

# VALLEY FAIR REALTY VACANCIES

508 FORBES AVE., YUBA CITY, CA 95991

Phone: (530) 673-3916 Fax: (530)673-3946 Website: [www.vfrcorp.com](http://www.vfrcorp.com)

| Property Address  | Type                       | Rent    | Bedrooms | Bathrooms | US/DS | Washer/Dryer | Refrigerator | Garage  | Fenced Yard | Utilities | Available | Pets | Section 8 | Other   |
|---|----------------------------|---------|----------|-----------|-------|--------------|--------------|---------|-------------|-----------|-----------|------|-----------|---|
| <b>HOUSES/DUPLEXES/APARTMENTS<br/>MARYSVILLE/OLIVEHURST/LINDA</b> |                            |         |          |           |       |              |              |         |             |           |           |      |           |   |
| 4704 Olivehurst Ave   | House                      | \$950   | 3        | 2         |       | LR           | NO           | 2 CAR   | NO          | W/S       | NOW       | Y    | NO        | 1400 SQ FT  |
| 5694 Arboga Rd  | House                      | \$900   | 3        | 1         |       | Y            | NO           | Carport | Y           | GARB      | NOW       | *    | Y         | OUTSIDE PET ONLY/PEST CONTROL                             |
| 4321 Lever Ave  | House                      | \$950   | 3        | 2         |       | HU           | NO           | 2 CAR   | Y           | GARB      | NOW       | NO   | NO        | 1150 SQ FT  |
| 1964 Pyramid Creek Dr   | House                      | \$1,295 | 4        | 3         | 2 ST  | LR           | NO           | 3 CAR   | Y           | GARB      | 3/1       | NO   | NO        | CANNOT BE VIEWED UNTIL ESCROW CLOSES/EDGEWATER/2006 SQ FT |
| 5647 Shires Way   | House                      | \$1,295 | 3 +      | 2         |       | LR           | Y            | 3 CAR   | Y           | Y         | 4/1       | *    | NO        | EDGEWATER/BY APPOINTMENT ONLY/DOG OK/1975 SQ FT           |
| 5190 Lindhurst Ave # 2  | Studio                     | \$525   |          | 1         |       | NO           | Y            | NO      | NO          | W/S/G     | NOW       | ?    | Y         | INCLUDES PG&E   |
| 5190 Lindhurst Ave # 8  | Studio                     | \$525   |          | 1         |       | NO           | Y            | NO      | NO          | W/S/G     | NOW       | ?    | Y         | INCLUDES PG&E   |
| 5190 Lindhurst Ave # 4  | Studio                     | \$525   |          | 1         |       | NO           | Y            | NO      | NO          | W/S/G     | 3/1       | ?    | Y         | INCLUDES PG&E   |
| 5190 Lindhurst Ave # 6  | Studio                     | \$525   |          | 1         |       | NO           | Y            | NO      | NO          | W/S/G     | 3/1       | ?    | Y         | INCLUDES PG&E   |
| 1229 Covillaud # 11   | Apartment                  | \$525   | 1        | 1         | US    | LR           | Y            | NO      | NO          | W/S/G     | 3/30      | NO   | Y         |   |
| <b>YUBA CITY HOUSES/DUPLEXES</b>                                  |                            |         |          |           |       |              |              |         |             |           |           |      |           |   |
| 370 Percy Ave   | House                      | \$895   | 3        | 1 1/2     | 2 ST  | HU           | NO           | Y       | Y           | GARB      | NOW       | *    | Y         | BY APPOINTMENT ONLY/*SMALL PET/900 SQ FT                  |
| 1338 Hunn Road # 12   | Condo                      | \$1,250 | 3        | 2         |       | LR           | Y            | 2 CAR   | Y           | W/S       | NOW       | NO   | NO        | THE MEADOWS/POOL/SPA/TENNIS COURT/REC ROOM/1830 SQ FT     |
| 1897 Autumnwood Dr  | House                      | \$1,300 | 3        | 2         |       | LR           | Y            | 3 CAR   | Y           | GARB      | NOW       | NO   | NO        | 1709 SQ FT/LANDSCAPE PROVIDED                             |
| 655 Gray Ave  | House                      | \$950   | 3        | 2         |       | LR           | Y            | 2 CAR   | Y           | GARB      | 2/10      | ?    | NO        | 1150 SQ FT  |
| 720 Wilkie Way  | House                      | \$975   | 3        | 3         | 2 ST  | HU           | Y            | 2 CAR   | Y           | GARB      | 2/29      | ?    | Y         |   |
