

ALL FIELDS DETAIL



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|---------------------|-----------------|---------------------|----------------|
| MLS # | 112982 | Construction | 2x4 |
| Status | ACTIVE | Foundation | Concrete Block |
| Type | SINGLE FAMILY | Age | 31 + yrs |
| Address | 732 LOVE ROAD | Garage Type | None |
| Address 2 | | Style | Raised Ranch |
| City | FAIRBANKS | | |
| State | AK | | |
| Zip | 99712 | | |
| Area | CHENA HOTSPRNGS | | |
| Class | RESIDENTIAL | | |
| Asking Price | \$64,000 | | |
| Sale/Rent | For Sale | | |
| IDX Include | Yes | | |

GENERAL

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|----------------------------------|--------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|
| Internet Include | Yes | VOW Address | Yes |
| VOW Comment | Yes | VOW AVM | Yes |
| Single Family Options | DETACHED | # of Bedrooms | 3 |
| # of Full Baths | 2 | # of Partial Baths | 0 |
| Total Baths | 2 | Garage Capacity | 0 |
| # of Acres | 0.8850 | 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 | Other | Lot (Tax Lot) | TRACT A WAGNER PROPERTY |
| Block (Section) | N/A | Listing Date | 1/26/2010 |
| Expiration Date | 5/9/2010 | Owner | WELLS FARGO |
| Owner Phone | | Tenant | |
| Tenant Phone | | Elementary School | Weller |
| Middle School | Tanana | Senior High School | Lathrop |
| Year Built | 1969 | Zoning | General Use District - 1 |
| Zoning Overlay | N/A | Flood Zone | X |
| Aprx. Lot Sq. Ft. | 38,551 | Aprx. Res. Sq. Ft. | 1664 |
| Aprx. Garage Sq. Ft. | | Fuel/Gal Per Year | |
| Electric/Month | | CCRs Y/N | No |
| Sign Y/N | Yes | Upper Level # Bedrooms | N/A |
| Upper Level Baths | N/A | Upper Level XRM | |
| Upper Level Apx. Sq. Ft. | | Upper Lev. Unfin. Sq. Ft. | |
| Main Level # Bedrooms | 1 | Main Level Baths | 1 |
| Main Level XRM | | Main Level Apx. Sq. Ft. | 832 |
| Main Lev. Unfin. Sq. Ft. | | Lower Level # Bedrooms | N/A |
| Lower Level Baths | N/A | Lower Level XRM | |
| Lower Level Apx. Sq. Ft. | | Lower Lev. Unfin. Sq. Ft. | |
| Base/Below # Bedrooms | 2 | Base/Below Baths | 1 |
| Base/Below XRM | 1 | Base/Below Apx. Sq. Ft. | 832 |
| Base/Below Unfin. Sq. Ft. | | Living Room Apx. Size | |
| Living Room Level | M | Kitchen Apx. Size | |
| Kitchen Level | M | Dining Room Apx. Size | |
| Dining Room Level | | Family Room Apx. Size | |
| Family Room Level | B | Master Bedroom Apx. Size | |
| Total Units | 1 | Master Bedroom Level | M |
| Bedroom 2 Apx. Size | | Bedroom 2 Level | B |
| Off Market Date | | Appointment Required | No |
| Search By Map | | Tax ID | |
| Update Date | 2/9/2010 | Status Date | 1/27/2010 |
| HotSheet Date | 2/9/2010 | Price Date | 2/9/2010 |
| Input Date | 1/27/2010 6:12:00 PM | Associated Document Count | 1 |
| Original Price | \$79,900 | Agent Hit Count | 43 |
| Client Hit Count | 71 | Cumulative DOM | 14 |
| Directions | FROM CHSR, RIGHT ON LOVE ROAD, IMMEDIATELY TO THE LEFT, HOUSE CORNERS ON LOVE & CHSR | | |

GENERAL

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| Days On Market | 14 | Price/Aprx. Res. | \$38.46 |
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FEATURES

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|------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------------------|
| DESIGN Raised Ranch | INTERIOR FEATURES Wood Stove Smoke Detectors | APPLIANCES & EQUIPMENT Wall Oven Water Softener | ROAD ACCESS Gravel Maintained |
| BASEMENT Full Size Partially Finished | OTHER ROOMS Family Room | SEWER Septic | DOCUMENTS ON FILE Survey |
| WINDOWS Wood | HEATING Oil Wood OHWBB | WATER Private Well | TERMS Cash/Refinance |
| EXTERIOR FEATURES Fixer-Upper Greenhouse Natural | | ROAD SERVICE Yes | SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box |
| | | FIRE SERVICE Yes | |

FINANCIAL

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|---------------------------|-----------------|----------------------------|-----------|
| Incentives | Yes/See Remarks | Taxes | 1866 |
| Mill Rate | 15.316 | Internet Y/N | Yes |
| Tax Parcel | 216623 | FNSB Map # | |
| HOA Dues/Mo. | N/A | Assessments Y/N/UNK | No |
| Min. Earnest Money | 1500 | Possession | RECORDING |

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

THIS IS A FIXER UPPER THAT COULD END UP AS A VERY CUTE HOUSE. PLENTY OF SPACE BUT NEEDS A GOOD OVERHAUL. SHED, NICE CORNER LOT. BEDROOMS DOWNSTAIRS DO NOT HAVE EGRESS WINDOWS.

ADDENDUM

REALTORS: LOCKBOX - VACANT - CALL LL OFFICE AND GO. 456-6000. (LOCKBOX IS DIRECTLY BEHIND YOU IF YOU ARE STANDING AT THE FRONT DOOR.) ** \$2000 SELLING LICENSEE BONUS if under contact by 2/28/10. Must close to obtain bonus. ** Property is being sold "AS-IS". This is an REO property & even if an offer is accepted it will be responded to on a counter offer form. 2-3 day turn around for reponse is typical.

ADDITIONAL PICTURES**DISCLAIMER**

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