

ALL FIELDS DETAIL



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|---------------------|---------------------|----------------------|-------------------|
| MLS # | 110763 | Bedrooms/Unit | Combo |
| Status | ACTIVE | Construction | 2x4 |
| Type | TRIPLEX | Foundation | Poured Concrete |
| Address | 1717 TAMARACK DRIVE | Garage Type | Attached/UN |
| Address 2 | | Age | 20 + yrs. |
| City | FAIRBANKS | Configuration | Other/See Remarks |
| State | AK | | |
| Zip | 99709 | | |
| Area | NORTH FAIRBANKS | | |
| Class | MULTI-FAMILY | | |
| Asking Price | \$205,000 | | |
| Sale/Rent | For Sale | | |
| IDX Include | Yes | | |

GENERAL

| | | | |
|----------------------------------|---|----------------------------------|--------------------------------------|
| VOW Include | Yes | VOW Address | Yes |
| VOW Comment | Yes | VOW AVM | Yes |
| # of Acres | 0.1653 | # of Bath Areas | 3.00 |
| Garage Capacity/Unit: | 1 | 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 | Johnston | Lot (Tax Lot) | 8 |
| Block (Section) | 2 | Listing Date | 3/21/2009 |
| Expiration Date | 6/30/2009 | Owner | PAMELA RICHARDSON |
| Owner Phone | | Manager | |
| Manager Phone | | Elementary School | Joy |
| Middle School | Randy Smith | Senior High School | West Valley |
| Year Built | 1950 | Zoning | Two-Family Residential District |
| Zoning Overlay | N/A | Lot Sq. Ft. | 7200 |
| Building Sq. Ft. | 2184 | Aprx. Garage Sq. Ft. | 260 |
| Sign Y/N | No | CCRs Y/N | Yes |
| Annual Gross Income | 2250 | Annual Expenses | |
| Annual Net Op Income | | Off Market Date | |
| APOD Y/N | | # of Parking Spaces | 6 |
| Total Number of Units | 3 | TYPE OF UNITS EFF | 0 |
| TYPE OF UNITS 1 BDRM | 2 | TYPE OF UNITS 2 BDRM | 1 |
| TYPE OF UNITS 3 BDRM | 0 | TYPE OF UNITS 4 BDRM | 0 |
| Directions | COLLEGE RD TO AURORA DRIVE, LEFT ON TAMARACK, ON RIGHT | Mapping | |
| Tax ID | | Update Date | 3/25/2009 |
| Status Date | 3/25/2009 | HotSheet Date | 3/25/2009 |
| Price Date | 3/25/2009 | Input Date | 3/25/2009 6:42:00 PM |
| Associated Document Count | 0 | Original Price | \$205,000 |
| Cumulative DOM | 4 | Days On Market | 4 |
| Price/Sq Feet | \$93.86 | | |

FEATURES

| | | | |
|-----------------------|------------------------|-------------------|-----------------------------|
| WATER | EXTERIOR FINISH | APPLIANCES | TERMS |
| Public | T1-11 | Range/Oven | Cash/Refinance |
| SEWER | Cedar | Dishwasher | SHOWING INSTRUCTIONS |
| Septic | EXTRAS | Smoke Detector | Call Listing Licensee |
| HEATING | Deck | Refrigerator | Appointment Only |
| OHWBB | Cable TV | | 24 Hour Notice Required |
| UTILITIES PAID | LAUNDRY | | ROAD SERVICE |
| Heat by Owner | Yes | | Yes |
| Electric by Owner | | | FIRE SERVICE |
| W/S by Owner | | | Yes |

FINANCIAL

| | | | |
|----------------------------|-----------|---------------------------|---------|
| Taxes | 1802 | Mill Rate | 17.278 |
| Internet Y/N | Yes | Tax Parcel | 0079235 |
| FNSB Map # | 311B41 | HOA Dues/Mo. | N/A |
| Assessments Y/N/UNK | No | Min. Earnest Money | 3500 |
| Possession | RECORDING | | |

SOLD STATUS

How Sold
Closing Date
Selling Licensee 1
Selling Office 1
Selling Office 2
Selling Office 3

Contract Date
Sold Price
Sell Team
Selling Licensee 2
Selling Licensee 3
Additional Comments

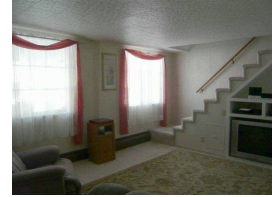
REMARKS

THIS IS AN OLDER VERY NICELY MAINTAINED 3 UNIT BUILDING. IT APPEARS TO BE GRANDFATHERED IN BEING USED AS A TRIPLEX LONG BEFORE ZONING WAS INSTATED IN 1972. THE LEFT SIDE IS A 1 BEDROOM 1 BATH AND RENTS FOR \$600. THE MAIN MIDDLE UNIT HAS A LIVING ROOM, KITCHEN & DINING ON MAIN LEVEL AND 2 BEDROOMS 1 BATH AND UTILITY ROOM UPSTAIRS. IT RENTS FOR \$1000/MONTH OR COULD BE USED AS THE OWNER'S UNIT WITH THE 1 CAR GARAGE (RIGHT NOW THE GARAGE IS NOT RENTED). BENEATH THE MAIN UNIT IS A NICE 1 BEDROOM THAT HAS A DOORWAY EXIT OUT THE BACK FOR EGRESS. THIS PROPERTY IS WELL MAINTAINED AND THE UNITS ARE EASY TO KEEP RENTED. OWNER PAYS ALL UTILITIES - 1 METER. LOTS OF UPGRADES, SEE AS 34.70. NEW BOILER 2006, ALL NEW EXTERIOR DOORS, SOME NEW WINDOWS. MAIN UNIT HAS W/D HOOKUPS UPSTAIRS BUT THE OTHER UNITS DO NOT. PHOTOS ARE OF THE MAIN UNIT. GO TO WWW.MEYERES.COM FOR MORE PHOTOS.

ADDENDUM

REALTORS: PLEASE GIVE 24 HOUR NOTICE FOR SHOWINGS. CALL AUDREY OR JUDY 456-6000 FOR AN APPOINTMENT.

ADDITIONAL PICTURES



DISCLAIMER

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