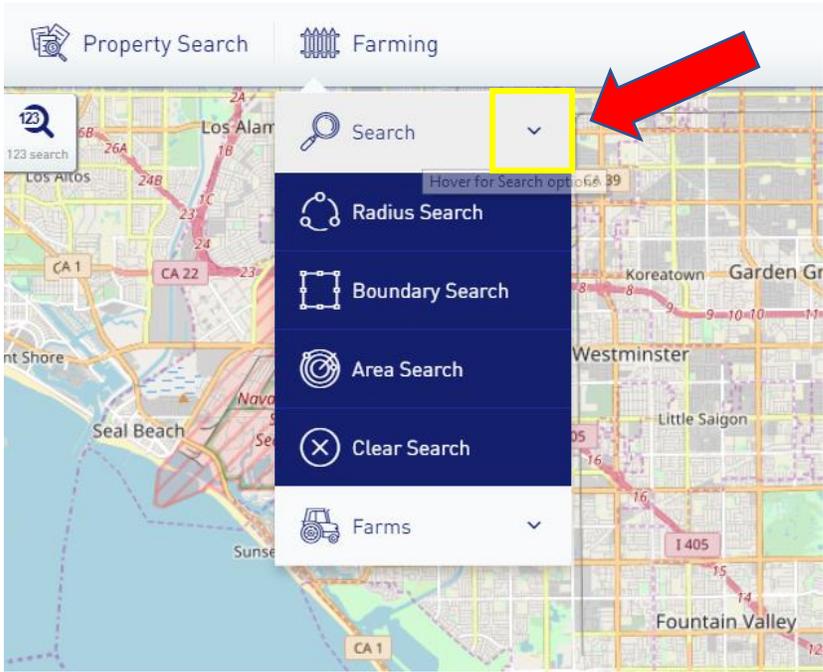
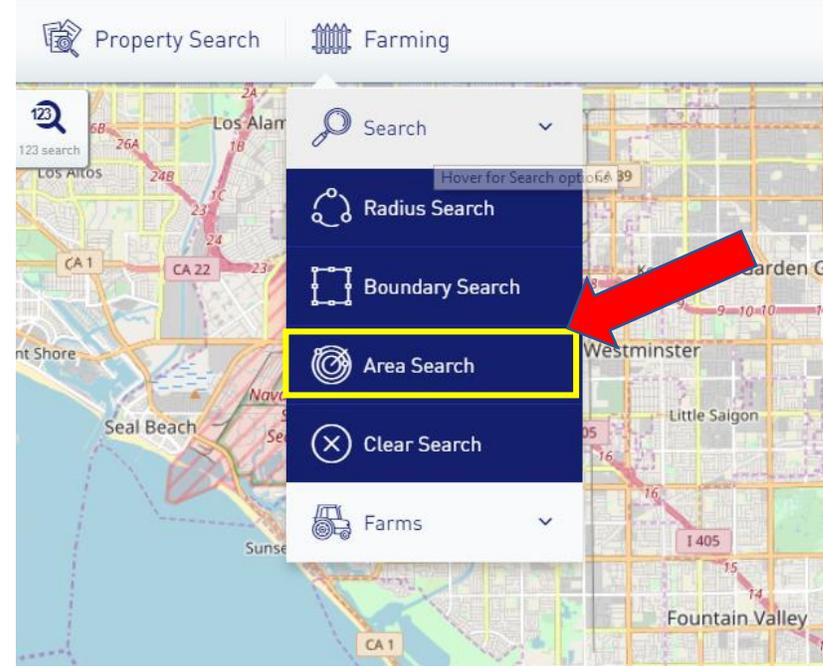


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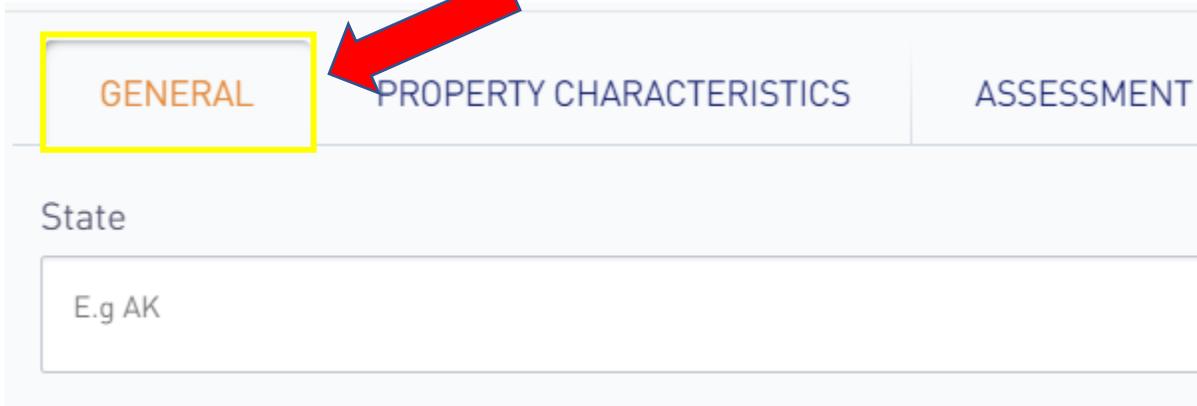
Looking for: sfr & condo's with absentee owners

Sample data selections will appear in this **COLOR**. You may change these criteria to match your location and search.

