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A photograph of a two-story apartment building with a light-colored exterior and a dark roof. A large, mature tree stands in the foreground on the right side of the frame. A concrete walkway leads from the bottom left towards the building's entrance. A white car is partially visible on the right side of the image. The sky is clear and blue.

2

3

4

An aerial photograph of a coastal town, likely Santa Monica, California. The image shows a dense residential area with various houses and buildings. A prominent green field, possibly a park or sports field, is visible in the center. The town extends to a sandy beach and the ocean. In the background, mountains are visible under a clear blue sky. The word "COMLE" is visible in the bottom left corner.

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38397	Single Family Residence	978 Jasper Avenue, Ventura, CA 93004	4	3	1,634 SqFt	5,227 SqFt	1985	\$895,000
	Directions: Take Telephone Rd to Jasper Ave. Between Cachuma Ave. and Petit Ave. Above Telephone. Original List Price: \$895,000 Pool: No MLS Area: VC27 - Ventura - Kim-Wells Stories Total: 2 Spa: No Subdivision: Woodside Cottages 2 - 404302 ADU Y/N: No DOM: 3 CDOM: 3								

In-Person Broker Open House 09/17/2026 10:00 AM to 12:30 PM

Comments: We will be raffling out a \$50 Amazon gift card. Come visit us and bring your business cards!

Showing Instructions: Text Alheli for an appointment at 310-365-7422. Owner has two cats. Please leave all exterior doors shut at all times.

Private Remarks: Text or call Alheli with any questions at 310-365-7422. 4th bedroom was opened up and made into an office. Technically 3 bedroom but 4 bedroom per tax roll. Buyer to assume solar lease. 10 years into a 20 year contract. \$115.64/month.

Listing Agent: Liz Donnelly CalDRE# 01458117 **Listing Office:** RE/MAX Gold Coast REALTORS CalDRE# 01220383

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38454	Single Family Residence	1220 Johnson Drive 78, Ventura, CA 93003	2	2	1,680 SqFt	3,484 SqFt	1983	\$625,000
	Directions: From the 101 Freeway: Exit Victoria North, right turn on Telephone Rd. Proceed several blocks, turn right on Johnson Dr; then immediately into Rancho Ventura. GATED COMMUNITY, call agent for gate code. Original List Price: \$625,000 Pool: Yes MLS Area: VC26 - Ventura-Vict- Kimball Lock Box Location: Front Door/ DO NOT LOCK Security Screen Stories Total: 1 Spa: Yes Subdivision: Rancho Ventura - 3331 ADU Y/N: No DOM: 9 CDOM: 9								

In-Person Broker Open House 09/17/2026 10:00 AM to 12:00 PM

Comments: Re-caravan due to heat last week. Hosted by Niloo Cornett. Mini pastries & donuts, bananas & grapes. GATE WILL BE OPEN. Go to Boblink, east most street, turn right go south. 2nd to last house. Come see #78 and #107. Both open today!

Showing Instructions: Call listing agent once active.

Private Remarks: Seller requests Fidelity Title and Escrow ~ Pam Mindrup. Preliminary Title Report and NHD for Natural Hazards will be loaded in attached documents. Please submit offers with 3% deposit and proof of funds and/or a pre-approval. Buyers will need to qualify with Rancho Ventura. There are CC&R's.

Listing Agent: Laurie Rutledge CalDRE# 01156115 **Listing Office:** Coldwell Banker Realty CalDRE# 00616212

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38712	Single Family Residence	1220 Johnson Drive 107, Ventura, CA 93003	2	2	1,680 SqFt	3,920 SqFt	1982	\$650,000
	Directions: From Victoria: right/east on Telephone Rd. Property is on the corner of Johnson Dr and Telephone Rd. #107 is on the corner of Kiwi and Boblink. Plenty of guest parking next to the property. Original List Price: \$650,000 Pool: Yes MLS Area: VC26 - Ventura-Vict- Kimball Lock Box Location: Front Door (key works screen too) Stories Total: 1 Spa: Yes Subdivision: Rancho Ventura - 3331 ADU Y/N: No DOM: 5 CDOM: 5								

In-Person Broker Open House 09/17/2026 10:00 AM to 12:00 PM

Comments: Hosted by Laurie 10-Noon. Mini pastry and donuts, bananas and grapes! Come by and say HI! GATE WILL BE OPEN; check out map and proceed to Bobolink & Kiwi St in NE corner of community. Both 107 & 78 open today and Sunday 1-3pm. One of the best Rancho Ventura's out there!

Showing Instructions: Call/Text Laurie Rutledge 805-340-4854 with preferred showing time.

