From: Jim Malmberg [redacted]
Sent: Saturday, July 14, 2012 7:47 PM
To: jeevacation@gmail.com
Subject: A Great Short Sale Deal for the Right Buyer

Categories: Real Estate Client

Dear Je,

I'm involved in a short sale in the Westlake =illage / Thousand Oaks area that is one of the best deals that I've seen. We have =ll of the approvals on the property from both lenders and are very close to =losing. The approved price is roughly 27% below market based on comparable =ales, in the same development since the beginning of this year. With that said, =here are some issues associated with the property that are causing the buyer =o have second thoughts.

Because of this, I'm looking for back up offers on =he property. Offers would have to be all cash and able to close by July =7th. If the buyer cancels, potential buyers could be in a position of having =o close in less than a week.

This is a five bedroom pool home in a wonderful =ommunity. The approved purchase price is $950,000.

The house needs quite a bit of work but virtually =ll of the issues are cosmetic. All of the appliances are missing as are =everal toilets and sinks but there were no structural issues noted in the =nspection.

If you are interested, please contact me at =18-728-1100. I'll be happy to provide additional details.

Regards,

Jim Malmberg

Jim =almberg
[redacted]

[redacted]