<p>Step 1:</p>	<p>Click on Farming and hover your mouse over the dropdown menu</p>
 <p>The screenshot shows a web interface with a 'Farming' tab selected. A dropdown menu is open, listing options: Search, Radius Search, Boundary Search, Area Search, Clear Search, and Farms. The 'Search' option is highlighted with a yellow box, and a red arrow points to it from the right.</p>	
<p>Step 2:</p>	<p>Click on Area Search</p>
 <p>The screenshot shows the same web interface as Step 1. The 'Area Search' option in the dropdown menu is now highlighted with a yellow box, and a red arrow points to it from the right.</p>	

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Step 3: Make sure you are on the GENERAL tab

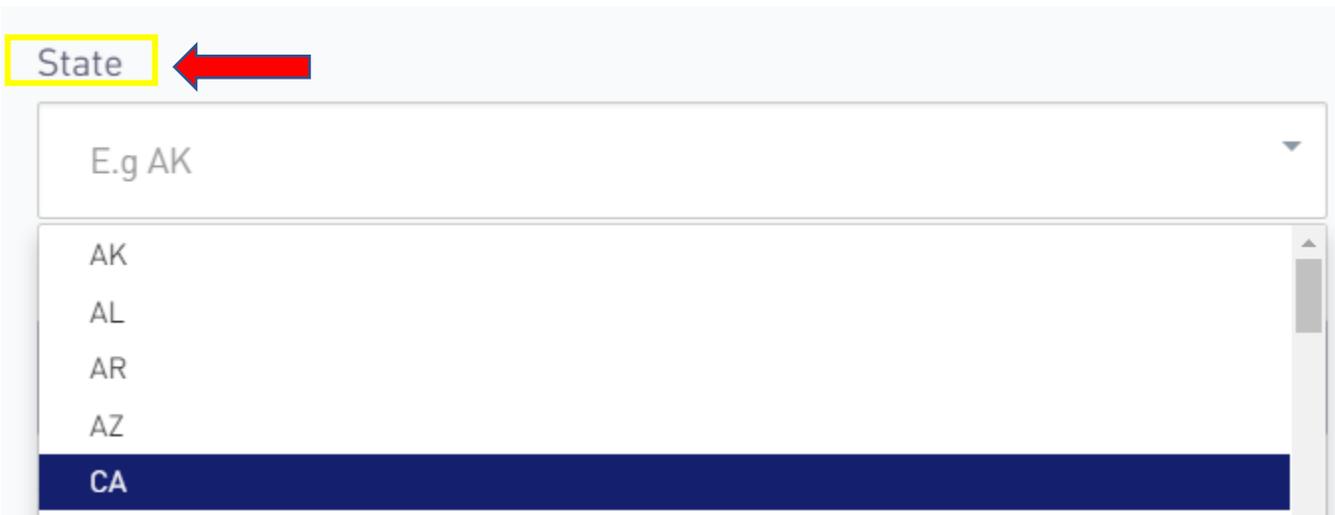


GENERAL PROPERTY CHARACTERISTICS ASSESSMENT

State

E.g AK

Step 4: From the State dropdown menu select state of **CALIFORNIA**

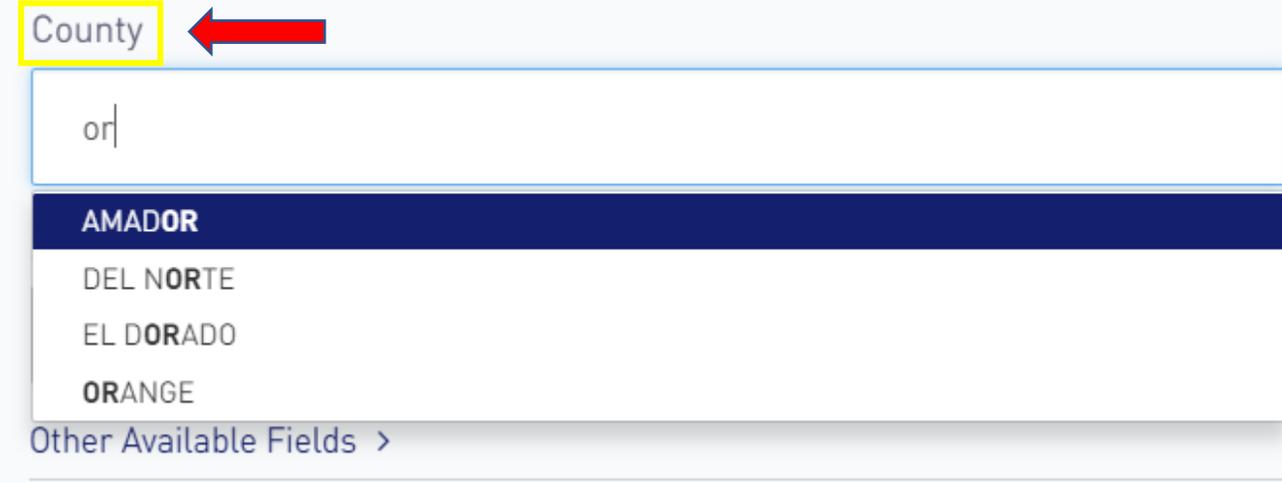
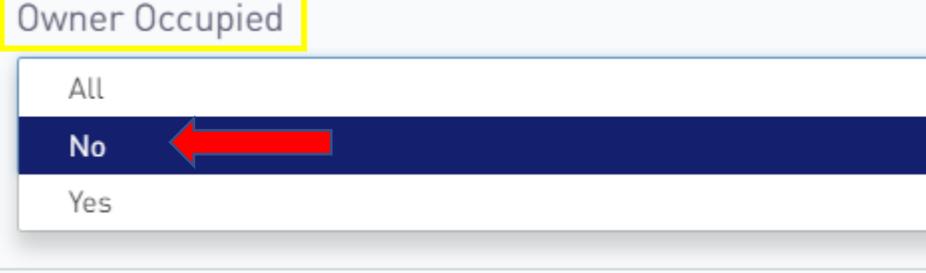


