

**ALL FIELDS DETAIL**


<b>MLS #</b>	110487	<b>Bedrooms/Unit</b>	Two
<b>Status</b>	ACTIVE	<b>Construction</b>	See Remarks
<b>Type</b>	EIGHT PLEX	<b>Foundation</b>	Concrete Block
<b>Address</b>	3152 WYATT	<b>Garage Type</b>	None
<b>Address 2</b>		<b>Age</b>	20 + yrs.
<b>City</b>	NORTH POLE	<b>Configuration</b>	Apartment Style
<b>State</b>	AK		
<b>Zip</b>	99705		
<b>Area</b>	BADGER&RURAL NP		
<b>Class</b>	MULTI-FAMILY		
<b>Asking Price</b>	\$559,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b># of Acres</b>	1.9400	<b># of Bath Areas</b>	8.00
<b>Garage Capacity/Unit:</b>	0	<b>Licensee</b>	AUDREY J FOLDOE - (907) 456-6000
<b>Listing Office 1</b>	MEYERES REAL ESTATE - Main (907) 456-6000	<b>Licensee 2</b>	
<b>Listing Office 2</b>		<b>Commission to Selling Off</b>	2.5%
<b>Subd. Township/Range</b>	Diane	<b>Lot (Tax Lot)</b>	7-A-4
<b>Block (Section)</b>	3	<b>Listing Date</b>	2/19/2009
<b>Expiration Date</b>	12/31/2009	<b>Owner</b>	DAVID AINLEY TRUST
<b>Owner Phone</b>		<b>Manager</b>	JERRY KOERNER
<b>Manager Phone</b>		<b>Elementary School</b>	North Pole
<b>Middle School</b>	N. Pole Middle	<b>Senior High School</b>	N. Pole High
<b>Year Built</b>	1984	<b>Zoning</b>	Rural Residential District
<b>Zoning Overlay</b>	N/A	<b>Lot Sq. Ft.</b>	84,506
<b>Building Sq. Ft.</b>	7000	<b>Aprx. Garage Sq. Ft.</b>	
<b>Sign Y/N</b>	Yes	<b>CCRs Y/N</b>	Yes
<b>Annual Gross Income</b>	90000	<b>Annual Expenses</b>	36505
<b>Annual Net Op Income</b>	49000	<b>Off Market Date</b>	
<b>APOD Y/N</b>	Yes	<b># of Parking Spaces</b>	16
<b>Total Number of Units</b>	8	<b>TYPE OF UNITS EFF</b>	0
<b>TYPE OF UNITS 1 BDRM</b>	0	<b>TYPE OF UNITS 2 BDRM</b>	8
<b>TYPE OF UNITS 3 BDRM</b>	0	<b>TYPE OF UNITS 4 BDRM</b>	0
<b>Directions</b>	BADGER TO HURST TO RIGHT ON MISSION, LEFT ON WYATT. (OR YOU CAN GO FROM RICHARDSON TO MISSION BUT YOU CAN'T TAKE A LEFT AT MISSION OFF THE HIGHWAY COMING FROM FBKS)		
<b>Tax ID</b>		<b>Update Date</b>	2/27/2009
<b>Status Date</b>	2/27/2009	<b>HotSheet Date</b>	2/27/2009
<b>Price Date</b>	2/27/2009	<b>Input Date</b>	2/27/2009
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$559,000
<b>Cumulative DOM</b>	8	<b>Days On Market</b>	8
<b>Price/Sq Feet</b>	\$79.86		

**FEATURES**

<b>WATER</b>	<b>UTILITIES PAID</b>	<b>LAUNDRY</b>	<b>SHOWING INSTRUCTIONS</b>
Private Well	Heat by Owner	Yes	Call Listing Licensee
<b>SEWER</b>	Electric by Tenant	<b>APPLIANCES</b>	Appointment Only
Septic	<b>EXTERIOR FINISH</b>	Range/Oven	<b>ROAD SERVICE</b>
Lift Station	T1-11	Smoke Detector	Yes
<b>HEATING</b>	Cedar	Water Softener	<b>FIRE SERVICE</b>
OHWBB	<b>EXTRAS</b>	Refrigerator	Yes
	Drapes	<b>TERMS</b>	
	Cable TV	Cash/Refinance	

**FINANCIAL**

<b>Taxes</b>	5422	<b>Mill Rate</b>	14.253
<b>Internet Y/N</b>	Yes	<b>Tax Parcel</b>	0277045
<b>FNSB Map #</b>		<b>HOA Dues/Mo.</b>	N/A
<b>Assessments Y/N/UNK</b>	No	<b>Min. Earnest Money</b>	10000
<b>Possession</b>	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 A BEAUTIFUL BUILDING, AND FULLY RENTED. LARGE LOT, CIRCULAR DRIVEWAY, NICE KITCHENS AND BATHS. LAUNDRY IN EACH UNIT, NEW WROUGHT-IRON STEPS ON BOTH SIDES. THIS PROPERTY HAS A CLASS A WATER SYSTEM AND A \$25,000 SEWER SYSTEM. THE MAIN FLOOR CONSTRUCTION IS DOUBLE WALL AND THE TOP FLOOR IS 2X10. NEW ROOF COATING IN 2008, NEW WELL IN 2008, NEW 3000 GALLON FUEL TANK, AND ONE OF THE 2 BOILERS WAS REPLACED. NEW EXTERIOR SEALANT AND NEW LANDSCAPING WITH SPLIT RAIL FENCE. THIS USE IS GRANDFATHERED. RENTS: 4 UNITS @ \$950 AND 4 UNITS @ \$925.

**ADDENDUM**

PLEASE ALLOW 48 HOURS FOR SHOWING APPT. CALL JUDY OR AUDREY 456-6000 FOR APPT.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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