

**Did you know that exchanges were not just for investors? In today's market, they can be a unique tool for Residential Buyers & Sellers too. Let's do two deal where before there were no deals! Do you have a property to match with any of the haves/wants below?**

PROPERTY	PROP TYPE	VALUE	LIENS	Equity	NOI	COMMENTS
<b>HAVES IN S. CALIFORNIA &amp; TEXAS</b>						
814 Heritage Rd., Hesperus, CO 81326	View Home on 14.35 ACs	849,000	450,000	250,000 - 400,000		Upscale 3208SF, 2BR + Office, Den or 3rd BR, large loft on 14.35ACs w/mtn views from every room, surround deck & hot tub in Durango, CO. Area offers skiing, fly fishing, and much more! Rent for \$2500-3000/month or up to \$5000 or more a month as a vacation rental. <a href="http://www.exchangeamerica.com/ADS/SLP07KK/KK_Flyer.pdf">http://www.exchangeamerica.com/ADS/SLP07KK/KK_Flyer.pdf</a>
2431-35 Front St. San Diego, CA	4+ Units	1,400,000	1,100,000	300,000	NA	Pride of ownership 4 Plex in prestigious Bankers Hill, San Diego
860 N Indian Canyon Palm Springs, CA	Small 1BR Condo	\$200,000	\$135,000	\$65,000		692 SF newly remodeled in the downtown area and 2 blks from the Spa Casino. Only 6 units in complex. Pool Spa Parking HOA 280
Lake Tahoe area	20-Unit Motel	\$2.3M	\$1.4M	\$900,000		Percentage ownership <a href="http://www.avalonlodge.com">www.avalonlodge.com</a> Could take investment ownership paying 10% payable monthly with growth of 3% annual. Part of \$40M assemblage in progress.
Fashion Valley San Diego	Condo	\$425,000	\$300,000	\$125,000		2/2 in highly sought after Fashion Valley. 1100 SqFt with new 1 yr lease at 1,495. HOA 275
Temecula, CA	20 Acres with commercial zoning	\$2.3M	1.8M Loans and investors	\$500,000		Currently zoned commercial for vineyard & winery - highest & best use. Could re-zone for cluster housing of 4 on 5 of the 20 acres and keep 15 acres in vineyard. Plans & approvals for 2-10 acre commercial sites almost approved.
Fish Bay St. Johns US Virgin Islands	Oceanview Home	\$1.395M	130,00	\$1,265,000		Wonderful 3/2 Danish-Style Home overlooking the Caribbean! Private & close to town. For vacations or year-round living. Can add adjacent .567 AC View Lot, \$395,000. US Virgin Islands qualifies for US IRC 1031s! <a href="http://www.xusa.com/ADS/SLP07MM/MM_Webpage.htm">http://www.xusa.com/ADS/SLP07MM/MM_Webpage.htm</a>
Sage & Red Mountain Rd. Hemet, CA	18.32 Acres	\$299,000	\$0	\$299,000		Property is zoned rural/residential. 20 ACs less set backs for equestrian trails, etc. It's sloping and can easily be divided into 4 lots.
East Benton Rd. Hemet, CA	19.19 Acres	\$400,000	\$0	\$400,000		Zoned rural/residential. 20 ACs equestrian set backs, etc. It's sloping; can be divided into 4 lots. East Benton Rd. will tie into road to Temecula
Yorba Drive	SFR	\$600,000	\$0	\$600,000	\$17,400	Modest Home with upscale surroundings. Rental

Tustin, CA						income should be higher. Easy access to 55 Fwy
Nobel Hill Project Fort Worth, TX	14.81 AC Residential	\$750,000	\$0	\$750,000		Single Family Residential Development Project with tax incentives and easy access to Hwys
Milam Street Ft. Worth, TX	21.673 SF 4-Lot Project	\$96,000		\$96,000		Build 4-Plex, units 1500-1800 SF each 15 minutes from DFW Airport. Easy access to Dallas
Taywood Crt, Laguna Niguel, CA	Cute 2 BR Townhome w/nice Den	\$765,000	\$564,000	\$201,000	\$39,800	Very nice TH w/fenced yard in lovely complex w/swimming pools & tennis courts. Great owner's or rental unit. Leased thru 3/31/08
Carnegie Tech WValleyCity, UT	4-Plex	\$360,000	\$308,000	\$52,000	\$26,000	4, 2 Bedroom, 1 Bath Units, all leased
<b>WANTED IN S. CALIFORNIA</b>						
S. CA	4-Plex	\$1,500,000				4 Plex to combine w/1 of above; 4-way exchange
Temecula/Fallbrook area	Residential lot	\$250,000 - 500,000				Want 1 or more residential building lots in rural San Diego County – one 5 or more acres
Condo or TH	\$3-400,000					Want rental in San Diego or Palm Sprgs

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