State

E.g AK

- AK
- AL
- AR
- AZ
- CA

Create a Cash Buyers Guide

Step 5:	From the County dropdown menu select county of <u>ORANGE</u>
	
Step 6:	From the OWNER OCCUPIED dropdown menu select: <u>NO</u>
	

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Step 7: From the OTHER AVAILABLE FIELDS add **INDIVIDUAL OWNER/COMPANY OWNER** by checking the box.

GENERAL
PROPERTY CHARACTERISTICS
ASSESSMENT & TAXES
OTHER
CUSTOM FILTERS
MORTGAGE INFO
LEADS

State: CA | Site Zip Code: Select
 County: ORANGE | Site Address: CONTAINS | Value:
 Site City: GARDEN GROVE x | Owner Occupied: NO

Other Available Fields ▾
 Select the field(s) you want to add.

Mailing Address Site House Number Ownership/Vesting Type
 Site Street Name Mailing State Legal Description
 1st Owner's Name **Individual Owner / Company Owner** 2nd Owner's Name

Step 8: From the INDIVIDUAL/COMPANY OWNER drop down select **COMPANY**

Individual Owner / Company Owner - exclude
 COMPANY

Create a Cash Buyers Guide

Step 9: Left click on PROPERTY CHARACTERISTICS tab

Area Search

Search for properties using Advanced Search.

GENERAL
PROPERTY CHARACTERISTICS
ASSESSMENT & TAXES
OTHER
CUSTO

Bedrooms

Value

Lot Size (SqFt)

Baths

Value

Building Size

Property Type

Number of Units

Step 10: From the PROPERTY TYPE dropdown menu select the types of properties you wish to search **SINGLE FAMILY RESIDENCE & CONDOMINIUM**

Property Type

SINGLE FAMILY RESIDENCE x
CONDOMINIUM x

Year Built

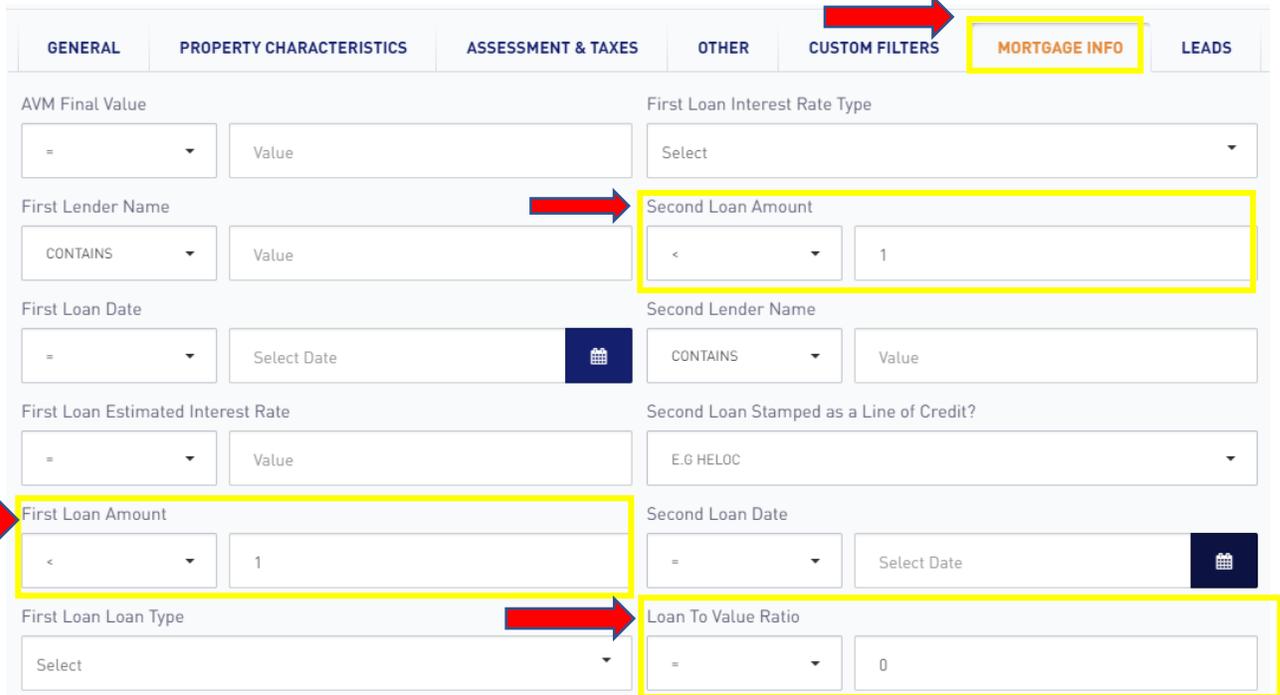
Value

Create a Cash Buyers Guide

Step 11:

