

ALL FIELDS DETAIL



MLS #	118252	Construction	2x4
Status	ACTIVE	Foundation	Concrete Block
Type	DUPLEX	Age	31 + yrs
Address	311 18TH AVENUE	Garage Type	Attached/HTD
Address 2		Style	Raised Ranch
City	Fairbanks		
State	AK		
Zip	99701		
Area	SOUTH EAST FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$130,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Internet Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Single Family Options		# of Bedrooms	5
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	2
# of Acres	0.2296	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	Robert Mitchell	Lot (Tax Lot)	6&7
Block (Section)	2	Listing Date	12/29/2011
Expiration Date	4/18/2012	Owner	BAC/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Joy
Middle School	Ryan	Senior High School	Lathrop
Year Built	1955	Zoning	Multiple-Family Residential District
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	10,000	Aprx. Res. Sq. Ft.	2340
Aprx. Garage Sq. Ft.	528	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	---
Upper Level Baths	---	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	3	Main Level Baths	1
Main Level XRM		Main Level Apx. Sq. Ft.	1170
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	2
Lower Level Baths	1	Lower Level XRM	
Lower Level Apx. Sq. Ft.	1170	Lower Lev. Unfin. Sq. Ft.	100
Base/Below # Bedrooms	---	Base/Below Baths	---
Base/Below XRM		Base/Below Apx. Sq. Ft.	
Base/Below Unfin. Sq. Ft.		Living Room Apx. Size	
Living Room Level		Kitchen Apx. Size	
Kitchen Level		Dining Room Apx. Size	
Dining Room Level		Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	2	Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	1/19/2012	Status Date	12/30/2011
HotSheet Date	1/19/2012	Price Date	1/19/2012
Input Date	12/30/2011 8:00:00 PM	Associated Document Count	2
Original Price	\$132,900	Agent Hit Count	30
Client Hit Count	33	Cumulative DOM	21
Directions	South Cushman to left on 18th, on right	# of Parking Spaces	
Days On Market	21	Price/Aprx. Res.	\$55.94

FEATURES

DESIGN Raised Ranch Up & Down	WINDOWS Thermal Pane Wood	OTHER ROOMS Workshop	WATER Public
EXTERIOR FINISH Lap Siding Metal	EXTERIOR FEATURES Deck/Patio Fence	LAUNDRY Lower Level Other/See Remarks	ROAD SERVICE Yes
BASEMENT Full Size Finished	INTERIOR FEATURES Arctic Entry Smoke Detectors Laminate Flooring	HEATING OHWBB	FIRE SERVICE Yes
		APPLIANCES & EQUIPMENT Range/Oven Washer Dryer Ceiling Fan Blinds	ROAD ACCESS Paved Maintained
		SEWER Public	TERMS Cash/Refinance
			SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives		Taxes	2292.42
Mill Rate	17.13	Internet Y/N	Yes
Tax Parcel	0085120	FNSB Map #	
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	Recording
Short Sale (Y/N)	No	Foreclosure (Y/N)	Yes
REO (Y/N)	Yes		

SOLD STATUS

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

REMARKS

Nicely upgraded and maintained duplex although the heat and water are broken. Upgrades include laminate flooring in upper living room & arctic entry. 2 lots are included with this sale. VA Vendee financing available, see associated docs.

ADDENDUM

REALTORS: Vacant, lockbox, call listing office and go. 456-6000 This property qualifies for VA Vendee financing. Veteran or not, a buyer can purchase with "0" down, low interest rates, and a 30 year term. Investors can get the same loan with 5% down. Email Stephanie Warner at stephanie2.johnston@bankofamerica.com or call her at 800-850-7655 ext 1450822 to get pre-qualified. All offers must be accompanied by a pre-qualification letter. Cash offers must show proof of funds.

ADDITIONAL PICTURES



DISCLAIMER

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