



2872 VISTA ACEDERA
 CARLSBAD, CA 92009
 County **SAN DIEGO**
 Parcel Number **255-311-03-00**
 Thomas Guide
 Legal Description
LOT 1043

Property Details

Year Built	2001	Zoning	R1
Type	SFR	Units	1
Beds	5	Baths	3
SqFt	3,408	Lot Size	0
Rooms	0	Stories	0
Garage	2	HVAC	
Pool	0	Fireplace	0

Value & Equity

Value	\$1,015,584	\$298/sf (03/17/09)
Loans	\$1,250,000	123%
Equity	\$-234,416	-23%
Rent	\$2,382	Cap Rate 2.81%

Tax Assesment

Assessed Yr	2007	Annual Taxes	\$9,128
Total	\$788,383	Est. Tax Rate	1.16%
Land	\$413,488	Delinquent Tax	\$0
Improved	\$374,895	Delinquent Yr	0

Owner Name & Mailing Address

TERRY, JANET
 8020 PASEO ALMENDRO
 CARLSBAD, CA 92009
 Phone:

Foreclosure Stage: Auction

Sale Date	05/01/09	Published Bid	\$1,050,847
		Opening Bid	\$0
Sale Status	Active	Notice Date	07/01/08
Postponed For	Beneficiary Request	Document #	352799
Sale Date	05/01/09	Sale Time	10:00:00
Prior Date	04/01/09	Sale Location	250 E MAIN ST EL CAJON
Original Date	07/17/08		
Loan Date	04/26/07	Loan Amount	\$1,000,000
Loan Doc #	285690	Loan Position	1
Trustee	QUALITY LOAN SERVICE CORP 2141 5TH AVE SAN DIEGO, CA 92101 714-573-1965		
TS Number	CA-08-145457-SH		
Lender			

Transaction History

Type	#	Date	Doc #	Grantee	Amount
Transfer		08/28/01	612752	FURIOSO, CARMINE A & DONNA A	\$0
Transfer		04/26/07	285688	TERRY, JANET	\$1,250,000
Loan	1st	04/26/07	285690	FIRST MAGNUS FINANCIAL CORP	\$1,000,000
- NTS		07/01/08	352799	QUALITY LOAN SERVICE CORP	\$1,050,847
Loan	2nd	04/26/07	285691	FIRST MAGNUS FINANCIAL CORP	\$250,000

Notes