Private Remarks: It's a nice one!! Call/text first with preferred showing time. Laurie Rutledge 805-340-4854. 3% EMD and proof of funds/pre-approval with offers please. Seller would like to select services: Fidelity Title & Escrow-Pam Mindrup. Snap NHD Property currently has a leased tank exchange water softener.

Listing Agent: Laurie Rutledge CalDRE# 01156115 **Listing Office:** Coldwell Banker Realty CalDRE# 00616212

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38772	Single Family Residence	5538 Kamet Court, Ventura, CA 93003	4	2	2,057 SqFt	9,583 SqFt	1974	\$1,570,000



Directions: Foothill to Skyline, 2nd right on Valley View, left on Rainier, left on Alverstone, right on Kamet Ct

Original List Price: \$1,570,000	Pool: No	MLS Area: VC29 - Ventura-N Poli/Fthll	Lock Box Location: Gas meter, right of garage
Stories Total: 2	Spa: No	Subdivision: Skyline Estates - 1636	
ADU Y/N: No			
DOM: 1			
CDOM: 1			

In-Person Broker Open House 09/17/2026 10:00 AM to 2:00 PM

Comments: Go Direct, Sentri on gas meter to right of garage door.

Showing Instructions: Please text 805-453-5566 with time and your contact info, then go, Sentri on Gas meter to right of garage. Call if you have any questions.

Private Remarks: Property is in a trust, Please text 805-453-5566 with time and your contact info, then go, Sentri on Gas meter to right of garage. Call if you have any questions.

Listing Agent: Erik Moen CalDRE# 01747884 **Listing Office:** RE/MAX Gold Coast REALTORS CalDRE# 01220383

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-36190	Mixed Use	4125 Market Street 6 & 7, Ventura, CA 93003			SqFt	2,476 SqFt	1985	\$775,000
Directions: Main St. to Donlon to Market									
Original List Price: \$875,000 Zoning: M-P- MLS Area: VC25 - Ventura-Mills- Lock Box Location: Unit Stories Total: 1 D Vict 6 Water Source: Public Electric: 220 Volts; Electricity - On Property									
In-Person Broker Open House 09/17/2026 9:30 AM to 4:00 PM Comments: Mark will be there from 9:30 to 10:30. Lock box access after 10:30. Showing Instructions: Call Mark at 805-794-8069 Private Remarks: Square foot is based on HOA and Cert. of Occupancy Unit 6 square foot 1148 HOA \$275 Unit 7 square foot 1328 HOA \$318 HOA includes Water, Sewer and Trash Listing Agent: Mark Chacon CalDRE# 01464109 Listing Office: Coldwell Banker Realty DRE# 00616212									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38653	Single Family Residence	397 Palomares Avenue, Ventura, CA 93003	3	3	2,379 SqFt	8,276 SqFt	1954	\$1,340,000
Directions: Between Loma Vista and Foothill Blvd.									
Original List Price: \$1,340,000 Pool: No MLS Area: VC25 - Ventura-Mills-Vict ADU Y/N: No Spa: No DOM: 7 CDOM: 7									
In-Person Broker Open House 09/17/2026 10:00 AM to 12:30 PM Comments: Bagels served Showing Instructions: Call or text Suzzi at 805.415.7625 with your date and time, but wait for confirmation. The owner has dogs and an indoor cat. Please provide as much time as possible for showings. Indoor cat on property; please keep doors closed. Private Remarks: Please do not let the cat outside. Send your offer with RPA, POF, and pre-approval to suzzikoenigbrown@bhhsca.com. No love letter will be accepted. Owner died peacefully of natural causes at the property. Trust sale, no approval needed. Buyers and buyer's agent advised to verify accuracy of the information. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. Listing Agent: Suzzi Koenig-Brown CalDRE# 02142536 Listing Office: BHHS California Properties CalDRE# 01317331									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38767	Condominium	1068 Stravinsky Lane, Ventura, CA 93003	3	3	1,660 SqFt		1987	\$799,990
Directions: North on Portola Road from Telephone Road, Left on Sullivan, Left on Gilbert.									
Original List Price: \$799,990 Pool: Yes MLS Area: VC25 - Ventura-Mills-Vict Stories Total: 2 Spa: Yes Subdivision: Weston Cape Regatta 2 - 405702 ADU Y/N: No DOM: 1 CDOM: 1									
In-Person Broker Open House 09/17/2026 10:00 AM to 12:00 PM Comments: TREATS! No open houses per seller so minimal signs, use google maps if you are unfamiliar with Weston Cape. Showing Instructions: Broker tour 9/17 and then private showings by appointment with agent. Private Remarks: No Open Houses per seller who occupies property. Exterior maintenance and termite work by HOA. Home held in Trust. Listing Agent: John McNally CalDRE# 01881734 Listing Office: RE/MAX Gold Coast REALTORS CalDRE# 01220383									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37050	Condominium	1740 Tanager Street 2-102, Ventura, CA 93003	2	2	1,154 SqFt		2006	\$549,000



Directions: Ralston Street to Robin, right on Tanager Street, home is on the left not far from the pool. First level.

