

1

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38566	Quadruplex	65, 67, 71, 73 College Drive, Ventura, CA 93003				11,325 SqFt	1954	\$2,150,000
Directions: 101 Freeway to Main Street exit. Merge onto Mill Road, turn right on Telegraph Road, then right on College Drive. Property is on the right-hand side.									
Original List Price: \$2,150,000				Pool: No		MLS Area: VC24 - Ventura-Calif-Mills			
Stories Total: 1				Spa: No		Subdivision: Ventura: Other			
				ADU Y/N: Yes		ADU Count: 2			

In-Person Broker Open House 10/08/2026 10:00 AM to 12:00 PM

Comments: Come by and see this 4 unit investment property with a 6% cap rate! No open house signs will be out per sellers request. Coffee and donuts will be provided. Units 65 and 73 will be open to show, 67 and 71 are tenant occupied; please do not disturb tenants.

Showing Instructions: DO NOT GO TO THE PROPERTY WITHOUT AN APPOINTMENT. All showings will be with the listing agent or team. Email SoldSistersSold@gmail.com w/ proof of funds &/or pre-approval letter prior to setting an appointment. Call or Text, Tammie #805-207-3941. No sign on property.

Private Remarks: Property includes a Duplex (with one shared wall) and two ADU's purchased in 2022. Two units are currently rented & on month to month. Unit 67 (pay \$2550/ will be \$2728) & unit 71 (pay \$2600/ will be \$2780). Rents are scheduled to go up in Sept/Nov per Seller. Vacant units estimated rent are based on market value for area. Please submit all offers with proof of funds and pre-approval letter. Connect Escrow w/ Vanessa Jimenez & CA Best Title w/ Dallas. Buyers are advised to complete their own due diligence and independently verify all information, inspections, and property conditions to their satisfaction.

Listing Agent: Tammie Lee Coulter CalDRE# 01877954 **Listing Office:** eXp Realty CalDRE# 02188471

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38567	Quadruplex	65, 67, 71, 73 College Drive, Ventura, CA 93003	7	6	3,004 SqFt	11,325 SqFt	1954	\$2,150,000
Directions: 101 Freeway to Main Street exit. Merge onto Mill Road, turn right on Telegraph Road, then right on College Drive. Property is on the right-hand side.									
Stories Total: 1				Pool: No		MLS Area: VC24 - Ventura-Calif-Mills			
ADU Y/N: Yes				Spa: No					
				ADU Count: 2					

In-Person Broker Open House 10/08/2026 10:00 AM to 12:00 PM

Comments: Come by and see this 4 unit investment property with a 6% cap rate! No open house signs will be out per sellers request. Coffee and donuts will be provided. Units 65 and 73 will be open to show, 67 and 71 are tenant occupied; please do not disturb tenants.

DOM: 34

CDOM: 34

Listing Agent: Tammie Lee Coulter CalDRE# 01877954 **Listing Office:** eXp Realty CalDRE# 02188471

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-39073	Single Family Residence	3185 Breaker Drive, Ventura, CA 93003	5	2	2,098 SqFt	11,571 SqFt	1963	\$1,639,000
Directions: Intersection of Foothill and Hilltop (above the hospital) -- up Hilltop and at the end of Hilltop it will bend right ... continue on that climb and Hilltop changes name to Breaker Dr. -- continue on Breaker Dr. to 3185 (on left side of street)									
Stories Total: 1				Pool: No		MLS Area: VC29 - Ventura-N Poli/Fthll			
ADU Y/N: No				Spa: No					

In-Person Broker Open House 10/08/2026 10:00 AM to 1:00 PM

Comments: 1st broker tour. There will be snicky snacks and a drawing for the Copper Coffee Pot Cafe.

DOM: 5

CDOM: 5

Listing Agent: Bonny Goetz CalDRE# 01967870 **Listing Office:** Real Broker CalDRE# 02022092

