

Client Detail with Addl Photos Report

Listings as of 07/30/09 at 1:03pm

Active 05/01/09	Listing # 90035058 County: El Dorado	3841 Ponderosa Rd Shingle Springs, CA 95682-8801 Cross St: Foxwood	Listing Price: \$389,900 Map: 218, D3 See Map
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Prop Type	Residential Income	Prop Subtype(s)	Other
Area	12603		
Year Built	1978	Price/Sq Ft	\$
APN	070-270-06-10	Lot Sq Ft (approx)	50268
DOM/CDOM	63/63	Lot Acres (approx)	1.154



School County El Dorado **ELEM** Buckeye Union **JRHI** Buckeye Union **HIGH** El Dorado Union High

Directions Hwy 50 to Ponderosa Rd/So Shingle Exit - go North just past Foxwood to property on right (No Sign) - Restricted hours by appt only.
Property Description Great Investor Opportunity - BRIGHT BEGINNINGS Preschool&Childcre Center - Special Use Permit for Preschool runs w/the land - Residency not required - 2020 sq ft single story w/infant room - 1 Acre+ with open parking - nice playground & outbldgs - 2008 gross income \$16,750 per month - great location off Hwy 50 at Ponderosa Rd Exit just before Ponderosa High School.

Zoning	Res	Variable Price	No
Lot Dimensions	One Acre	Style Description	Ranch
Unit Information		Unit 1 Full Baths	2
Unit 1 Bedrooms	3	# of Stories	1 Story
Unit 1 Apx Sq Ft	2020	Total # Individ Units	1
Total # of Bldgs	1	Total # Leasable	1
# of 3 Bedroom Units	1	Source - Rental Info	Owner
Total # Leased	1	Heat	Central, Propane
Air	Central	Furnished	None
Floor Covering(s)	Linoleum/Vinyl	Tenant Pays	Other-Rmks
Kitchen Appliances	Dishwasher, Range Elec F/S, Other-Attch	Security Features	Smoke Detector
Miscellaneous	Patio Covered		

Disability Features Ramp
Parking Open
Roof Description Comp Shingle
Amenities Decking, Playground, RV/Boat Storage, Other-Rmks
Expenses Include Accounting, Advertising, Depreciation, Insurance, Licenses, Maintenance Grounds, Maintenance Struct, Property Tax, Repairs, Salary Employee(s), Taxes-Business, Trash Removal, Utilities
Income Includes Other-Rmks
Existing Lease Other-Rmks
HOA No

Equipment Cable TV Available, DSL Possible
Construction Frame
Exterior Wood
Energy Features Ceiling Fan(s), Dual Pane Partial
Disclosures/Reports Advertising Lic Prmt, Use Permit
Gross Annual Income \$201000
Terms Cash, Conventional
CC&Rs No

Presented By:



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