Select the MORTGAGE INFO tab, and then select the following fields:

1. First loan amount **less than (<) 1**
2. Second loan amount **less than (<) 1**
3. Loan to value ratio **equal (=) 0**

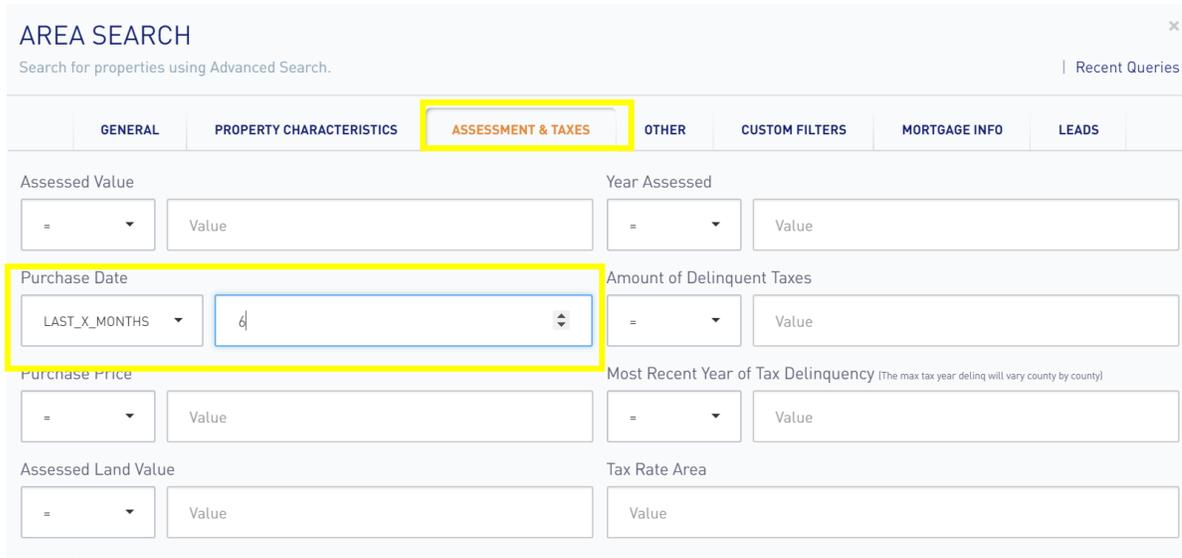


The screenshot shows the 'MORTGAGE INFO' tab selected. The following fields are highlighted in yellow and indicated by red arrows:

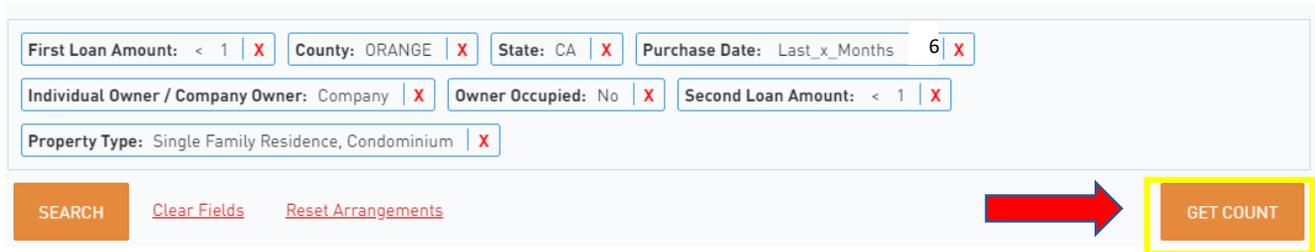
- First Loan Amount:** Set to '<' and '1'.
- Second Loan Amount:** Set to '<' and '1'.
- Loan To Value Ratio:** Set to '=' and '0'.

Create a Cash Buyers Guide

Step 12: Select the **Assessment & Taxes** tab, and then select the following fields:
Purchase Date: **Last X Months** pick **6**

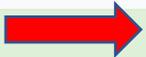


Step 13: Left click GET COUNT. If properties are found then GOTO NEXT STEP. However, if your count is zero you may need to change your area, return to Step 3 and expand the area of your search.



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Step 14: Filter properties to the area you are working either by city or by zip code. **Left Click the View Geography Details** to show the list of zip codes and cities with the # of properties located in each. (Note: zip codes are listed first and you will have to scroll down the list to see the cities. Hover your mouse over the window and use the scroll wheel to scroll through the list.)

981 properties found against given search criteria.  [View Geography Details](#)

Zip code	Count
00000	2
90620	2
90621	6
90623	4
90630	5
90631	12
90680	1

City And State	Count
ALISO VIEJO CA	10
ANAHEIM CA	41
BREA CA	5
BUENA PARK CA	8
CAPISTRANO BEACH CA	1
CORONA DEL MAR CA	15

Step 15: Note the name of the city or the zip codes you want on a piece of scratch paper. Then close the window by scrolling to the top of the window and pressing the “X” button located in the upper right.

Geography 

Zip code	Count
00000	2
90620	2

Create a Cash Buyers Guide

Step 16: Go to the General Tab and enter the name of the City and/or Zip codes which you wrote down in Step 15. **Anaheim**

GENERAL	PROPERTY CHARACTERISTICS	ASSESSMENT & TAXES	OTHER	CUSTOM FILTER
State CA	Site Address CONTAINS	Value		
County ORANGE	Owner Occupied NO			
Site City Select	Individual Owner / Company O COMPANY			
Site Zip Code Select				

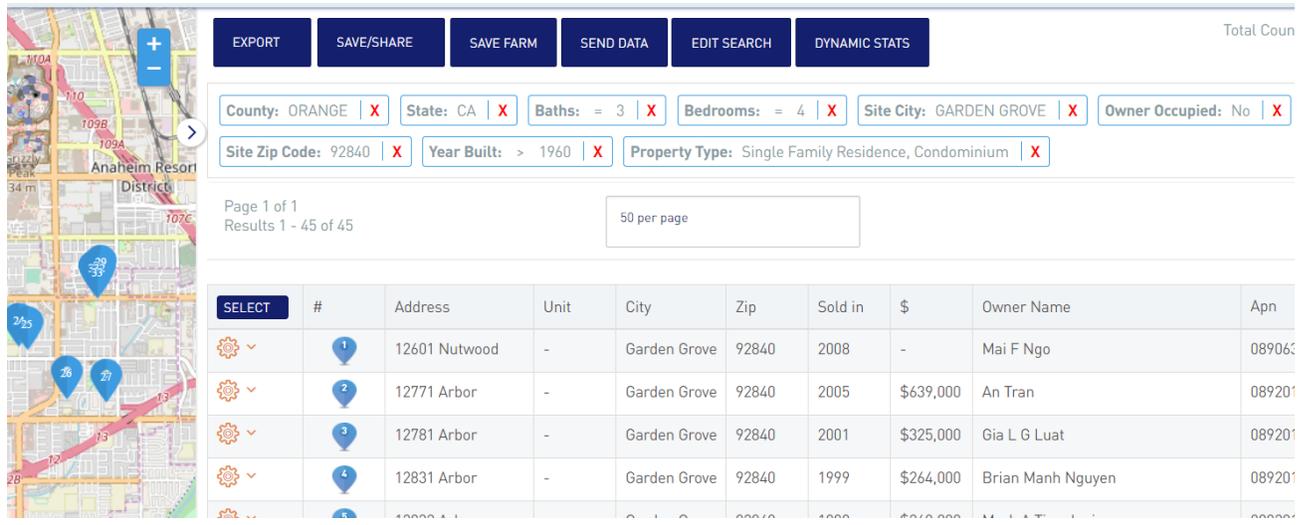
Step 17: Left Click GET COUNT and double check your count is what you expected, then Left Click SEARCH

41 properties found against given search criteria. View Geography Details

[Clear Filters](#)
[Arrangements](#)

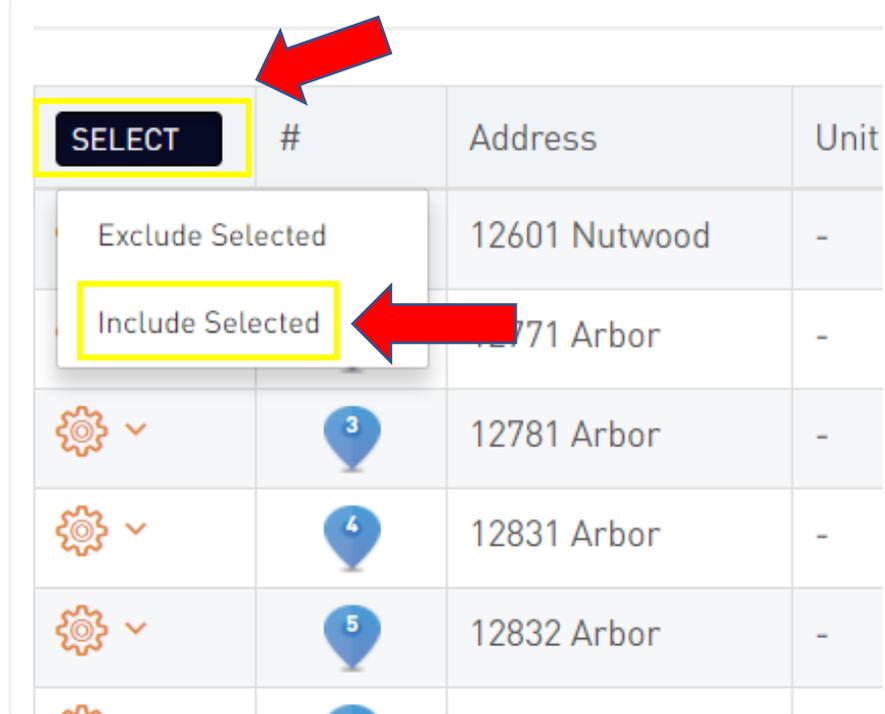
Create a Cash Buyers Guide

Step 18: After you left click SEARCH the screen will change and you can now view and select properties.



