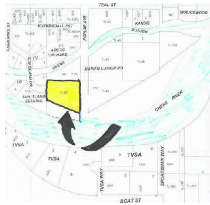


ALL FIELDS DETAIL


| | | | |
|---------------------|-------------------|---------------------|---------------|
| MLS # | 110833 | Waterfront | Yes |
| Status | ACTIVE | Mobile Home | No |
| Type | RESIDENTIAL | Multi-Family | No |
| Address | NHN POPLAR AVENUE | Lot Size | 1.0-1.9 Acres |
| Address 2 | | | |
| City | FAIRBANKS | | |
| State | AK | | |
| Zip | 99709 | | |
| Area | WEST FAIRBANKS | | |
| Class | LAND | | |
| Asking Price | \$200,000 | | |
| Sale/Rent | For Sale | | |
| IDX Include | Yes | | |

GENERAL

| | | | |
|----------------------------------|---|----------------------------------|--|
| Internet Include | Yes | VOW Address | Yes |
| VOW Comment | Yes | VOW AVM | Yes |
| # of Acres | 1.7700 | Price Per Acre | |
| Licensee | AUDREY J FOLDOE - HM: (907) 456-6000 | Listing Office 1 | MEYERES REAL ESTATE - Main: (907) 456-6000 |
| Listing Licensee 2 | | Listing Office 2 | |
| Commission to Selling Off | 5% | Subd. Township/Range | 1S 1W |
| Lot (Tax Lot) | 50 | Block (Section) | N/A |
| Listing Date | 4/3/2009 | Expiration Date | 12/31/2009 |
| Owner | URSULA H. WAGNER | Owner Phone | |
| Elementary School | University Park | Middle School | Ryan |
| Senior High School | West Valley | Sign Y/N | Yes |
| Zoning | Single-Family Residential Districts - 10 | Flood Zone | X500, A |
| Aprx. Lot Sq. Ft. | 77,101 | Zoning Overlay | N/A |
| CCRs Y/N | No | Off Market Date | |
| Mapping | | Tax ID | |
| Update Date | 4/3/2009 | Status Date | 4/3/2009 |
| HotSheet Date | 4/3/2009 | Price Date | 4/3/2009 |
| Input Date | 4/3/2009 9:26:00 PM | Associated Document Count | 0 |
| Original Price | \$200,000 | Cumulative DOM | 0 |
| Client Hit Count | 0 | Agent Hit Count | 1 |
| Directions | UNIVERSITY AVENUE TO GEIST, LEFT ON FAIRBANKS STREET, LEFT ON TEAL, RIGHT ON POPLAR. SEE REMARKS. | Price/AprxLotSF | \$2.59 |

FEATURES

| | | | |
|-------------------|-----------------------|------------------|--------------------|
| ACCESS | TO VIEW | SEWER | TOPOGRAPHY |
| Gravel | Drive By | None | Flat |
| FEATURES | Call Listing Licensee | ELECTRIC | WATER FRONT |
| Fire Service Area | See Remarks | Adjacent | River |
| Road Service Area | TERMS | TELEPHONE | VIEW |
| | Cash | Adjacent | Territorial |
| | UTILITIES | HEAT | |
| | None | None | |

FINANCIAL

| | | | |
|----------------------------|-----------|---------------------------|---------|
| Taxes | 873.52 | Mill Rate | 16.185 |
| Possession | RECORDING | Tax Parcel | 0267325 |
| FNSB Map # | 311C32 | HOA Dues/Mo. | N/A |
| Assessments Y/N/UNK | No | Min. Earnest Money | 5000 |
| Internet 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

ROAD IS NOT BUILT ALL THE WAY TO THE RIVER BUT IT IS DEDICATED. YOU CAN ALSO GO TO THE END OF FAIRBANKS STREET TO LEFT ON SUN ISLAND DRIVE AND YOU'LL BE NEXT TO THE PROPERTY. COLLEGE UTILITIES CLOSE IN 2 LOCATIONS. BEAUTIFUL LARGE RIVERFRONT PROPERTY READY FOR A GRAND HOME OR OTHER DEVELOPMENT.

ADDITIONAL PICTURES**DISCLAIMER**

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