

Preliminary Announcement! Properties For Sale - Winter 2007

Ventura Investment Co. is now preparing to market six of its portfolio properties for sale in Arizona, Nevada and California. Please contact **Barton Stern** for preliminary information about these properties and for information about upcoming investments.

bstern@venturainvestmentco.com (805) 484-0477

We Cooperate with Brokers CALIFORNIA



Tuscania Apartments
Ventura, California
1/3 mile from beach
35 units



Single-Tenant Net Investment
Hemet, California
Built 2006
16,680 SF building

NEVADA



Multi-Tenant Industrial Park
Las Vegas, Nevada
'90s Construction –Excellent Location

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ARIZONA



**The Sagewood Apartments
at Cottonwood**
Near Sedona, Arizona
80 units



**The Pueblo Apartments
at Cottonwood**
Near Sedona, Arizona
80 units



Scottsdale Self Storage
Fountain Hills, Arizona
474 units

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