SELECT	#	Address	Unit	City	Zip	Sold in	\$	Owner Name	Apn
	1	12601 Nutwood	-	Garden Grove	92840	2008	-	Mai F Ngo	089063
	2	12771 Arbor	-	Garden Grove	92840	2005	\$639,000	An Tran	089201
	3	12781 Arbor	-	Garden Grove	92840	2001	\$325,000	Gia L G Luat	089201
	4	12831 Arbor	-	Garden Grove	92840	1999	\$264,000	Brian Manh Nguyen	089201
	5	12832 Arbor	-	Garden Grove	92840	2000	\$260,000	Mai F Ngo	089201

Step 19: Left click SELECT button and choose INCLUDE SELECTED



SELECT	#	Address	Unit
Exclude Selected		12601 Nutwood	-
Include Selected		12771 Arbor	-
	3	12781 Arbor	-
	4	12831 Arbor	-
	5	12832 Arbor	-

Create a Cash Buyers Guide

Step 20: Left click in the checkbox next to each address that you want to include.

INCLUDE SELECTED

	CANCEL	#	Address
 ▾	<input checked="" type="checkbox"/>		12601 Nutwoo
 ▾	<input checked="" type="checkbox"/>		12771 Arbor
 ▾	<input type="checkbox"/>		12781 Arbor
 ▾	<input type="checkbox"/>		12831 Arbor
 ▾	<input type="checkbox"/>		12832 Arbor

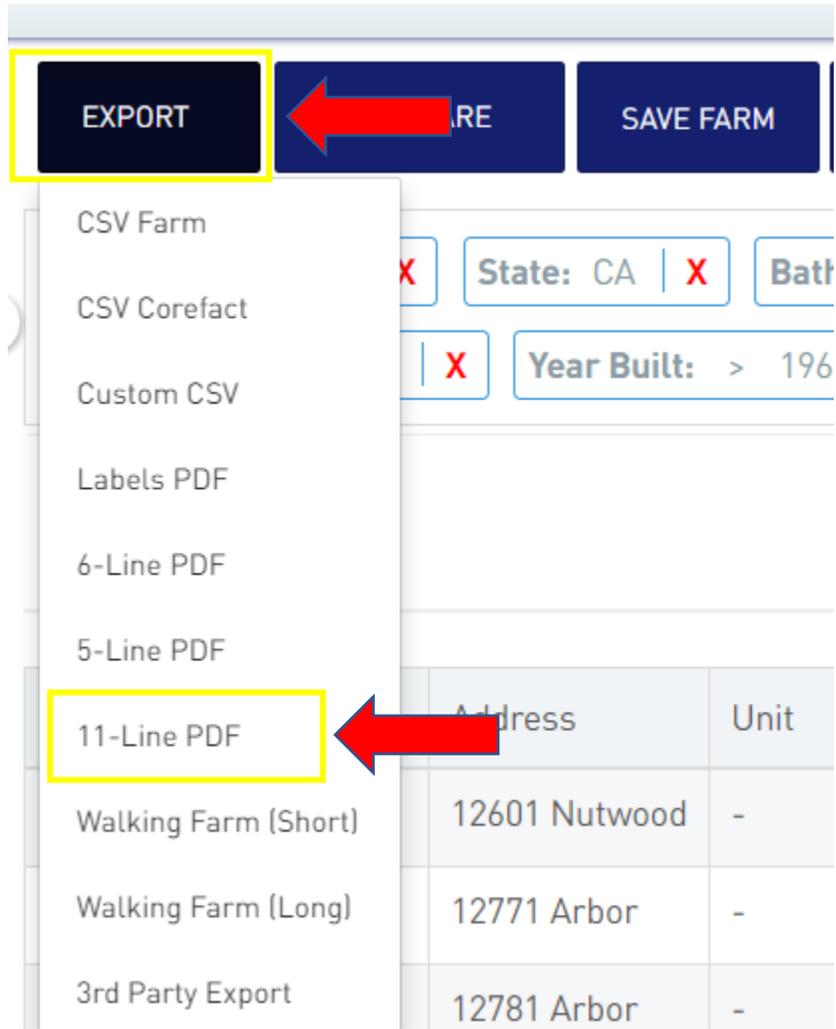
Step 21: Left click **INCLUDE SELECTED**. The list will filter and **ONLY** show the properties that you selected.

INCLUDE SELECTED

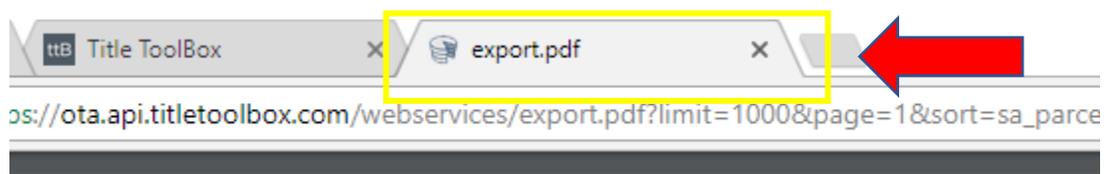
	CANCEL	#	Address
 ▾	<input checked="" type="checkbox"/>		12601 Nutwoo
 ▾	<input checked="" type="checkbox"/>		12771 Arbor
 ▾	<input type="checkbox"/>		12781 Arbor
 ▾	<input type="checkbox"/>		12831 Arbor
 ▾	<input type="checkbox"/>		12832 Arbor

Create a Cash Buyers Guide

Step 22: Left click EXPORT from the dropdown list select 11-LINE PDF. A new TAB (Window) will appear in your browser's tab bar.