Original List Price: \$620,000 **Pool:** Yes **MLS Area:** VC26 - Ventura-Vict-Kimball **Lock Box Location:** Front door
Stories Total: 1 **Spa:** Yes
ADU Y/N: No

DOM: 85
CDOM: 85

In-Person Broker Open House 09/17/2026 9:00 AM to 5:00 PM

Comments: If you have a 55+ buyer looking in Ventura, this one deserves another look. NOT HOSTED (I have jury duty!) but on Sentikey box. 🏡 2 bedrooms | 2 baths | Ground floor 🚗 Attached tandem 2-car garage with direct access 🌳 Low-maintenance Ventura lifestyle 💰 **NEW PRICE:** \$549,000 For perspective, my seller purchased this home for \$525,000 in 2021, and the same model sold for \$650,000 in 2024. PLUS with an acceptable offer, seller will consider PREPAYING ONE FULL YEAR OF HOA DUES!

Showing Instructions: Please call or text Loretta 805-901-3381 with time and text business card PRIOR to showing. Family may be there from time to time. Sentrilock box on porch rail, located down to your left when you enter the patio gate.

Private Remarks: INCENTIVE with acceptable offer: Seller will prepay the first year of HOA dues! Call for more info! Home is staged.

Listing Agent: Loretta Barbar CalDRE# 01989245 **Listing Office:** RESOURCE REAL ESTATE CalDRE# 01967296

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1-37534 3975 Telegraph Road 26, 1 1 396 SqFt 500 SqFt 2022 \$175,000
Ventura, CA 93003

Directions: From Mills Take Telegraph East and you will see Buena Villa MHP on left across from YMCA.

Original List Price: \$189,000 **Pool:** No **MLS Area:** VC25 - Ventura-Mills-Vict **Lock Box Location:** Front door
Spa: No **Subdivision:** Buena Villa MHP - 0283

DOM: 69
CDOM: 69

In-Person Broker Open House 09/17/2026 10:00 AM to 2:00 PM

Comments: Vacant go direct sentrilock on front door.

Showing Instructions: Please text agent requested day and time and once confirmed go direct. Sentrilock on door. Seller to use Belinda Levy Pacific Coach Escrow. Please submit offer with POF and pre approval to AHall@livsothebysrealty.com

Private Remarks: Park is under rent control and soon will have only water sewer trash paid and the new owner will be billed separately for gas and electric. Make offer the seller wants this sold now.

Listing Agent: Amy Hall CalDRE# 01957427 **Listing Office:** LIV Sotheby's International Realty CalDRE# 01904034

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1-38755 Single Family Residence 1233 Winford Avenue, 4 2 1,430 SqFt 5,662 SqFt 1964 \$899,000
Ventura, CA 93004

Directions: Turn off of aberdare onto winford.

Original List Price: \$899,000 **Pool:** No **MLS Area:** VC27 - Ventura - Kim-Wells **Lock Box Location:** Front door
Stories Total: 1 **Spa:** No
ADU Y/N: No

