

資金活用
.....房屋致富



Aggressive Marketing 成功 志實 用心
Integrity 誠實 終生
Success 成功 用心
Customer for Life 終生
Business 終生

DRE Lic# 01404888

Ivan Nguyenvu
Cell: 415-335-2729

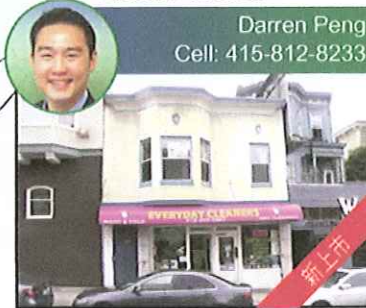


Burger King 業務出售 \$995,000

No Property (不包括物業) Prequalify (第一資格) Act Quickly (供應快), San Francisco市中心, 19% CAP.

DRE Lic# 01736433

Darren Peng
Cell: 415-812-8233



商住兩用旺地 \$798,000

樓上三房一浴，樓下商用舖位，現成洗衣店租客，穩定商用出租收入。最佳自住投資。

DRE Lic# 60695554

Ricardo Chio
Cell: 415-488-7803



Outer Richmond 2單位 \$1,300,000

外列治文區兩單位，各三睡二浴，壁爐，正式飯廳，硬木地板，獨立電錶，下層有二大另加房，交通購物方便，近Lincoln Golf Park。

DRE Lic# 01823504

Henry Chiu
Cell: 415-570-3013

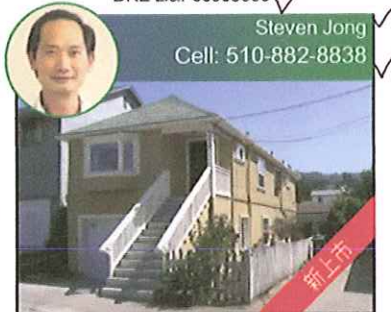


Daly City 3睡2浴 \$559,000

帝利市Westland Highland獨立屋，樓上三睡一浴，樓下另有一浴及一大附加房，可泊二車，前後花園，近Westlake Shopping Mall及學校。

DRE Lic# 00908630

Steven Jong
Cell: 510-882-8838



Oakland 3睡2浴 \$388,000

屋崙市兩層新裝修靚屋，三睡二浴，特大主人套房，廚房，交通方便，近Freeways。

DRE Lic# 01479049

Jamie Lu
Cell: 650-534-8733



San Francisco 2睡1浴 \$565,000

三藩市，樓上二睡一浴，樓下一睡一浴（不合法），購物交通方便。

DRE Lic# 01328041

Angela Lin
Cell: 510-368-0122

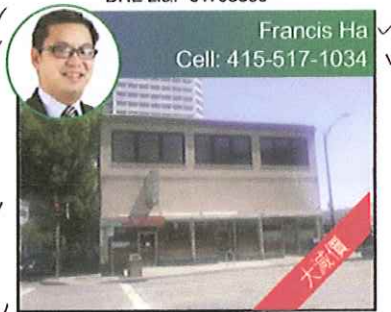


El Sobrante 市 \$880,000

El Sobrante市，七睡五全浴二半浴，5,677呎，特大主人套房，巨大廚房，家庭廳，客廳，正式飯廳，三車房，美景陽台，靚花園。

DRE Lic# 01798336

Francis Ha
Cell: 415-517-1034



餐館生意出售 \$98,000

屋崙市餐館生意，3,000呎，兩層高，近屋崙Downtown，月租\$5,200，連酒牌出售。

豪景地產真誠為您，
事事以您利益為先。



歡迎查詢，請與下列分行聯絡

三藩市 SAN FRANCISCO, 19TH AVE. OFFICE
三藩市 SAN FRANCISCO, TARAVAL OFFICE
屋崙 OAKLAND OFFICE
列治文 RICHMOND OFFICE
沙加福度 SACRAMENTO OFFICE
西雅圖 SEATTLE OFFICE

TEL: 415.731.0303
TEL: 415.759.8818
TEL: 510.663.8818
TEL: 510.559.3220
TEL: 916.565.7696
TEL: 425.688.3003

SAN FRANCISCO, 19TH AVE., OFFICE
2121-19th Ave., Ste. 103, San Francisco, CA 94116
SEATTLE OFFICE
40 Lake Bellevue Drive, Suite 100, Bellevue, WA 98005
SACRAMENTO OFFICE
777 Campus Commons Rd., Ste. 200, Sacramento, CA 95825