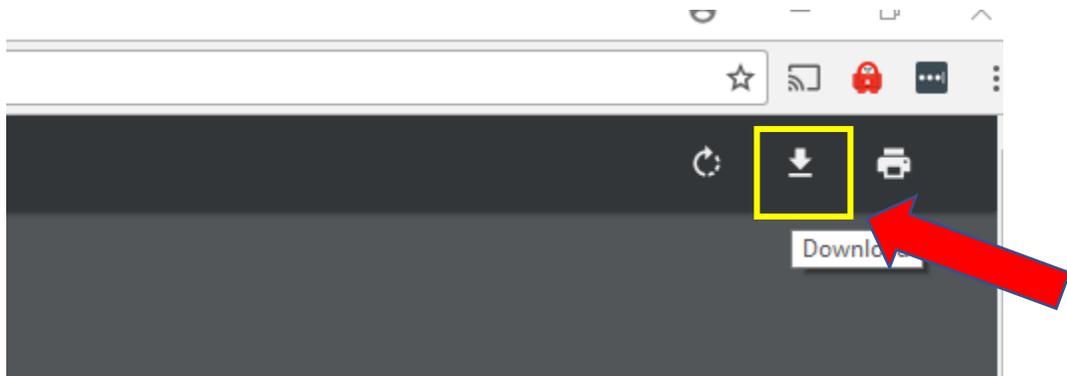


Step 23: A new TAB (Window) appears in your browser. Left click on the NEW TAB.



Create a Cash Buyers Guide

Step 24: Move your mouse to position the cursor near the top of the Window and a SELECT BAR will appear. Left click the Download Arrow to save the records as a PDF.



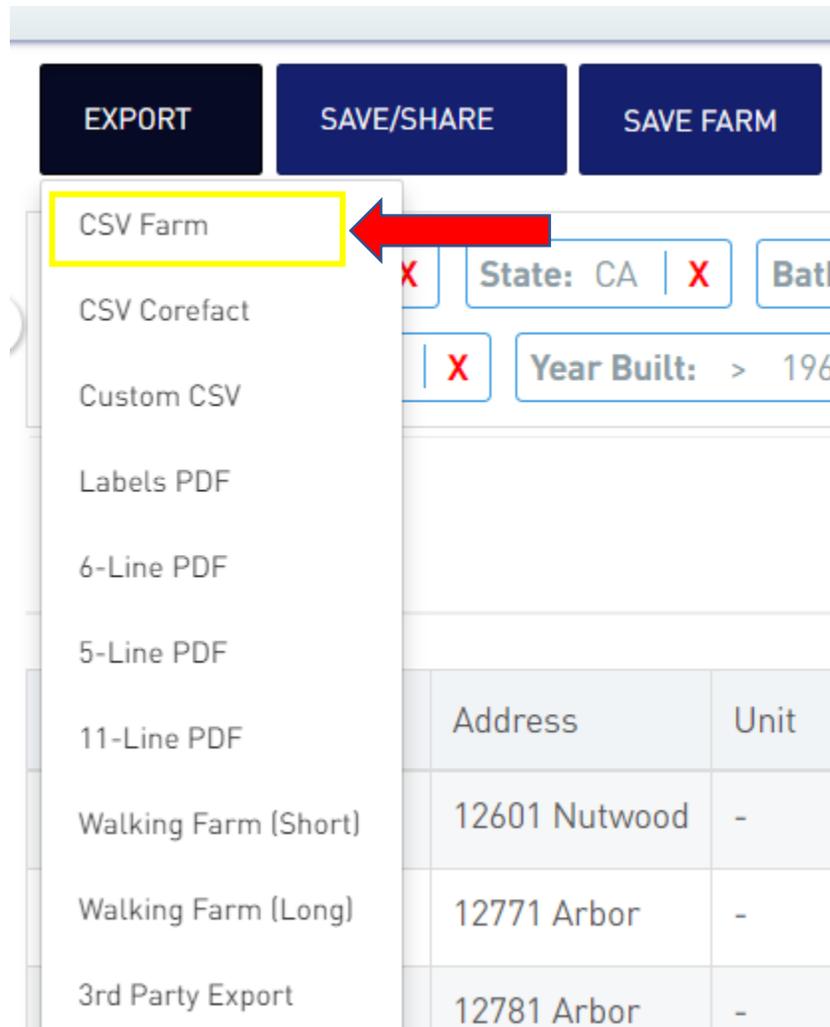
Step 25: Return to the ttb.tradingacademh.com Window



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Step 26:

Left click EXPORT from the dropdown list select CSV FARM. The EXPORT will download automatically and appear wherever your browser is set to store downloads.

