

ADDRESS: 926 E 13th Ave	AREA: 40	LISTING #: 5101574
LEGAL: Third Addition B26A L1	GRID: 1432	
NEAR: Anchorage	ZIP CODE: 99501	STATUS: NEW
TYPE: Up & Dn / Duplex / In City	ZONING: R3	LO INV#:
CONSTRUCT: Existing	#BLDGS: 1	LIST PRICE: \$199,500
BLDR/PERMIT: /	BUILT: 1979	ORIG. PRICE: \$199,500
FOUNDATION: Concrct Blk	REMODEL:	LISTED: 02/14/2005
EXT/ROOF: Alum. Siding / Comp. Shingle	#GAR/CAR: 2	EXPIRES:
WATERFRONT: No Wtrfront	#PARKING: 4	SO COMM: 3.00
VIEW:	MIN EM: \$2,000	

TAX ID: 0031452500001	TAX BOOK:	TAX MAP:	TAX SUB#:
ELEC MAP#:	BASE MAP#:	LATITUDE: 61.209682	LONGITUDE: 149.866409

TOTAL BLDG(S) APX SF: 1824	TOTAL MO RENT INCOME:	ASSESSMENTS: \$
TOT # UNITS IN BLDG(S): 2	MISC MONTHLY INCOME:	TAX/INS YR:
TOTAL # EFFU:	LESS VAC & CREDIT LOSS:	TAXES/YR:
TOTAL # 1 BR:	GROSS ANNUAL INCOME:	INSURANCE/YR:
TOTAL # 2 BR: 2	ANNUAL EXPENSES:	<u>AVG MONTHLY EXPENSES</u>
TOTAL # 3 BR:	NET OPERATING INCOME:	WTR/SWR:
TOTAL # 4 BR:	ASSESSED VALUE:	GAS:
APX LT SF/ACRE: 7000 / 0.16	VACANCY RATE %:	ELEC:

HEAT TYPE: GHWBB	1st DEED:	ELEM: Fairview
FUEL: Nat Gas	1st PAYMENT:	MIDDLE: Central
FUEL CO:	1st RATE:	HIGH: West Anchorage
AVG MO COST: Oil/ Elec/	INCLUDING:	
TANK SIZE:	2nd DEED:	
GAL/YR USED:	2nd PAYMENT:	
ENERGY RATING:	2ND RATE:	
SEWER TYPE: Public	OTHER DEBT:	
PROVIDER: AWWU	DEBT RATE:	
SEPTIC APRVD:	\$ TO ASSUME:	
#BRS/#GALLONS: /		

WATER TYPE: Public Wtr	AVAIL Cash / Conv
PROVIDER: AWWU	FINANCING:
WELL DEPTH:	CONTRACT: Excl Right Sell

FEATURES: W/D / W/D Hookup

PUBLIC Info pkg. for download, photo gallery, www.RealS8.com. Double garage, each seperate from the other, one can be accessed from the lower unit. Roomy

REMARKS: common areas with big open kitchens. Uncrowded corner location with big fenced yard. Up/down configurati on. Condition somewhat rough, but appears mostly cosmetic, good turnaround opportunity.

PROPERTY CONTACT: POSSESSION: Recording

SELLER NAME:

TO SHOW: Vacant / Elec LB

DIRECTIONS: New Seward Hwy, E. on 13th Ave, white building on corner of Juneau.

MEMBER Corporate owned property. Offers due to listing office 9 AM on 2/21. Listing agency to hold earnest money. Appraisal is buyer cost. Buyer must furnish

REMARKS: first, middle, last name, full residence address and DOB for security requirements of institutional owner. Owner's disclosure will foreswear any property knowledge.

MISC: Sign Posted / Nego Slr Asst

LL1: 16242 Joel Adams	LL2: 9284 Niel Thomas
HM: 907-245-2709 MBL: 907-441-1495	HM: 907-345-1552 MBL: 907-244-5648
DIR: 907-265-9143 DIR FAX: 907-276-4508	DIR: 907-265-9106 DIR FAX: 907-276-4514
LO1: 515 Coldwell Banker Fortune	LO1 PH: 907-562-7653
LO2: 515 Coldwell Banker Fortune	LO2 PH: 907-562-7653

SL: 0	PH:	OFF MKT:	DAYS ON
SO: 0	PH:	PENDED:	MARKET: 1
SALE PRICE: \$0	TYPE FINANCE:	SOLD:	CONCESSIONS: