

AMERICAN DISTINGUISHED PROPERTIES



KEN NGUYEN

San Jose, Ca 95125
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(888) 832 - 2668 Fax
theagentnetwork1@gmail.com

To: Vinny Manguyen From: Ken Nguyen
 Phone: (415) 9930-01689 # of Pages: 6
 Fax: _____ Date: 9/21/2017
 Re: 260 Minerva St, San Francisco, Ca 94112

- Urgent
- For Review
- Please Reply

Vinny@manguyen.com

Comments:

Thank You,
Ken Nguyen
American Distinguished Properties

Property History

Listing Summary

Map

Report Violation

Listing #463767	260 Minerva St, San Francisco, CA 94112*	Active (10/10/17)	DOM: 23
\$729,000 (LP)	Bed: 2	Baths: 1	Sq Ft: 875*
Price/SqFt: 833.14	District : 3 - Oceanview	Yr: 1941*	Lot Sz: 3123*

Remarks

Great opportunity in Oceanview neighborhood. Bright and airy living room with wood burning fireplace, hardwood floor and potential open kitchen continues hall to 2 bedrooms overlooking an oversize backyard. Stairway leading to large basement ready for your creative renovation to transform it into living space and lot of potential for expansion. Minutes to Stonestown Mall, SFSU, CCSF and 280.

Agent	Vinny Manguyen (ID: 981388) Primary:415-993-1689 Secondary:510-684-5654 Lic: 01373355		
Office	KW Silicon City (ID:KWSIL) Phone: 408-755-5972, FAX: 408-899-4143 Office Lic.:		
Property Type	Single-Family Homes	Property Subtype(s)	Single-Family Homes
Status	Active (10/10/17) (BOM)		
DOM	23		
Type Listing	Excl Right to Sell		
Known Short Sale	No		
REO	No		
District	3 - J		
Commission	Selling Office	Dual/Var. Rate	
	2.5	No	
County	San Francisco	BIK/LT/APN	7069018A
Scope of Service	Full Service		
Beds	2	Baths	1
Den/Bonus Room	1		
Approx Square Feet	875*	Sq Ft Source	Per Tax Records
Lot Sq Ft (approx)	3123*	Lot Acres (approx)	0.0717
Year Built	1941*	Price / SqFt	833.14
Map Book	SFAR Map	Lot Size Source	(Per Tax Records)
Cross Street	Capitol Ave	Map Coordinates	SFAR, CN51
Listing Date	10/10/17	Entry Date	10/10/17
On Market Date	10/10/17		
Original Price	629,000		
Occupant Type	Vacant		
Occupant Name			
Directions to Property	Capital/Minerva		
Agent Remarks	Vacant with iLockbox on front door just go and show. Email for disclosures. Call/Text Agent secret cell 415-993-1689. Offer view as written.		

Zoning

Zoning	RH-1
Total # of Rooms	4
# of Parking Spaces	1
Parking Type	On Site
Parking Access	Tandem
Green Point Rating	0

HERS Index	0
HOA Dues	\$0.00
Probate Sale	No
Unconfirmed Coop Fee	0.00

Features

Showing Instructions	Go Directly, Supra iBox, Leave Card
Possession	Close of Escrow
Parking	Attached, Garage, Auto Door
Type	Attached, 2 Story
Style	Traditional
Exterior	Stucco
Upper Level	2 Bedrooms, 1 Bath
Lower Level	1 Bedroom
Kitchen	Gas Range, Refrigerator, Granite Counter
Other Rooms	Basement-Full
Construction	Wood Frame
Miscellaneous	Garden, Landscaping-Rear, Fenced Yard
Floors	Hardwood, Linoleum
Fireplace	1, Wood Burning
Bath Type/Includes	Tile, Shower Over Tub
Lot Description	Regular
Driveway/Sidewalks	Paved Driveway
Documents/Disclosure	Disclosure Pkg Avail, Prelim Title Report, Strctrl Pst Cntr Rpt
Water/Sewer	Water-Public
Transportation	4+ Blocks

* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045

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1630 Oakland Rd., A209, San Jose, CA 95131 Phone (408) 256-1160 Fax (408) 228-9544

PRE-APPROVED CERTIFICATE

Date: 09/15/2017

Dear Lien T Dao

Congratulations! Based upon the information received at application and the credit information received, you are pre-qualified for a loan at the below stated terms.

Loan Description:

Sales Price:	\$800,000.00	Loan Purpose:	Purchase
Loan Amount:	\$600,500.00	Loan Program:	30Yr fixed
Down Payment:	\$200,000.00	Occupancy Type:	Primary
Interest Rate:	4.125%		

This pre-approval is based on the above interest rate and does not constitute loan approval or commitment to rate, fees, or terms. The intent of this communication is to advise of our client's application status and to confirm that we have received completed mortgage loan application, verifying income, assets and credit.

This loan application is NOT contingent on the sale of any real estate.

Any misrepresentation in the loan application or adverse change in your financial position may void this pre-approval, as would a poor credit history by accepted standards.

The final approval is subject to the accepted purchase contract, review of the preliminary title report, review of the HOA documents and appraisal.

If you have any questions regarding this matter, please feel free to contact us.

Thank you for allowing GOLDENPOINT FINANCE to help you shop for your new home.

Sincerely,

Tina Pham

Tina Pham
Mortgage Broker Associate, NMLS# 1096927
Direct: 408.307.3075, 408.316.2855 Fax: 408.228.9544

Wells Fargo Business Choice Checking

Account number: [REDACTED] ■ September 1, 2017 - September 30, 2017 ■ Page 1 of 5



LIEN THI DAO
DBA KING NAILS SPA
1176 LANDING LN
MILLBRAE CA 94030-1417

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-CALL-WELLS (1-800-225-5935)

TTY: 1-800-877-4833

En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

Your Business and Wells Fargo

Cash flow is a key indicator of the financial health of your business. Find tips and strategies for effective cash flow management at wellsfargoworks.com.

Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wellsfargo.com/biz or call the number above if you have questions or if you would like to add new services.

- Business Online Banking
- Online Statements
- Business Bill Pay
- Business Spending Report
- Overdraft Protection

Activity summary

Beginning balance on 9/1	\$231,865.11
Deposits/Credits	11,570.76
Withdrawals/Debits	- 11,565.73
Ending balance on 9/30	\$231,870.14

Account number: [REDACTED]

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DBA KING NAILS SPA

California account terms and conditions apply

For Direct Deposit use
Routing Number (RTN): [REDACTED]

For Wire Transfers use
Routing Number (RTN): [REDACTED]

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo store.

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**HOAN V TRAN
LIEN THI DAO**
1 W SANTA INEZ AVE APT J
SAN MATEO, CA 94402

Pay to the
Order of

Title Co

11/20/17

Date

Seven thousand eight hundred

\$ *7,800.00*

Dollars



Wells Fargo Bank N.A.
California
wellsfargo.com



Security
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