| 2125 Timber Ct  | House                      | \$1,295 | 4        | 2         |       | LR           | NO           | 2 CAR   | Y           | GARB      | 3/1       | ?    | NO        | 1800 SQ FT  |
| 131 Lonely Oak Dr   | House                      | \$1,350 | 4        | 2         |       | LR           | NO           | 2 CAR   | Y           | NONE      | 3/16      | NO   | NO        | 2400 SQ FT  |
| 2055 La Rabyn Way   | House                      | \$1,350 | 4        | 2 1/2     | 2 ST  | LR           | NO           | 2 CAR   | Y           | GARB      | 4/1       | ?    | NO        | 2300 SQ FT  |
| 771 Chestnut St   | Cottage                    | \$695   | 2        | 1         |       | LR           | Y            | NO      | NO          | W/S/G     | 2/10      | NO   | Y         |   |
| 378 N Walton Ave  | Duplex                     | \$1,000 | 2        | 2         |       | HU           | NO           | 2 CAR   | Y           | W/S/G     | NOW       | NO   | NO        |   |
| 1385 Bancroft Ave   | Duplex                     | \$750   | 2        | 1         |       | HU           | NO           | Y       | Y           | GARB      | 3/16      | NO   | NO        |   |
| 1358 Eastwind Dr  | Duplex                     | \$1,000 | 3        | 2         |       | HU           | NO           | Y       | Y           | W/S/G     | 3/9       | NO   | NO        | 1175 SQ FT  |
| 1316 Eastwind Dr  | Duplex                     | \$1,000 | 3        | 2         |       | HU           | NO           | Y       | Y           | W/S/G     | 2/29      | ?    | NO        | 1175 SQ FT  |
| <b>PLUMAS LAKE</b>  |                            |         |          |           |       |              |              |         |             |           |           |      |           |   |
| 1119 Twinberry St   | House                      | \$1,300 | 3        | 2         |       | LR           | NO           | 3 CAR   | Y           | GARB      | 2/28      | ?    | NO        | 1500+ SQ FT   |
| <b>LIVE OAK</b>   |                            |         |          |           |       |              |              |         |             |           |           |      |           |   |
| 9791 Q St   | Duplex                     | \$950   | 3        | 2         |       | LR           | NO           | 2 CAR   | Y           | GARB      | 2/7       | NO   | Y         | WAITING FOR KEY/1200 SQ FT                                |
| 9795 Q St   | Duplex                     | \$950   | 3        | 2         |       | LR           | NO           | 2 CAR   | Y           | GARB      | 2/7       | NO   | Y         | WAITING FOR KEY/1200 SQ FT                                |
| <b>LINCOLN</b>  |                            |         |          |           |       |              |              |         |             |           |           |      |           |   |
| 763 E St  | Duplex                     | \$1,095 | 3        | 1         |       | HU           | NO           | NO      | *           | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT/1100 SQ FT                        |
| 751 E St  | Duplex                     | \$1,095 | 3        | 1         |       | HU           | NO           | NO      | *           | W/S/G     | 3/16      | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                   |
| <b>YUBA CITY APARTMENTS</b>                                       |                            |         |          |           |       |              |              |         |             |           |           |      |           |   |
| 1228 Casita Dr # 2  | Condo                      | \$695   | 2        | 1         | TH    | W/D          | Y            | Carport | NO          | W/S/G     | NOW       | NO   | Y         | LANDSCAPE SERVICE PROVIDED                                |
| 1199 Melton Dr # 1  | 5 Plex                     | \$795   | 2        | 2         | TH    | LR           | Y            | NO      | NO          | W/S/G     | NOW       | NO   | Y         | 1200 SQ FT  |
| Kenrick Apts<br># 15  | 1211 Kenny Dr<br>Apartment | \$495   | 1        | 1         | US    | LR           | Y            | NO      | NO          | W/S/G     | NOW       | NO   | Y         | POOL  |