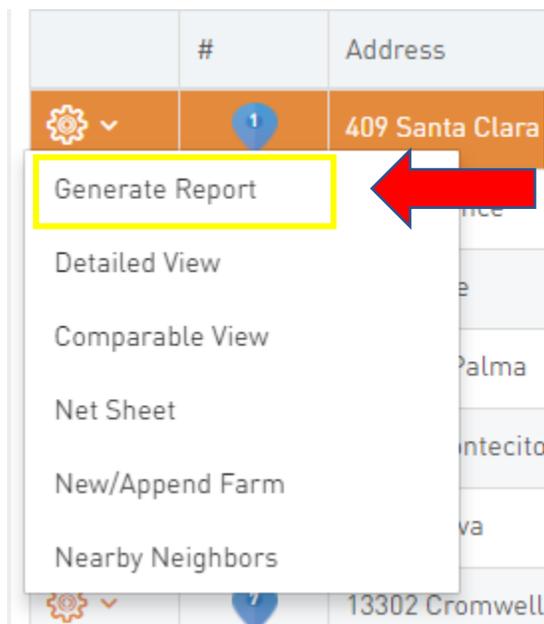


The screenshot shows a web interface with three buttons: EXPORT, SAVE/SHARE, and SAVE FARM. The EXPORT button is active, and a dropdown menu is open. The menu items are: CSV Farm (highlighted with a yellow box and a red arrow), CSV Corefact, Custom CSV, Labels PDF, 6-Line PDF, 5-Line PDF, 11-Line PDF, Walking Farm (Short), Walking Farm (Long), and 3rd Party Export. In the background, there are search filters for State: CA and Year Built: > 196, and a table with columns Address and Unit.

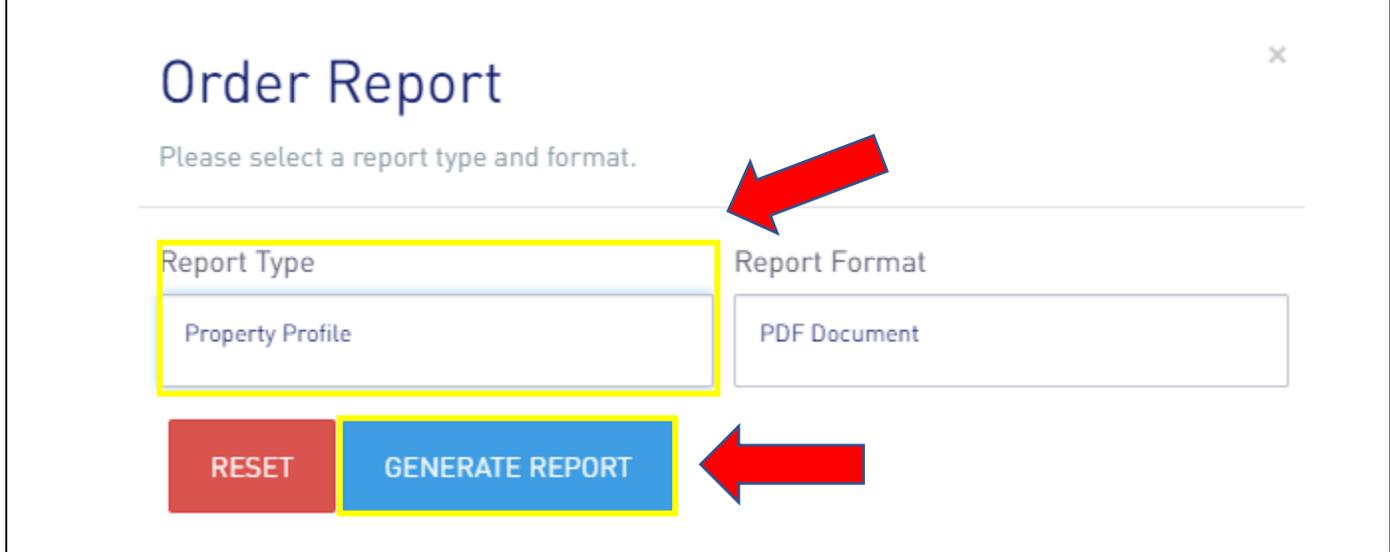
Address	Unit
12601 Nutwood	-
12771 Arbor	-
12781 Arbor	-

Create a Cash Buyers Guide

Step 27: If you want a property profile for ANY of the properties do the following: Using the Drop-down menu next to the Gear select **Generate Report**



Step 28: Select PROPERTY PROFILE from the report type list and click **Generate Report**



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Step 29:	Click on the CLICK HERE link to view and save the report
<div style="border: 1px solid black; padding: 10px;"> <h2 style="text-align: center;">Order Report ×</h2> <p style="text-align: center; color: gray;">Please select a report type and format.</p> <hr/> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Report Type</p> <div style="border: 1px solid gray; padding: 5px; text-align: center;">Property Profile</div> </div> <div style="width: 45%;"> <p>Report Format</p> <div style="border: 1px solid gray; padding: 5px; text-align: center;">PDF Document</div> </div> </div> <div style="background-color: #e0f2f1; padding: 10px; margin-top: 10px;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 2px solid yellow; padding: 5px; text-align: center;"> Click here to view your report. </div> <div style="font-size: 2em; color: red;">←</div> <div style="padding: 5px; text-align: center;"> Click here to email your Report. </div> </div> <div style="display: flex; justify-content: center; margin-top: 10px;"> <div style="background-color: #d32f2f; color: white; padding: 10px 20px; margin-right: 10px;">RESET</div> <div style="background-color: #0070c0; color: white; padding: 10px 20px;">GENERATE REPORT</div> </div> </div> </div>	
Step 30:	REPEAT steps 22 and 23 to save and/or print your report
<p style="color: #00a0e3;">NOTE: Downloading your selection via PDF and Excel will NOT utilize your data credits twice.</p>	