Structures, Other
 Exterior Construction **Stucco**

Entry Location **Ground Level w/steps**
 Plumbing **Partial Copper Plumbing**
 Sprinklers

Common Walls
 Patio
 Doors/Windows

Lot Description

APNO **096-383-11**
 Lot
 Sewer **In, Connected & Paid**
 Distance to Beach (miles)

Zoning **r1**
 Legal
 Water District **District/Public**

Lot/Block/Tract **10//1961**
 Yard **Block Wall, Wood**

Community/Association

HS Dist **Huntington Beach Union High School District**
 Amenities
 Units
 Land Fee
 City Inspection Required **No**

Elemen
 Junior
 High Sch

HOA Dues \$ **0 + \$ 0**
 Land Lse/Yr \$

Mello Roos **No**

Builder's Name *

Listing Activity

LP/SqFt **\$374.90**
 Orig Price \$ **385,000**
 Prev Price \$ **385,000**
 Current Price **\$374,900**

Contact Information



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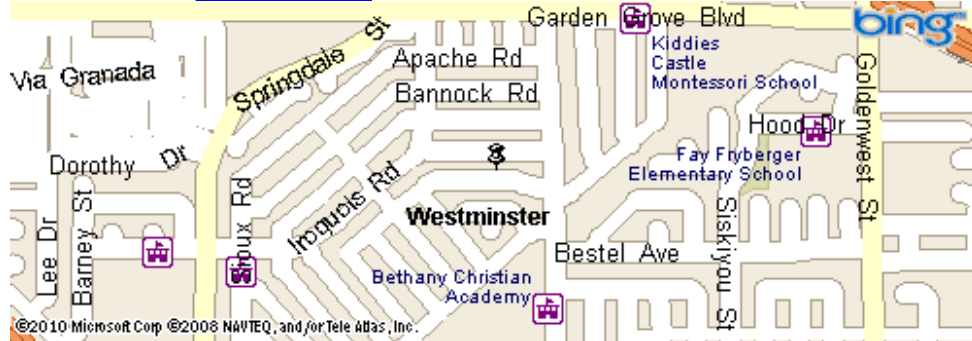
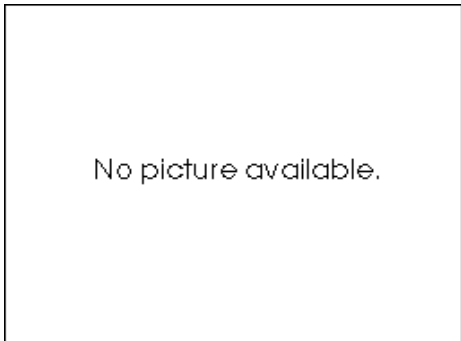
Neil Hoang
Single Family Residence Detached

Residential RES Active
6421 Kiowa Rd

Fri, Nov 26, 2010 06:30 PM
Westminster (WTM)

Ref: 9

Price **\$375,000**



Westminster North of 405 & Westminster (59)
Orange County (OR)

Zip **92683-**
XSTS Edwards/Westminster

TGNO **797F7**
 Aerial Map

P754255	Media: 0	Builder Tract other (OTHR)				
Bed 4	Style Contemporary	Model (*)				
Baths 2		Stories One Level		Floor		
View No View				HOA Dues \$ 0 + \$ 0	Land Lse/Yr \$	
ASqFt 1,235 Assessor		YrBlt 1955 Assessor		Land Fee		
ALotSize 7,200		Assessor	Dim	Acres		
Prkng						
Garage, # cars 1	Rem	# Uncovered Spaces	Cprt	# Garages	RV Acc	Range \$: No
Range Price Listing: No						

Directions [see map](#)
 Special Conditions: **Short Sale/Subj to Lender Approval****

Rooms

Bedrooms			Living Rm		
Kitchen			Dining	Eating Area	
Total Baths 2	Full Baths 1	3/4 Baths 1	1/2 Baths 0	1/4 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 **Central** Cooling **No Air Conditioning** Floors **Carpet - Partial**
 Interior Misc
 Disability Access **None**

Exterior/Structural

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

Lot Description

APNO 203-383-22	Zoning	Lot/Block/Tract 159//1842
Lot	Legal	
Sewer In, Connected & Paid	Water District/Public	Yard
Distance to Beach (miles)		

Community/Association

HS Dist Huntington Beach Union High 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 \$303.64	Orig Price \$ 375,000	Prev Price \$	Current Price \$375,000
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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
 5791 JONES Ave

Fri, Nov 26, 2010 06:30 PM
 Westminster (WTM)

Ref: 10

Price \$379,900



Westminster South of Westminster, W of Beach (60)
 Orange County (OR)

Zip 92683-2412
 XSTS Per Mapquest

TGNO 725B5
 Aerial Map

MRM-E10067932

[Media: 1](#)

Builder Tract ()

Bed 3
 Baths 2
 View No View
 ASqFt 1,345 Assessor
 ALotSize 6,500
 Prkng Garage Detached

Style

Model ()
 Stories One Level
 YrBlt 1962

Floor
 HOA Dues \$ 0 + \$
 Land Fee
 Acres

Land Lse/Yr \$

Garage, # cars 2 D

Rem

Uncovered Spaces

Dim

Cprt # Garages

RV Acc

Range \$: No

Range Price Listing: No

Nice property for 1st time buyer

Directions Per Mapquest

Special Conditions: Short Sale/Subj to Lender Approval**

Rooms

Bedrooms	Living Rm			
Kitchen	Dining			
Total Baths 2	Full Baths 2	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 Baseboard	Cooling Other	Floors
Interior Misc		
Disability Access		

Exterior/Structural

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

Lot Description

APNO 20322307	Zoning	Lot/Block/Tract 0//0
Lot	Legal	
Sewer Sewer	Water District	Yard
Distance to Beach (miles)		

Community/Association

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

Listing Activity

LP/SqFt \$282.45	Orig Price \$ 379,900	Prev Price \$	Current Price \$379,900
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Contact Information

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