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|------------------------------|-----------|---------|----------------|-----------|----------|--------------|--------------|--------|-------------|-----------|-----------|------|-----------|--|
| Joshua Tree Apts             |           |         | 1170 Kenny Dr  |           | 40 Units |              |              |        |             |           |           |      |           |  |
| # 31                         | Apartment | \$495   | 1              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| #9                           | Apartment | \$495   | 1              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 7                          | Apartment | \$495   | 1              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 8                          | Apartment | \$495   | 1              | 1         | DS       | LR           | Y            | NO     | NO          | W/S/G     | 2/17      | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 34                         | Apartment | \$495   | 1              | 1         | DS       | LR           | Y            | NO     | NO          | W/S/G     | 3/16      | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 3                          | Apartment | \$595   | 2              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | 3/23      | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 25                         | Apartment | \$495   | 1              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | 2/24      | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| Pheasant Court Apts          |           |         | 1250 Melton Dr |           | 32 Units |              |              |        |             |           |           |      |           |  |
| # 22                         | Apartment | \$595   | 2              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 26                         | Apartment | \$595   | 2              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 11                         | Apartment | \$495   | 1              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 9                          | Apartment | 595     | 2              | 1         | DS       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 32                         | Studio    | \$475   | 1              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 10                         | Apartment | \$495   | 1              | 1         | DS       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 20                         | Apartment | \$595   | 1              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 1                          | Apartment | \$595   | 2              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 24                         | Apartment | \$495   | 1              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 30                         | Apartment | \$595   | 2              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | NOW       | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 19                         | Apartment | \$495   | 1              | 1         | US       | LR           | Y            | NO     | NO          | W/S/G     | 2/17      | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| # 6                          | Apartment | \$595   | 2              | 1         | DS       | LR           | Y            | NO     | NO          | W/S/G     | 2/28      | NO   | NO        | 1/2 OFF 1ST MONTHS RENT                                      |
| <b>MARYSVILLE</b>            |           |         |                |           |          |              |              |        |             |           |           |      |           |  |
| <b>COMMERCIAL PROPERTIES</b> |           |         |                |           |          |              |              |        |             |           |           |      |           |  |
| 225 6th St # D & E           | Office    | \$500   |                |           | US       |              |              |        |             | W/S       | NOW       |      |           | APPROX 1060 SQ FT/CAN BE SPLIT                               |
| <b>YUBA CITY</b>             |           |         |                |           |          |              |              |        |             |           |           |      |           |  |
| 471 C Century Park Dr        | Office    | \$1,800 |                |           |          |              |              |        |             | W/S       | NOW       |      |           | 1802 SQ FT/6 OFFICES WITH RECEPTION AREA AND BREAK ROOM      |
| 1155 Bridge St               | Ofc/Ret   | \$2,000 |                |           |          |              |              |        |             | NONE      | *         |      |           | 1840 SQ FT/TENANT WILL MOVE IMMEDIATELY ONCE APPROVED        |
| 73 A Wilbur Ave              | Warehouse | \$700   |                |           |          |              |              |        |             | NONE      | NOW       |      |           | APPROX 2000 SQ FT WITH BATH                                  |
| 1415 Garden Hwy Ste B        | Ofc/Ret   | \$800   |                |           |          |              |              |        |             | W/S/G     | NOW       |      |           | 1195 SQ FT OF OFFICE/RETAIL SPACE/LANDSCAPE & PEST CONTROL   |
| 508 Forbes Ave               | Office    | \$1,350 |                |           | US       |              |              |        |             | W/S/G     | NOW       |      |           | APPROX 1500 SQ FT WITH 3 OFFICES, RECEPTION AREA, BREAKROOM, |
| "                            |           |         |                |           |          |              |              |        |             |           |           |      |           | 2 BATHROOMS/STORAGE ROOM/PRIVATE ENTRANCE                    |
| "                            |           |         |                |           |          |              |              |        |             |           |           |      |           | CONFERENCE ROOM AVAILABLE WITH APPOINTMENT                   |
| "                            |           |         |                |           |          |              |              |        |             |           |           |      |           | ABOVE VALLEY FAIR REALTY CORP                                |