

Spectacular view from every living room!



Channel Islands Waterfront Homeowners enjoy:

- 3 swimming pools
- 2 tennis courts
- Marina Club membership
- State-of-the-art Fitness center
- Harbor-view Jacuzzi
- Indoor men & women's saunas
- Private meeting/party room w/ kitchen
- Elegantly appointed clubhouse with fireplace & granite bar, library, kitchen, lounge and group seating
- Locker rooms & Showers
- Sailing School on premises*
- Private Marina on premises*



**additional fees required*



Within walking distance:



- The beach
- Many Fine restaurants
- Water Taxi
- 7 marinas
- 4 Yacht Clubs
- Maritime Museum
- Sportfishing Charters
- Whalewatching & Island tours
- 3 seafood grottos & fresh fish markets
- Casual food courts & delis
- Boat Rentals; kayaks, electric, sail, peddle, yachts
- Farmer's market every Sunday
- Concerts by the Sea summer concert series
- Annual festivals & art shows
- Specialty hops, yacht brokerages

Nearby

- The Channel Islands
- Local airport
- Train Depot
- Outlet Malls
- 2 more boat Harbors
- Several public golf courses
- Naval PX
- Santa Barbara & Malibu
- Camp grounds
- Mountains & wilderness



Susan Sells the Seashore

Susan O'Brien was the Sales Manager for the original sales at Channel Islands Waterfront Homes. Successfully completing the project in early 2003, O'Brien was involved in every one of the 120 homes sold here. Her experience and knowledge of the complex is unmatched. Susan continues to assist her original clients in the resales for those that wish to move on. Additionally, being experienced in so many sales (over 150) here, her assistance to the buyers is invaluable.

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www.ItsTheView.com
 My website exclusively dedicated to the Channel Islands Waterfront Homes.

Live the Resort life-style...



"It's the View!"





From every living room enjoy:

- Beautiful Sunsets
- Boat Harbor activity
- Views of the ocean & islands (most South-facing homes)
- Holiday Boat Parade of Lights & dock decorations
- 4th of July Fireworks (from some homes)
- View of the mountains and bridge (North facing homes)



Two sixty-unit Residences Feature:

- Elevators to every floor
- Private Lobbies & intercom
- Full-time maintenance staff
- Indoor Post boxes
- Convenient trash drops on every floor
- Private parking garage with assigned spaces and area for storage
- Three stairwells per building
- Ample visitor parking

One and two bedroom floor plans



Not shown: Santa Rosa & Santa Barbara



**FOR MORE INFORMATION GO TO
www.ItsTheView.com**



The Channel Islands Waterfront Homes are a unique form of ownership in Ventura County. Common in prime resort areas like Marina del Rey (Marina City Club), San Diego, Hawaii and Palm Springs where residential properties are built on public land, homeowners own their individual units and common area improvements but lease the ground from the landowner. In our case, the County of Ventura maintains the land in public trust and homeowners here own exclusive use of the property for 99 years. A monthly fee is paid to the county for use of the land.

Commonly Asked Questions?

- Q:** How long is the lease?
A: 99 years (2000-2099)
- Q:** What happens in 2099?
A: In 2099 the County has the option to renew the lease or regain the property for other use.
- Q:** If I don't own the land do I pay property taxes?
A: You only pay taxes on the price at which you purchased your home plus a small possessory interest tax on the exclusive use of the land.
- Q:** How much is the monthly land lease?
A: \$100 per month
- Q:** Will the \$100 per monthly increase?
A: The fee is set for the first 10 years (2010) and thereafter the County has the option to begin adjusting

it according the set CPI Index (Cost of Living). The lease is specific in the caps it may limit.

Q: What happens when I sell?
A: Sales are handled in the same way any real property is sold with the exception that the County retains title to the land. At or around 2006 (each home differs) homeowners will be required to pay a resale fee to the County upon sale based on 2.5 - 2.8% of the sales price. This is negotiated between buyer and seller.

Q: That sounds like a lot?
A: The lease was negotiated to keep a low monthly payment. The County agreed to this set price as long as they could benefit some recoup of the long lease at the point of sale. A conservative equity gain in Ventura County should be at least 3% per year so if you keep your property more than two years you should still benefit from your investment. *Note, that in 2002 and 2003 the average annual increase in property values in this area was over 25% while average C.I. Waterfront Home values more than doubled in that time!*

Q: Why should I purchase a Channel Islands Waterfront Home instead of a fee simple property somewhere else nearby?

A: It's simple. They offer the best views with the most amenities for the lowest price in the County. Home owners here will tell you emphatically; "It's the view!"

Q: How much are the Monthly HOA Fees and what do they cover?

A: \$ 420 including land lease. They pay for trash, water, sewer, gas; hot water, Full-time maintenance Staff, Professional Management Company, Fire & Hazard Insurance, Private Parking, Earthquake Insurance, Membership in Private Marina Club, Use of all facilities; 3 pools, 2 tennis, gym, spa, saunas, club, etc., Landscape & maintenance of 1/4 mile waterfront property, Monthly contribution to Reserves,

