

# Client Summary Report

Listings as of 01/20/16 at 11:19pm

**Active 01/17/16**      **Listing # 216000703**      **8990 N Ventura Ave, Ventura, CA 93001**      **Listing Price: \$649,000**  
**County: Ventura**      **Cross St: Nye Road**      **Map: 461, A4**      **Original Price: \$649,000**



<b>Property Type</b>	Residential Income	<b>Property Subtype</b>	Residential Income
<b>Area</b>	Ventura-Ventura Ave	<b>Subdiv/Tract</b>	Not Applicable-VC21
<b>Beds</b>	3	<b>Approx Square Feet</b>	1500 Estimated
<b>Baths(FTHQ)</b>	2 (1 1 0 0)	<b>Price/Sq Ft</b>	\$432.67
<b>Garage Space</b>	0	<b>Lot Sq Ft(approx)</b>	28946 ((Public Records))
<b>Year Built</b>	1942	<b>Lot Acres (approx)</b>	0.6645
<b>APN/Tax ID</b>	0610181330		
<b>DOM</b>	3		

**Directions** Property is located in Casitas Springs. From Ventura, Hwy 33 to Casitas Springs. Formerly Moody's Equipment rental.

**Marketing Remark** Formerly Moody's Equipment rental. Attention investors and contractors. According to public records this property is being taxed as commercial/residential mixed use. The buildings on this property were built prior to 1943. The main house is occupied. The smaller house was being used as an office. The commercial building is situated at front of property. Even though this is described as a fixer, the lot is large .66 acres with a wide variety of commercial and residential possibilities. Please call with any questions. Must have appointment to view.

**Presented By:**

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