


Client Detail with Addl Pics Report

Listings as of 07/24/10 at 12:59am

Active 07/17/10	Listing # 21403518 County: Riverside	81681 San Cristobal Ave Indio, CA 92201-7749 Cross St: 48th	Listing Price: \$89,900 Map: 5470, D3
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	Prop Type	Mobile Home	Prop Subtype(s)	Mobile Home
	Area	314-Indio S. Of E.	Subdivision	Coronado Gardens
	Beds	2	Approx SqFt	1616
	Baths	1.75	Price/Sq Ft	\$55.63
	Year Built	1985	Lot Sq Ft (approx)	3920
	APN	616180002	Lot Acres (approx)	0.090





Directions From I-10 or Hwy 111 take Monroe South to 48th St. Coronado Gardens will be on your right. There is no gate code but you usually will not have to wait long to follow someone in.

Public Marketing Remark Looking for high quality senior housing at an affordable price? You found it! This property is NOT an REO or short sale. Let others wait in line and be disappointed while you close escrow! Unlike what many call trailer parks, you own the land! There is no space rent, only a very low HOA. There's plenty of room for your furniture in this spacious 1600 square foot home! The seller says the roof, air conditioner and heat coils were just replaced and the plumbing is copper. There's high quality carpeting throughout accented by pegged wood oak. Outside there's an oversized shed and ample parking. The front and back patios are perfect for entertaining or you can socialize at the community club house, swimming pool/spa, putting green, or gym. Ask your agent to download the attached document which explains why manufactured homes are often a better value than stick built!

Park Name	Coronado Gardens	Park Type	Senior
Association Features	Assoc Gym/Exercise, Assoc Maint/Lndscp'g, Assoc Pet Rules-Call, Assoc Pool, Assoc Spa		
Building Description	Cathedral/Vaulted, Freestanding, Manufactured Home		
Interior / Exterior	Ceiling Fan, Patio, Storage Space, Window Blinds		
Lot / Community Description	CC&R's, Gated Community, Manuf. Home Allowed, Rv Access/Prkg (Fee), Senior Community		
Special Features & View	Home Warranty Plan		
Additional Property Features		Manager Land	J & W Management Fee
Lot #	6	Laundry	Area
Roof	Composition (Recently replaced per seller)	Amenities	Community Pool, Community Spa, Electric Gate, Exercise Room
Appl. Incl. in Sale	Dishwasher, Garbage Disposal, Refrigerator, Washer, Dryer, Built-In Gas Pier Jacks (Appears fixed)	Air Conditioning	Yes (Seller says replaced this year)
Foundation		Garage	None
Heating Type	Forced Air	# of Carports	#1
AC Type	Central (Also evaporative cooler)	Water Source	District
Parking Description	Other-See Remarks (Car Port)	RV Parking	Yes (Fee Unknown)
Floors	Vinyl Tile, Wood, Wall-To-Wall Carpet		
Sewer Status	In Connected & Paid		
Seller Agr. to Rmain	No		
Financial Information		Short Pay Terms	No
Trnsfr of Possession	Close of Escrow	U Serial #	M16011M013
Special Circumstances		Lic 1	TBD
Notice Default Filed	No	DOH2	CAL320510
REO/Bank Owned	No	XX Serial #	M36011M013
Assoc. Fees /Mo.	\$150.00	Lic 3	TBD
DOH1	CAL320509		
X Serial #	M26011M013		
Lic 2	TBD		
DOH3	CAL320511		
Furnished	No		

 July 2010	Presented By: Lance C Frank Lic: 01785371 Home: 760-610-9282 Direct: 760-899-6805 Fax: 760-777-7571 E-mail: Broker@LanceFrank.com Web Page: http://www.LanceFrank.com	Tarbell REALTORS Lic: 00953726 47100 Washington St., Ste. 101 La Quinta, CA 92253 760-777-7570 Fax : 760-777-7571
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