

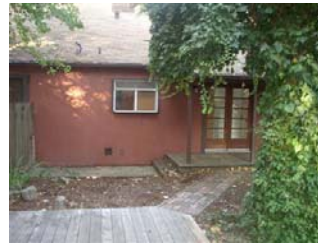
Client Detail with Addl Pics Report

Listings as of 07/11/08 at 11:11am

Sold 02/09/07	Listing # 60116056 County: Sacramento	4232 U St Sacramento, CA 95817 Cross St: 42nd	Listing Price: \$285,000 Map: 297, H7 See Map
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Prop Type	Residential	Prop Subtype(s)	1 House on Lot
Area	10817	Subdivision	Elmhurst
Beds	2	Apx SqFt-Primary Res	965 Assessor/Agt-Fill
Baths(FH)	1 (1 0)	Price/Sq Ft	\$295.34
Year Built	1937	Lot Sq Ft (approx)	4356
APN	011-0118-005	Lot Acres (approx)	0.100
DOM/CDOM	96/96		



School County Sacramento	ELEM Sacramento Unified	JRHI Sacramento Unified	HIGH Sacramento Unified
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Directions 2 Streets North of UC Davis Medical Center at 42nd to U Street.

Property Description REDUCED \$35K-Sold AS IS-Walk to UCD Med Cntr/Lite Rail-Elmhurst Area-1937 Bungalow 965sf-Open Floor Plan 2Bed/1Bath-Hrdwd Floors-Updated Paint Colors-Crown Mlding-Builtin Cabinetry-True Lath/Plaster Walls-Dining Rm-Central H&A-Ceiling Fans-Detached 1Car Garage-Fenced Back Yd w/Cvrd Porch-Brinks Alarm System.

Selling Price \$285,000 Original Price 334,999	Selling Date 02/09/07 SP % LP 100.00	Pending Date 01/20/07
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Selling Information	Escrow Company
Escrow Number 42563584	Financial Title
General Information	Variable Price Subtype No
Zoning Res	Detached, Fixer
Lot Dimensions 4, 356	Description
Style Description Cottage/Bungalow	Construction Frame, Wood
Foundation Raised	Exterior Wood
Roof Description Comp Shingle	Stories 1 Story
Garage 1 Car Detached	Baths Other Remodeled/Updated, Tile, Tub w/Shower Over
Floor Covering(s) Tile, Wood	Laundry Gas Hook-Up, Inside Area, Washer/Dryer Includ
Dining Description Dining/Living Combo	Description Counter Tile
Kitchen Appliances Microwave B/I, Range Gas B/I	Kitchen Description
Fireplace Desc Living Room	No. Of Fireplaces 1
Miscellaneous	CC&Rs Yes
HOA No	Site Location Other-Rmks
Site Description Level	Pool None
Road Description Public Maintained	Horse Property No
Landscape Fenced Back, Front	Equipment Cable TV Available
Improvements Sidewalk/Curb/Gutter	