

ALL FIELDS DETAIL



MLS #	116747	Bedrooms/Unit	Combo
Status	ACTIVE	Construction	See Remarks
Type	OTHER/SEE REMARKS	Foundation	See Remarks
Address	1321 KARENS WAY	Garage Type	Detached/HTD
Address 2	1425 Karen Way/Airport Way	Age	20 + yrs.
City	Fairbanks	Configuration	Other/See Remarks
State	AK		
Zip	99709		
Area	WEST FAIRBANKS		
Class	MULTI-FAMILY		
Asking Price	\$599,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Internet Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
# of Acres	2.4000	# of Bath Areas	12.00
Garage Capacity/Unit:	4	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	2.5
Subd. Township/Range	1S 1W	Lot (Tax Lot)	see remarks
Block (Section)	see remarks	Listing Date	4/15/2011
Expiration Date	10/7/2011	Owner	Harriet Moore/Linda Hawki
Owner Phone	n/a	Manager	Harriet Moore
Manager Phone	n/a	Elementary School	Hunter
Middle School	Ryan	Senior High School	Lathrop
Year Built	1982	Zoning	Light Commercial District
Zoning Overlay	ANSA	Lot Sq. Ft.	104,544
Building Sq. Ft.	12000	Aprx. Garage Sq. Ft.	1800
Sign Y/N	No	CCRs Y/N	No
Annual Gross Income	292000	Annual Expenses	
Annual Net Op Income		Off Market Date	
APOD Y/N	Yes	# of Parking Spaces	40
Total Number of Units	41	TYPE OF UNITS EFF	26
TYPE OF UNITS 1 BDRM	5	TYPE OF UNITS 2 BDRM	0
TYPE OF UNITS 3 BDRM	0	TYPE OF UNITS 4 BDRM	0
Directions	Airport to L at Old Airport, almost to end R on Karen Way 2nd R. Harley Davison is on the opposite side of Karen Way	Search By Map	
Tax ID		Update Date	5/19/2011
Status Date	5/19/2011	HotSheet Date	5/19/2011
Price Date	5/19/2011	Input Date	5/19/2011 12:20:00 AM
Associated Document Count	0	Original Price	\$599,000
Cumulative DOM	50	Client Hit Count	11
Agent Hit Count	53	Days On Market	50
Price/Sq Feet	\$49.92		

FEATURES

WATER	EXTERIOR FINISH	APPLIANCES	SHOWING INSTRUCTIONS
Public	T1-11	Range/Oven	Call Listing Licensee
SEWER	Metal	Microwave	Appointment Only
Public	Other/ See Remarks	Smoke Detector	ROAD SERVICE
HEATING	EXTRAS	Refrigerator	Yes
OHWBB	Fence	Washer	FIRE SERVICE
UTILITIES PAID	Cable TV	Dryer	Yes
Heat by Owner	LAUNDRY	TERMS	
Electric by Owner	Yes	Cash/Refinance	
W/S by Owner			

FINANCIAL

Incentives		Taxes	12,000
Mill Rate	15.34	Internet Y/N	Yes
Tax Parcel	See remark	FNSB Map #	311C32
HOA Dues/Mo.	n/a	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	record
Short Sale (Y/N)	No	Floreclosure (Y/N)	No
REO (Y/N)	No		

SOLD STATUS

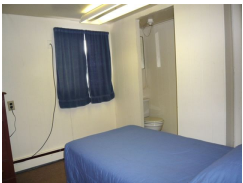
How Sold	Contract Date
Closing Date	Sold Price
Selling Licensee 1	Sell Team
Selling Office 1	Selling Licensee 2
Selling Office 2	Selling Licensee 3
Selling Office 3	Additional Comments

REMARKS

A diamond in the rough! Have a great income while waiting for this Airport Road frontage to sell. 41 apartments, sleepers, eff, & 1 bedrooms, a small house presently shut down, a huge warehouse, and more. This has been a Mom & Pop operation for years. It is no longer used as a motel but all rented as apartments. A lot of tenants have lived there many years. There are private baths, mens & womens bathrooms plus a laundry room. A big common area, furniture in rooms conveys except for what tenants own, all have a bed, table & chairs, range or micro, refig, and TV. All rents are for singles only. The main building is attached Atco units, Approx 14,000 sq ft living area plus 1800 shop area. This includes 7 assembled lots.

ADDENDUM

Section 7 T1S R1W Tax Lots 728,729,732,734,760,764 CALL MEYERES REAL ESTATE TO ARRANGE A SHOWING AT LEAST 48 HOURS BEFORE REQUESTED TIME. SEE ATTACHED ASSOCIATED DOCS FOR MORE INFORMATION.

ADDITIONAL PICTURES**DISCLAIMER**

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