

ALL FIELDS DETAIL



MLS #	116620	Bedrooms/Unit	Combo
Status	ACTIVE	Construction	2x4
Type	TRIPLEX	Foundation	Concrete Block
Address	138 10TH AVENUE	Garage Type	None
Address 2		Age	20 + yrs.
City	FAIRBANKS	Configuration	Up and Down
State	AK		
Zip	99701		
Area	NORTH FAIRBANKS		
Class	MULTI-FAMILY		
Asking Price	\$143,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Internet Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
# of Acres	0.1079	# of Bath Areas	3.00
Garage Capacity/Unit:	0	Licensee	AUDREY J FOLDOE - HM: (907) 456-6000
Listing Office 1	MEYERES REAL ESTATE - Main: (907) 456-6000	Licensee 2	
Listing Office 2		Commission to Selling Off	3%
Subd. Township/Range	Townsite	Lot (Tax Lot)	7-0
Block (Section)	107	Listing Date	5/1/2011
Expiration Date	7/30/2011	Owner	BAC/VA
Owner Phone		Manager	
Manager Phone		Elementary School	Joy
Middle School	Ryan	Senior High School	Lathrop
Year Built	1952	Zoning	Multiple-Family Residential District
Zoning Overlay	N/A	Lot Sq. Ft.	4700
Building Sq. Ft.	2440	Aprx. Garage Sq. Ft.	
Sign Y/N	Yes	CCRs Y/N	No
Annual Gross Income	UNK	Annual Expenses	
Annual Net Op Income		Off Market Date	
APOD Y/N	No	# of Parking Spaces	4
Total Number of Units	3	TYPE OF UNITS EFF	0
TYPE OF UNITS 1 BDRM	1	TYPE OF UNITS 2 BDRM	1
TYPE OF UNITS 3 BDRM	1	TYPE OF UNITS 4 BDRM	0
Directions	ON 10TH BETWEEN NOBLE AND STEESE, ACROSS FROM REGENCY HOTEL	Search By Map	
Tax ID		Update Date	5/5/2011
Status Date	5/4/2011	HotSheet Date	5/4/2011
Price Date	5/4/2011	Input Date	5/4/2011 9:59:00 PM
Associated Document Count	0	Original Price	\$143,900
Cumulative DOM	5	Client Hit Count	14
Agent Hit Count	26	Days On Market	5
Price/Sq Feet	\$58.98		

FEATURES

WATER Public	EXTRAS Deck	TERMS Cash/Refinance	ROAD SERVICE Yes
SEWER Public	LAUNDRY No	SHOWING INSTRUCTIONS Call Listing Licensee	FIRE SERVICE Yes
HEATING OHWBB	APPLIANCES Range/Oven	Lock Box	
EXTERIOR FINISH T1-11	Refrigerator	Vacant	

FINANCIAL

Incentives		Taxes	28.28
Mill Rate	17.23	Internet Y/N	Yes
Tax Parcel	0040002	FNSB Map #	311A33

FINANCIAL

HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	RECORDING
Short Sale (Y/N)	No	Floreclosure (Y/N)	Yes
REO (Y/N)	Yes		

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Licensee 1	Sell Team
Selling Office 1	Selling Licensee 2
Selling Office 2	Selling Licensee 3
Selling Office 3	Additional Comments

REMARKS

GREAT OPPORTUNITY TO PURCHASE THIS 3 UNIT BUILDING RIGHT DOWNTOWN. MAIN LEVEL UNIT HAS 2 BDRMS; UPPER HAS 3. BASEMENT HAS UNFINISHED, PARTIALLY REMODELED 1 BDRM UNIT, WITH EGRESS WINDOW. BASEMENT ALSO HAS LARGE STORAGE AREA AND BOILER ROOM. ABOVE GROUND UNITS HAVE DECKS, 3 ELECTRIC METERS ON BUILDING. VA VENDEE FINANCING AVAILABLE. SALE and TITLE subject to review by VA, SOLD AS IS , BAC pre qual required, Buyer pays title ins.

ADDENDUM

REALTORS: VACANT, LOCKBOX. CALL LL OFFICE AND GO 456-6000. This is a VA owned property and great VA Vendee financing is available. Get "0" down, a low interest rate and 30 year term. Investors can buy too with only 5% down. Contact Stephanie Warner at 1-800-850-7655 ext 1450822 or email her at stephanie2.johnston@bankofamerica.com. All offers must be accompanied by a pre qualification letter from Bank of America regardless where the buyer is getting financing.

ADDITIONAL PICTURES**DISCLAIMER**

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.