SAN FRANCISCO, TARAVAL OFFICE
950 Taraval Street, San Francisco, CA 94116
OAKLAND OFFICE
600 International Blvd., Oakland, CA 94606
RICHMOND OFFICE
3283 Pierce St., Ste. A115, Richmond, CA 94804

Sept. 2010

Property # (1) *大減價* - MLS# 372020

Information not showing:
Property full address: 423-425 35th Ave., San Francisco,

Information showing in add:
Agent name: Ricardo Chio LIC# 60695554
Cell phone: (415) 480-7803

Headline: Oxer Richmond 2單位 (各3睡2浴) Price: \$1,300,000

Property Description:
外列治文區 2單位, 各3睡 2浴, 壁爐, 正式飯廳, 硬木地板, 獨立電錶, 下層有2大房加房, 交通購物方便, 近 Lincoln G.A Park.

pick-up from July issue

Property # (2) - MLS#

Information not showing:
Property full address: 1013-1017 Divisadero St.,

Information showing in add:
Agent name: Damen Peng LIC# 01736433
Cell phone: 415.812.8233

Headline: 商住兩用旺地 Price: 798,000

Property Description:
樓上3房1浴。樓下商用鋪位。
。現成洗衣店
租客。穩定商用出租收入。最佳自
住投資。 *pick-up from (July) previous #

#7 MLS#
Property # _____
Information not showing: _____
Property full address: 211 Regency CT, El Sobrante,
Information showing in add: _____
Agent name: Angela Lin LIC# 01328041
Cell phone: 510.368.0122
Headline: El Sobrante 7睡 5全浴 2半浴 Price: \$880,000

Property Description:

El Sobrante 市, 7睡 5全浴 2半浴, 5677呎, 特大
主人套房, 巨大廚房, 家庭廳, 客廳, 正式飯廳,
3車房, 美景陽台, 靚花園。

#8 -MLS#
Property # _____
Information not showing: _____
Property full address: 1830 Webster, Oakland
Information showing in add: _____
Agent name: Francis Ha LIC# 01798336
Cell phone: 415 517 1034
Headline: 餐館生意出售 Price: \$98,000

Property Description:

舊金山餐館生意, 3000呎, 2層高, 近舊金山 Downtown,
月租 \$5200, 連酒牌出售。

Property # 3 MLS# _____
Information not showing: _____
Property full address: _____
Information showing in add: _____
Agent name: Ivan Nguyen LIC# 01404888
Cell phone: (415) 335-2779
Headline: Burger King 業務出售 Price: \$995,000

Property Description:

NO Property (不包括物業) Prequalify (第一資格)
Act Quickly (供應快). San Francisco 市中心,
19% CAP.

Property # #4 - MLS# 374588
Information not showing: _____
Property full address: 859 Ralph Street, San Francisco
Information showing in add: _____
Agent name: Jamie Lu LIC# 01479049
Cell phone: 650.534.8733
Headline: San Francisco 2睡 1浴 Price: 565,000

Property Description:


三藩市, 樓上 2睡 1浴, 樓下 1睡 1浴 (不保合法),
購物交通方便。

44

Single-Family Homes Agent Detail Report

Listings as of 08/20/10 at 11:03am
 Listing Number 374588

Page 1

MLS#: 374588	Active	859 Rolph St San Francisco 94112	Crocker Amazon	\$ 565,000
		Single-Family Homes Cross St: S Hill Blvd Bk/Lot/APN: 6398009	LD: 08/18/10 Map: CP52 Zoning:	D/S: 10/B
BD: 2	BA: 1	Pkg: 1	Lease: N	#Rms: 5
~Sq Ft: 1313 Per Tax Records		HOA: HOA Dues: 0.00	\$/SF: 430.31	Year Built: 1950
HOA Name:		HOA Phone:		
Builder/Architect:		Pending Lit:	Probate:No	Court:
Directions: Geneva Ave to S Hill Blvd to Rolph St				
Marketing Remarks: 2 Bedrooms, 1 Bath Home				
Agent Only Remarks: Call LA for more info				
Show Call Listing Agent	Show 24-Hours Notice	PossesNegotiable	Type 2 Story	Style Traditional
Exter Stucco	Main 2 Bedrooms	Main 1 Bath	Lower 1 Bedroom	Lower 1 Bath
Views Park	KitchnRefrigerator	Dining Dining Area	FoundnConcrete Perimeter	Cons Wood Frame
Roof Composition	Heat Central Heating	Laund Hookups Only	Floors Hardwood	FloorsTile
Fplcs 1	Ba Shower Over Tub	Lot Regular	Discls RE Transfer Discl	Water Water-Public
Trans 4+ Blocks	Typ FinancOMC 1st			
Tour Date:	Tour Time:	Lockbox Only:	Price Reduction:	
Remarks:				
Open House Date: 08/22/10	Open House Time: 2:00 pm - 4:30 pm			
Remarks: 2 Bedrooms 1 Bath home with view				
Dimensions:	Living:	Dlnng:	Family:	Kit:
Master Bedroom:				
Occupant: Owner	Rent:	Type:	Name:	Phone:
List Office:	K K & C Realty Phone: 415-759-8818, FAX: 415-759-7988			List Type: ER
List Agent:	Bailey C Cheung Primary:415-608-9848 Secondary:510-325-3388 Fax: 415-759-7988			CSO: 2.5
Email:	bcheung7@yahoo.com			Internet: N
Co-List Office:				Dual/Variable: No
Co-List Agent:				UCBC: 0.00
Email:				