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-37313	Single Family Residence	296 S Brookshire Avenue, Ventura, CA 93003	3	2	1,285 SqFt	6,534 SqFt	1960	\$849,900
	Directions: Please use navigation.								
	Stories Total: 1		Pool: No		MLS Area: VC26 - Ventura-Vict-Kimball				
	ADU Y/N: No		Spa: No						
	In-Person Broker Open House 10/08/2026 10:00 AM to 12:30 PM								
DOM: 100									
CDOM: 100									
Listing Agent: Cheryl Aronson CalDRE# 01342718 Listing Office: Coldwell Banker Realty CalDRE# 00616212									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38995	Single Family Residence	170 Hillhaven Court, Ventura, CA 93003	4	3	2,598 SqFt	10,890 SqFt	1963	\$1,648,000
Directions: Off Via Arroyo									
Stories Total: 2 Pool: No MLS Area: VC29 - Ventura-N Poli/Fthll ADU Y/N: No Spa: Yes									
In-Person Broker Open House 10/08/2026 10:00 AM to 1:00 PM DOM: 1 CDOM: 1 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
	V1-38772	Single Family Residence	5538 Kamet Court, Ventura, CA 93003	4	2	2,057 SqFt	9,583 SqFt	1974	\$1,470,000
Directions: Foothill to Skyline, 2nd right on Valley View, left on Rainier, left on Alverstone, right on Kamet Ct									
Stories Total: 2 Pool: No MLS Area: VC29 - Ventura-N Poli/Fthll Lock Box Location: Gas meter, right of garage ADU Y/N: No Spa: No Subdivision: Skyline Estates - 1636									
In-Person Broker Open House 10/08/2026 10:00 AM to 2:00 PM Comments: Incredible VIEWS!! New price! Sentri to left of garage on gas line. DOM: 22 CDOM: 22 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
	V1-38933	Single Family Residence	63 Madera Avenue, Ventura, CA 93003	4	2	1,372 SqFt	6,969 SqFt	1957	\$969,900
Directions: Victoria to Hunter to Madera									
Stories Total: 1 Pool: No MLS Area: VC26 - Ventura-Vict-Kimball ADU Y/N: No Spa: No Subdivision: Ventura Plaza II - 0260									
In-Person Broker Open House 10/08/2026 10:00 AM to 12:00 PM DOM: 6 CDOM: 6 Listing Agent: Brian Zell, Brian CalDRE# 01995643 Listing Office: Real Broker CalDRE# 02022092									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-39150	Single Family Residence	3899 Maple Street, Ventura, CA 93003	3	2	1,587 SqFt	6,648 SqFt	1956	\$975,000
Directions: From Telegraph Rd. head South on College Dr, left on Maple St. the property faces Redwood.									
Stories Total: 1 Pool: No MLS Area: VC25 - Ventura-Mills-Vict Lock Box Location: Seller will place out. ADU Y/N: No Spa: No									
In-Person Broker Open House 10/08/2026 10:00 AM to 12:00 PM Comments: Come by for fall treats and tour this centrally located home. Rolling Pin Donuts and Starbucks coffee. DOM: 1 CDOM: 1 Listing Agent: David Remedios CalDRE# 00902963 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
	V1-39135	Single Family Residence	1813 Pelican Avenue, Ventura, CA 93003	4	2	1,809 SqFt	6,210 SqFt	1965	\$865,000
Directions: 101 to Victoria or Johnson to Ralston to Pelican.									
Stories Total: 2 Pool: No MLS Area: VC26 - Ventura-Vict-Kimball Lock Box Location: Water pipe									
ADU Y/N: No Spa: No Subdivision: Bird IIIC - 144803									
In-Person Broker Open House 10/08/2026 10:00 AM to 12:00 PM									
DOM: 2									
CDOM: 2									
Listing Agent: Gary Schoeffler CalDRE# 01269270 Listing Office: BHHS California Properties CalDRE# 01317331									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-39104	Condominium	1300 Saratoga Avenue 301, Ventura, CA 93003	2	2	963 SqFt		1974	\$335,000
Directions: Take Telephone Rd to Saratoga (Right) Condo faces Saratoga on left. #301 upstairs unit									
Stories Total: 1 Pool: Yes MLS Area: VC25 - Ventura-Mills-Vict									
ADU Y/N: No Spa: No									
In-Person Broker Open House 10/08/2026 9:00 AM to 3:00 PM									
Comments: Unfortunately I am at CAR meetings in Long Beach, so won't be present, but please come view this well priced condo on Sentrilock.									
DOM: 3									
CDOM: 3									
Listing Agent: Carolyn Triebold CalDRE# 01445790 Listing Office: Real Brokerage Technologies CalDRE# 02022092									

