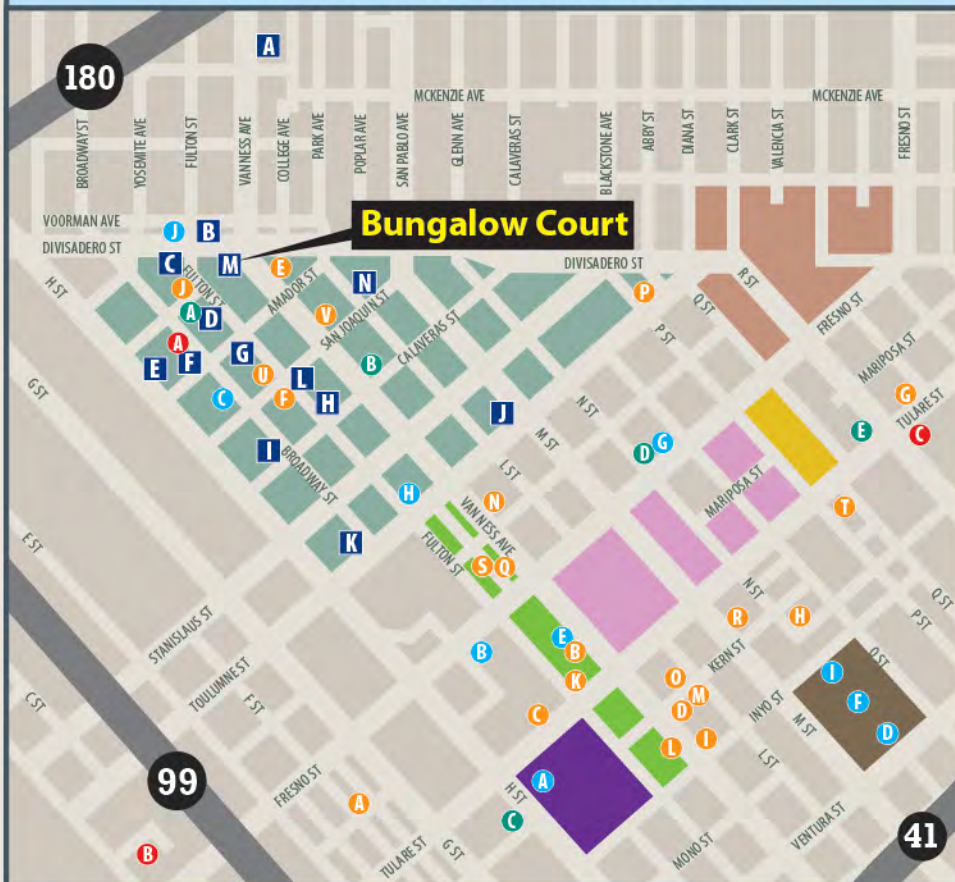


CONVENIENTLY LOCATED IN DOWNTOWN FRESNO

950-962 E. Divisadero, Fresno, CA 93721



- | | | |
|----------------------------------|---------------------------------------|------------------------------------|
| A 330 N Van Ness Cottages | B Studio 64 | C Iron Bird Lofts |
| D Pearl Building | E H Street Lofts | F Vagabond Lofts |
| G Fulton Village | H Biz-Werx | I Broadway Lofts |
| J M Street | K Mayflower Lofts | L 1612 Fulton (coming soon) |
| M Bungalow Court | N Crichton Place (coming soon) | |

- | | | |
|------------------|-----------------------------------|--------------------------|
| Mural District | Community Regional Medical Center | Fresno Convention Center |
| Fresno City Hall | Government Offices | Fulton Mall |
| | Chukchansi Park | |

NEARBY GROCERY STORES - PARTIAL LIST

(A) Whole Farms Market (B) Food Maxx Grocery Store (C) Fresh and Easy Grocery Store

NEARBY RESTAURANTS - PARTIAL LIST

(A) Basque Hotel (B) Club One Restaurant (C) Coney Island Restaurant (D) Downtown Club (E) Fajita Fiesta (F) Luau (G) El Torito Mexican Grill (H) George's Shish Kebab (I) Hero's Sports Lounge (J) Iron bird Café (K) Wimpy's Place (L) Joe's Steakhouse (M) Kern Coffee (N) Mezcal Bar and Grill (O) Newsroom Cafe (P) Robertito's Taco Shop (Q) Smokehouse (R) Starbucks (S) Rose's Cafe (T) Shepherds Inn (U) Tokyo Gardens (V) Toledo's Mexican Restaurant

NEARBY SPORTS AND ENTERTAINMENT

(A) Chukchansi Park (Fresno Grizzlies Baseball & Fresno Fuego Soccer) (B) Crest International Theater (C) Rainbow Ballroom (D) Selland Arena (Fresno Monsters Hockey & Coyotes Arena Football) (E) Club One Casino (F) Ernest Valdez Hall (G) Veterans Memorial Auditorium (H) Warnors Theater of Performing Arts (I) Wm. Saroyan Theater (J) Fulton 55

NEARBY MUSEUMS

(A) African American Mus. (B) Arte Americas (C) Fresno Fire Department Mus. (D) Legion of Valor Mus. (E) Meux Home

Bungalow Court

Historic Bungalows
in Downtown Fresno



Gurban

RentGranville.com
559.233.0288

Leasing Office:
1805 Broadway Street
Fresno, CA 93721



10.2.2012

GVurban.com / 559.233.0288

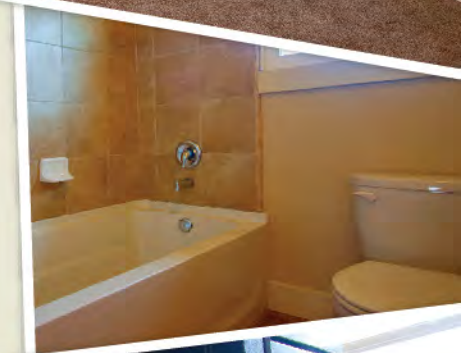


Originally constructed in 1922, Bungalow Court is GV Urban's latest preservation project. At one time a quaint and cozy community consisting of 7 individual Bungalows, years of neglect and patchwork construction left the homes in serious disrepair. Fires destroyed two of the homes causing both to be completely removed. Over the course of 90 years, the charm of a Craftsman Bungalow was lost.

GV Urban has restored the 5 existing homes, and rebuilt the 2 burned. Using every piece of salvageable materials, and hand crafting wood elements to match the original architecture, Bungalow Court will once again have the charm of yesteryear, while also incorporating energy efficient design features and modern amenities, creating a truly unique place to call home.

The result is 8 discreet, energy efficient, individual Bungalows that provide an ambiance and quality of living that is rare to find. Whether you prefer old world charm of an era long ago, or have grown accustomed to the modern comforts of today, this is the place for you.

East Divisadero Street



Restoration Features:

- Replaced and replicated the original siding.
- Hand crafted columns that secure the porches.
- Rebuilt wood encased window in elaborate Chinese style.
- Restored custom Craftsman front doors.
- Hand crafted Decorative wood accents throughout.
- Traditional Bungalow style.

New Features:

- Newly built kitchens with granite counters and new appliances.
- New constructed bathrooms.
- New flooring and paint.
- Energy efficient blown-in foam insulation.
- Tankless water heaters.
- Ductless HVAC units.
- Wall heaters/gas burning fireplaces. *(select units)*
- Stackable washer/dryer hook-ups.
- Private gated community & private parking.
- Lush landscaping & resident courtyard.