Presented By: Kimba Chiu (Lic: 00956811) / K K & C Realty (Lic: 00956811)
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From: Ivan N. <ivannv2@gmail.com>

To: mona@kkandc.com

Cc:

Date: Monday, August 23, 2010 02:49 pm

Subject: for Ad 8/23

Attachments:  burger_king_logo.jpg (139KB)
 IMG_0696.jpg (2MB)

Hello Mona,
For the Ad, please put the following.

Burger King Business Only \$995,000 (put ?!?? on image in red)

No Property ?]有???a. Prequalify 第一?Y格.
Act quickly 供??快. San Fran, 19% CAP.

OR

Burger King Business Only \$995,000 (put 业务只 on image in red)

No Property 没有财产. Prequalify 第一资格.
Act quickly 供应快. San Fran, 19% CAP.

(Use what you think sounds or looks better, images are attached.
Fade background image and put Burger King logo in center.)

Thank you.
Ivan

#4

Single-Family Homes Agent Detail Report

Listings as of 08/20/10 at 11:03am
Listing Number 374588

Page 1

MLS#: 374588	Active	859 Rolph St San Francisco 94112		Crocker Amazon	\$ 565,000
		Single-Family Homes	LD: 08/18/10	D/S: 10/B	
		Cross St: S Hill Blvd	Map: CP52		
		Blk/Lot/APN: 6396009	Zoning:		
		BD: 2 BA: 1 Pkg: 1	Lease: N	#Rms: 5	
		~Sq Ft: 1313 Per Tax Records	\$/SF: 430.31	Year Built: 1950	
		HOA:	HOA Dues: 0.00	Paid:	
		HOA Name:	HOA Phone:		
		Builder/Architect:			
		Hm Protect Plan:	Pending Lit:	Probate: No	Court:
Directions: Geneva Ave to S Hill Blvd to Rolph St					
Marketing Remarks: 2 Bedrooms, 1 Bath Home					
Agent Only Remarks: Call LA for more info					
Show Call Listing Agent	Show 24-Hours Notice	Posses Negotiable	Type 2 Story	Style Traditional	
Exter Stucco	Main 2 Bedrooms	Main 1 Bath	Lower 1 Bedroom	Lower 1 Bath	
Views Park	Kitchn Refrigerator	Dining Dining Area	Foundn Concrete Perimeter	Cons Wood Frame	
Roof Composition	Heat Central Heating	Laund Hookups Only	Floors Hardwood	Floors Tile	
Fppls 1	Ba Shower Over Tub	Lot Regular	Discls RE Transfer Discl	Water Water-Public	
	Typ				
Trans 4+ Blocks	Financ OMC 1st				
Tour Date:	Tour Time:	Lockbox Only:	Price Reduction:		
Remarks:					
Open House Date: 08/22/10	Open House Time: 2:00 pm - 4:30 pm				
Remarks: 2 Bedrooms 1 Bath home with view					
Dimensions:	Living:	Dining:	Family:	Kit:	Master Bedroom:
Occupant: Owner	Rent:	Type:	Name:	Phone:	
List Office:	K K & C Realty Phone: 415-759-8818, FAX: 415-759-7988				List Type: ER
List Agent:	Bailey C Cheung Primary: 415-608-9848 Secondary: 510-325-3388 Fax: 415-759-7988				CSO: 2.5
Email:	bcheung7@yahoo.com				Internet: N
Co-List Office:					Dual/Variable: No
Co-List Agent:					UCBC: 0.00
Email:					

Presented By: Kimba Chiu (Lic: 00956811) / K K & C Realty (Lic: 00956811)
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Toll Free: 1.866.955.0303



