

ALL FIELDS DETAIL



MLS #	116303	Construction	2x4
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	102 N MAIN STREET	Garage Type	None
Address 2		Style	Raised Ranch
City	NENANA		
State	AK		
Zip	99760		
Area	OUT OF AREA		
Class	RESIDENTIAL		
Asking Price	\$45,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Internet Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Single Family Options	DETACHED	# of Bedrooms	1
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	0
# of Acres	0.5739	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	Nenana Townsite	Lot (Tax Lot)	6,7,8,9,10
Block (Section)	46	Listing Date	4/19/2011
Expiration Date	8/29/2011	Owner	BAC/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Nenana
Middle School	Nenana	Senior High School	Nenana
Year Built	1959	Zoning	None
Zoning Overlay	N/A	Flood Zone	UNK
Aprx. Lot Sq. Ft.	25,000	Aprx. Res. Sq. Ft.	1000
Aprx. Garage Sq. Ft.		Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	No
Sign Y/N	No	Upper Level # Bedrooms	---
Upper Level Baths	---	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.	1000
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	0
Lower Level Baths	1	Lower Level XRM	2
Lower Level Apx. Sq. Ft.	1000	Lower Lev. Unfin. Sq. Ft.	
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	1	Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	5/31/2011	Status Date	3/30/2011
HotSheet Date	5/31/2011	Price Date	5/31/2011
Input Date	3/30/2011 9:52:00 PM	Associated Document Count	2
Original Price	\$51,900	Agent Hit Count	41
Client Hit Count	36	Cumulative DOM	42

GENERAL

Directions	CROSS BRIDGE INTO NENANA, RIGHT ON 8TH (JUST BEFORE BIG NEW COURT HOUSE BUILDING). 2N D LOT ON RIGHT, CORNERS ON 8TH AND MAIN.	# of Parking Spaces	
Days On Market	42	Price/Aprx. Res.	\$45.90

FEATURES

DESIGN Raised Ranch	EXTERIOR FEATURES RV Parking	LAUNDRY Main Level	FIRE SERVICE Yes
EXTERIOR FINISH T1-11	Fixer-Upper	HEATING OFA	ROAD ACCESS Gravel
ROOF Metal	Shed	APPLIANCES & EQUIPMENT Range/Oven	Maintained
BASEMENT Full Size	Satellite Dish	Dishwasher	TERMS Cash/Refinance
Unfinished	Natural	Microwave	SHOWING INSTRUCTIONS Call Listing Licensee
WINDOWS Single Pane	INTERIOR FEATURES Wood Stove	SEWER Public	Vacant
Thermal Pane	Arctic Entry	WATER Public	
Wood	Smoke Detectors	ROAD SERVICE Yes	
Vinyl			

FINANCIAL

Incentives		Taxes	820
Mill Rate	.	Internet Y/N	Yes
Tax Parcel	65155-59	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

MAIN FLOOR LIVING AREA IS APPROXIMATELY 1000 SQ FT WITH 1 BDRM AND 1 BATH. THERE IS A FULL UNFINISHED BASEMENT NOT COUNTED IN THE SQ FT THAT DOES HAVE A BATHROOM AND 2 EXTRA ROOMS AND AN OUTSIDE EXIT. HOUSE IS ON LOT 6 BUT SALE INCLUDES 7-10 ALSO. NEW EGRESS WINDOWS IN THE BEDROOM, ARCTIC ENTRY, FORCED AIR HEAT. SEE ASSOCIATED DOCS FOR FINANCING INFO. ELIGIBLE FOR VA VENDEE FINANCING.

ADDENDUM

CALL AUDREY TO GET INSIDE THIS PROPERTY 456-6000. THIS PROPERTY IS BEING SOLD "AS IS". ALL OFFERSNEEDTO PROVIDE A PRE -APPROVAL LETTER FROM BANK OF AMERICA. This property qualifies for VA Vendee financing. Veteran or not, abuyer can purchase with "0" down, low interest rates, and a 30 year term. Investors can get the same loan with 5% down. Email StephanieWarneratstephanie2.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.