

Client Detail with Addl Pics Report

Listings as of 05/12/09 at 10:31am

Active 05/03/09	Listing # 90035728 County: El Dorado	3841 Ponderosa Rd Shingle Springs, CA 95682-8801	Listing Price: \$399,900 Map: 218, D3 See Map
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Prop Type	Business Opportunity	Prop Subtype(s)	School
Area	12603	Price/Sq Ft	\$
APN	070-270-06-10	Lot Sq Ft (approx)	50268
DOM/CDOM	7/7	Lot Acres (approx)	1.154



Directions Hwy 50 to Ponderosa Rd/So Shingle Exit - go North just past Foxwood to property/daycare on right (No Sign!)

Property Description Great Investor Opportunity - BRIGHT BEGINNINGS Preschool&Childcare Center - Special Use Permit for Preschool runs w/the land - Residency not required - 2020 sq ft single story w/infant room - 1 Acre+ w/open parking - nice playground & outbldgs - 2008 gross income \$16,750 per month - great location off Hwy 50 at Ponderosa Rd/So Shingle Exit just before Ponderosa High School.

Zoning	Res	Variable Price	No
Lot Dimensions	One Acre	Business Name	Bright Beginnings Preschool&Childcare
Age Range	3 - 5 Years Old	Bldg Use-Type Of Bus	Day Care Center
Location	Other-Rmks	Hours Access	Open Monday-Friday Public Trans Nearby, Other-Rmks
Number of Employees	1-5	Labor Information	Non-Union
Parking Seating	11-30 Spaces Other-Rmks	Sale Price Includes	Inventory, Real Estate, Special Permits
Transaction Type	For Sale	Lease Terms	Other-Rmks
Current Lease	None	Miscellaneous	None
Disability Features	Ramp	Security Features	Smoke Detector
Existing Financing	Other-Rmks	Terms	Cash
CC&Rs	No	Bonds/Asmts/Taxes Possession	Unknown Close of Escrow
Showing Instructions	Call Listing Agent, Restricted Hours		

Presented By:



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