\$999,000
447 16th Ave
San Francisco, CA 94118



1118 87TH ST
Daly City, CALIFORNIA 94015

Price: \$559,000

3 Bedrooms, 2 Bathrooms
1290 Square Ft

Listing # 81040536

New Listing

[View Photo Gallery \(9\)](#)



Kimba Chiu
Broker

Office Phone: (415) 759-8818

Email: kimba@kkandc.com

[View my Profile!](#)

Westlake Highland fully detached home. 3 bedrooms and 1 full bathroom upstairs plus huge bonus room and bathroom. 2 car tandem parking, landscaping front and back. Close to Westlake shopping center and school. Must see! Please call Henry Chiu @ 415-570-3013 or email at henrychiu@gmail.com to show.

[More Information](#)

[Schedule Showing](#)

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[Email Property](#)

[Map Location](#)

[Calculator](#)

Basic Features:

Acres:
Area: Westlake Highlands
City Name: Daly City
County Name: San Mateo
Neighborhood:
Schools:
State: CALIFORNIA
Sub Area:

Subdivision:
Type:
Zip: 94015
Bathrooms: 2
Bedrooms: 3
Partial Baths:
Square Ft: 1290

Additional Features:

Cooling: No Cooling
Family Room: Dining Area in Family Room
Fireplace Description: Wood Burning
Fireplace
Floor Covering: Hardwood
Formal Dining Room: Living Rm/Dining Rm
Combo
Foundation: Concrete Perimeter
Garage/Parking: Tandem
Pool: No Pool
Heating: Gas Heat
InFormal Dining Room: No Informal Dining
Area
Levels: 2 Stories

Age: 55
Sale Includes: 1 Refrigerator
Roofing: Tar and Gravel
Sewer/Septic System: Septic
Shower: 1 Stall Shower
Water Sources: City/Public Water
Year Built: 1955
Zoning: R100
Property ID#: 98905
Listing Info: Not Applicable / Not Disclosed
Property Status: Active
sfrType: Attached Single Family



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\$990,000
3608 Balboa St
San Francisco, CA 94121



4212 MASTERSON ST
OAKLAND, CALIFORNIA 94619

Price: \$388,000

3 Bedrooms, 2 Bathrooms
1676 Square Ft

Listing # 40474190

[View Photo Gallery \(3\)](#)



Steven Jong

Cell Phone: (510) 882-8838
Office Phone: (510) 663-8818 Ext. 303
Email: steven@kkandc.com
[View my Profile!](#)

nicely remodel 2 story home with large master suite,
lovely kitchen and bathrooms, easy access to major
freeways and transportation.

[More Information](#)

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Basic Features:

Acres: 0.07
Area:
City Name: OAKLAND
County Name: Alameda
Neighborhood: LAUREL HEIGHTS
Schools: Laurel Elementary, Not Listed,
Skyline High
State: CALIFORNIA
Sub Area:

Subdivision:
Type:
Zip: 94619
Bathrooms: 2
Bedrooms: 3
Partial Baths:
Square Ft: 1676

Additional Features:

Additional Equipment: Garage Door
Opener
Additional Rooms: No Additional Rooms
Construction Status: Existing
Cooling: None
Cross Street: maybelle
Disclosures: Rent Control
Exterior: Stucco
Thomas Bros. Map Code: 650F6
Fireplaces: None
Flooring: Tile, Wood
Foundation: Crawl Space
Garage Or Parking: Attached Garage

Lower Level: Master Bedrm Suite - 1
Master Bath Includes: Shower Over Tub,
Updated Baths
Non-Master Bath Includes: Shower Over
Tub, Tile
Pool: None
Possession: COE, Immediate
Property Status: Active
Roof: Composition Shingles
School District: Oakland (510) 879-8111
Residential Type: Detached
Square Footage Source: Public
Stories: Two Story



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Property Highlight
Toll Free: 1.866.955.0303



\$549,000
 116 Broad St
 San Francisco, CA 94112



[View Photo Gallery \(9\)](#)

**211 REGENCY CT
 EL SOBRANTE, CALIFORNIA
 94803**

Price: \$880,000

**7 Bedrooms, 7 Bathrooms
 5677 Square Ft**

Listing # 40478922

New

Bright & sunny 5677 sqft home w/ 7bd, 5ba, and 2 halfba! Surrounded by various flowers, trees and fruit trees! 3-car garage! Large master bedroom/master bathroom! Family & living rooms w/fireplaces, formal dining room and dining area in large kitchen! Huge desk in backyard.