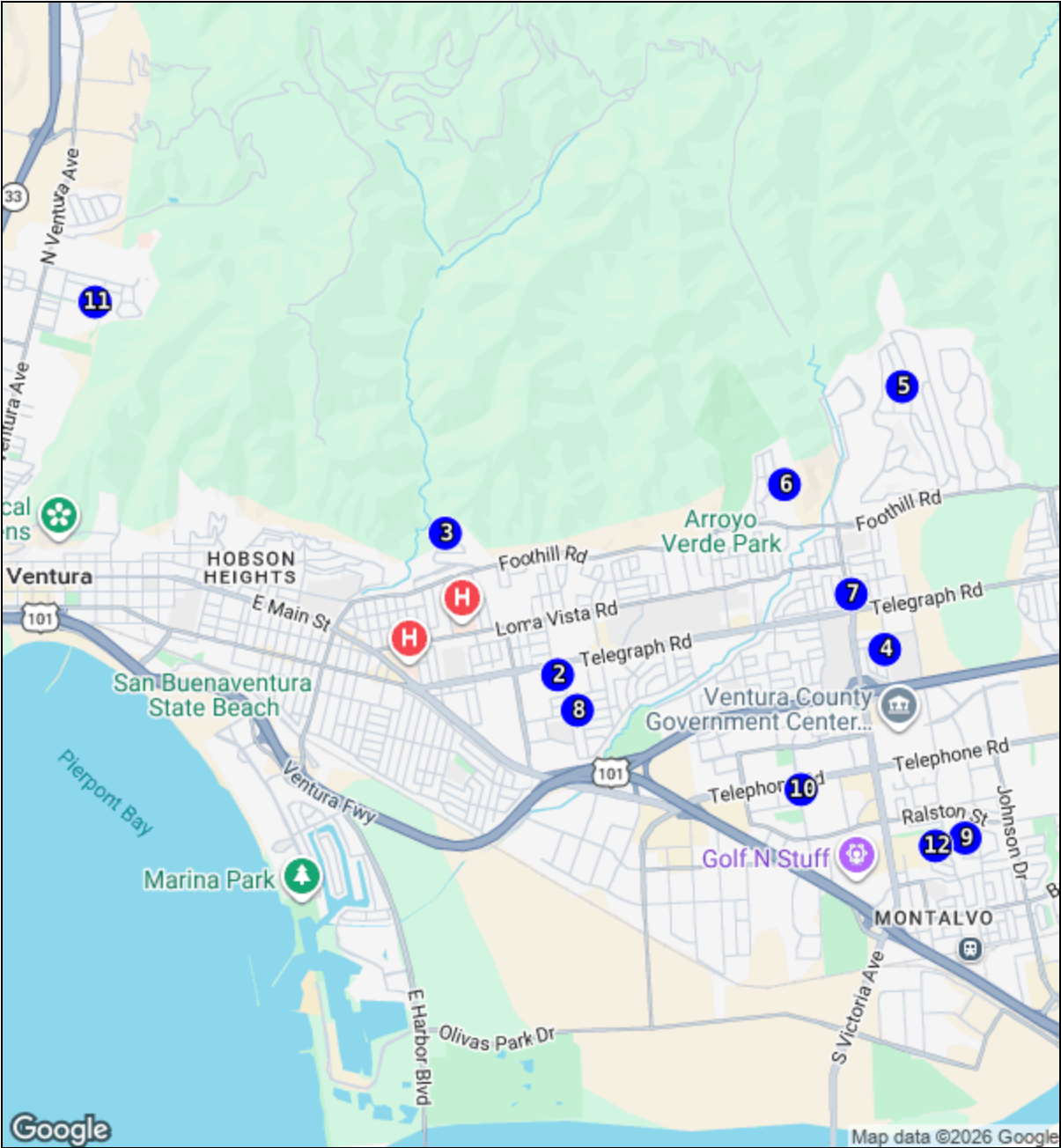
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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38150	Townhouse	421 E Shoshone Street, Ventura, CA 93001	2	2	1,060 SqFt	2,409 SqFt	1986	\$624,000
Directions: Cross Street: Ventura Avenue, Cedar Street: From US 101 take Highway 33 toward Ojai, exit W Stanley Ave, turn left on Ventura Ave and right on Shoshone.									
Stories Total: 2 Pool: Yes MLS Area: VC21 - Ventura - Ventura Ave Lock Box Location: Front door									
ADU Y/N: No Spa: Yes									
In-Person Broker Open House 10/08/2026 10:00 AM to 12:00 PM									
Comments: Great listing, please come by and/or send potential buyers.									
DOM: 57									
CDOM: 57									
Listing Agent: Derek Turner CalDRE# 01381326 Listing Office: Ventura Real Estate Company CalDRE#									

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IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
	V1-38123	Condominium	6287 Turnstone Street 4-202, Ventura, CA 93003	2	2	1,154 SqFt		2006	\$549,900
Directions: from Ralston, turn on Hill street toward the ocean. Go straight through the roundabout (stay on Hill St.) the next Street is Turnstone. 6287 is on the right. (bldg. #4). Entrance on the right of the building.									
Stories Total: 1 Pool: Yes MLS Area: VC24 - Ventura-Calif- Mills Lock Box Location: on banister at the right entrance of the building									
ADU Y/N: No Spa: Yes Subdivision: Ventura: Other									
In-Person Broker Open House 10/08/2026 9:30 AM to 12:00 PM									
Comments: New Price! \$549,900.									
DOM: 58									
CDOM: 58									
Listing Agent: Rich Warner CalDRE# 02190496 Listing Office: BHGRE Property Shoppe CalDRE# 02012093									

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Legend	
1. 65, 67, 71 ,73 College Drive, Ventura, CA 93003(V1-38566)	7. 63 Madera Avenue, Ventura, CA 93003(V1-38933)
2. 65, 67, 71 ,73 College Drive, Ventura, CA 93003(V1-38567)	8. 3899 Maple Street, Ventura, CA 93003(V1-39150)
3. 3185 Breaker Drive, Ventura, CA 93003(V1-39073)	9. 1813 Pelican Avenue, Ventura, CA 93003(V1-39135)
4. 296 S Brookshire Avenue, Ventura, CA 93003(V1-37313)	10. 1300 Saratoga Avenue 301, Ventura, CA 93003(V1-39104)
5. 170 Hillhaven Court, Ventura, CA 93003(V1-38995)	11. 421 E Shoshone Street, Ventura, CA 93001(V1-38150)
6. 5538 Kamet Court, Ventura, CA 93003(V1-38772)	12. 6287 Turnstone Street 4-202, Ventura, CA 93003(V1-38123)