DOM: 2
CDOM: 2

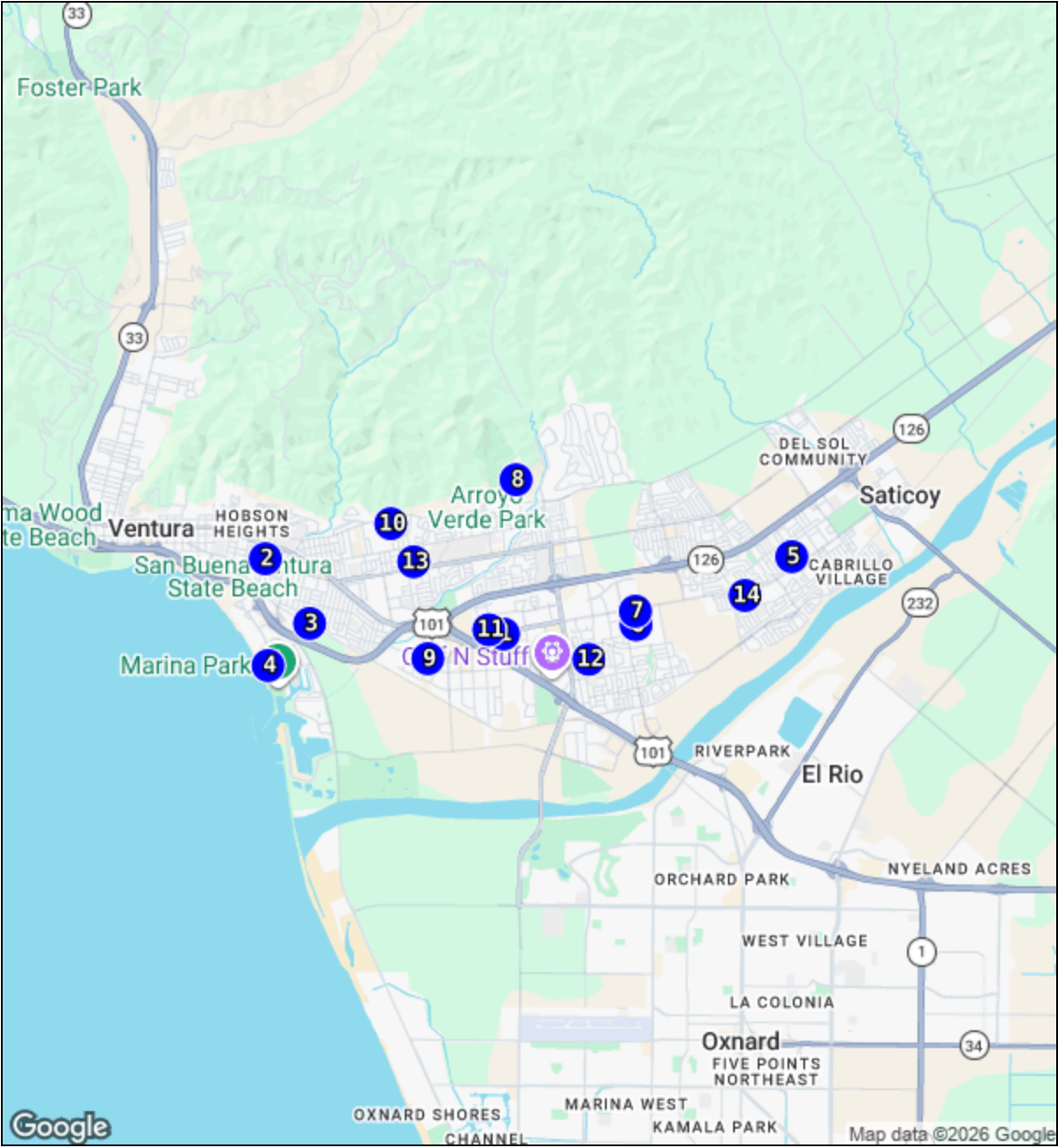
In-Person Broker Open House 09/17/2026 10:00 AM to 12:00 PM

Showing Instructions: Please Text date and time of showing and then go direct anytime beginning Wednesday 9/16 until 9/25. 9/26 and on will 24 hours notice. Property is on Sentrilock. Showing Coordinator: Sara (805) 218-4003 Cameras present inside and outside of property!

Private Remarks: Please Text date and time of showing and then go direct anytime beginning Wednesday 9/16 until 9/25. 9/26 and on will 24 hours notice Property is on Sentrilock. Showing Coordinator: Sara (805) 218-4003 Cameras present inside and outside of property!

Listing Agent: Jessica Judd CalDRE# 02042718 **Listing Office:** LIV Sotheby's International Realty CalDRE# 01904034

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Legend	
1. 1136 Acadia Place 4, Ventura, CA 93003(V1-38774)	8. 5538 Kamet Court, Ventura, CA 93003(V1-38772)
2. 199 S Catalina Street, Ventura, CA 93001(V1-38741)	9. 4125 Market Street 6 & 7, Ventura, CA 93003(V1-36190)
3. 2756 Channel Drive, Ventura, CA 93003(V1-38710)	10. 397 Palomares Avenue Avenue, Ventura, CA 93003(V1-38653)
4. 1257 Devon Lane, Ventura, CA 93001(V1-34740)	11. 1068 Stravinsky Lane, Ventura, CA 93003(V1-38767)
5. 978 Jasper Avenue, Ventura, CA 93004(V1-38397)	12. 1740 Tanager Street 2-102, Ventura, CA 93003(V1-37050)
6. 1220 Johnson Drive 78, Ventura, CA 93003(V1-38454)	13. 3975 Telegraph Road 26, Ventura, CA 93003(V1-37534)
7. 1220 Johnson Drive 107, Ventura, CA 93003(V1-38712)	14. 1233 Winford Avenue, Ventura, CA 93004(V1-38755)