- [More Information](#)
- [Schedule Showing](#)
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Basic Features:

Acres: 0.34
Area:
City Name: EL SOBRANTE
County Name: Contra Cos
Neighborhood: None
Schools: Call School District
State: CALIFORNIA
Sub Area:

Subdivision:
Type:
Zip: 94803
Bathrooms: 7
Bedrooms: 7
Partial Baths:
Square Ft: 5677

Additional Features:

Additional Equipment: Garage Door Opener, Water Heater Gas
Additional Rooms: Dining Area, Family Room, Formal Dining Room
Construction Status: Existing
Cooling: None
Cross Street: La Honda Rd
Directions: SPDamRd/La HondaRd/RegencyCt
Disclosures: Other - Call/See Agent
Exterior: Brick, Stucco
Thomas Bros. Map Code: 589F2
Fireplaces: Brick, Family Room, Living Room, Woodburning
Flooring: Stone (Marble,Slate,etc.), Wall to Wall Carpeting, Wood
Garage Or Parking: Attached Garage, Int Access From Garage, Parking Area
Garage Spaces: 3
Heating: Forced Air 2 Zns or More
Kitchen Features: Counter - Solid Surface, Dishwasher, Eat In Kitchen, Garbage Disposal, Gas Range/Cooktop, Ice Maker Hookup, Island, Pantry, Range/Oven Free

Non-Master Bath Includes: Bidet, Shower Over Tub, Stall Shower, Tile, Tub
Pool: None
Possession: COE, Tenant's Rights
Property Status: Active
Roof: Tile
School District: West Contra Costa (510) - 231-1100
Residential Type: Detached
Square Footage Source: Public
Stories: Two Story
Street Level: 6+ Bedrooms, 4 Baths, Laundry Facility, Main Entry, Other
Style: Contemporary
Terms: Cash, Conventional
Total Fireplaces: 2
Total Rooms: 14
Upper Level: 1 Bedroom, 1 Bath, Master Bedrm Suite - 1
Water/Sewer: Sewer System - Public, Water - Public
Yard Description: Back Yard, Deck(s), Fenced, Front Yard, Side Yard
Year Built: 1986

From: francis ha <francisha2010@gmail.com>

To: Mona Chiu <mona@kkandc.com>

Cc:

Date: Tuesday, August 17, 2010 12:01 pm

Subject: 2 restaurants

Attachments:

1830 webster Oakland CA 94612 [cross 19th]
\$98,000 [Prime Oakland Downtown]
MOTIVATE SELLER; By appointment only
FEATURE:

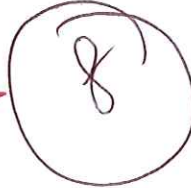
location: Next to City of Oakland, Broadway
5 minutes easy freeway access
size: 3000 sq feet with 41-beer license
lease: Rent NNN \$5200 x remaining 7years
2-story, versatile room uses

=====

600 W Harder Road, Hayward CA 94544
\$60,000

MOTIVATED SELLER AND LANDLORD; BY APPOINTMENET ONLY
FEATURE:

equipment: newly modelled kitchen, big walkin
10 parking space
condition: new and clean with approved permit
location: 10 minute Bus 37 from South Hayward Bart
5 minutes easy freeway access
size: 1000-sq feet with 41-beer license
lease: Rent NNN \$3276
2-story, versatile room uses



• Business ONLY
No Real Estate

• Need preapproval Before Showing.

FOR SALE

Burger King Business Opportunity

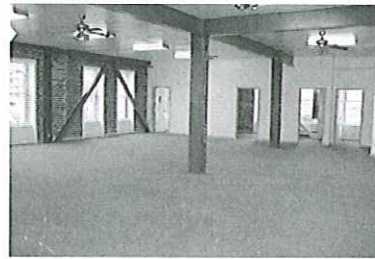
1200 Market Street, San Francisco



* Do not disturb tenants.

Premise

Entire building, 3 units
Extra 2 income units,
Total 7500+/- sqft



1200 Market Street, San Francisco



Features

- Fully Sprinklered
- Includes Mezzanine
- High Gross Sales
- Additional Rentable Units
- High Traffic Location

SALE

\$995,000

Business Only

For more information or to schedule a tour, Please Contact Agent:

Ivan Nguyenvu

415-335-2779

ivannv2@gmail.com DRE: 01404888

KK&C Realty & Investment, Inc.

950 Taravel Street, San Francisco, CA 94116

Tel: 415-759-8818 | Fax: 415-759-7988 | www.KKandC.com

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