

ADDRESS: 1230 W 11th Ave AREA: 5 LISTING #: 5103583
 LEGAL: South Addition B25A L13A GRID: 1329
 NEAR: Anchorage ZIP CODE: 99501 STATUS: NEW
 TYPE: S X S / Up & Dn / Triplex ZONING: R2M LO INV#:
 CONSTRUCT: Existing #BLDGS: 1 LIST PRICE: \$624,500
 BLDR/PERMIT: / BUILT: 1983 ORIG. PRICE: \$624,500
 FOUNDATION: Concrct Blk REMODEL: LISTED: 03/31/2005
 EXT/ROOF: Cedar/T-111 / Comp shingle #GAR/CAR: 2 EXPIRES:
 WATERFRONT: No Wtrfront #PARKING: 6 SO COMM: 3.00
 VIEW: Mountains / Unobstructd MIN EM: \$5,000

TAX ID: 0010836000006 TAX BOOK: TAX MAP: TAX SUB#:
 ELEC MAP#: BASE MAP#: LATITUDE: 0.000000 LONGITUDE: 0.000000

TOTAL BLDG(S) APX SF: 3760	TOTAL MO RENT INCOME: \$1,900	ASSESSMENTS: \$
TOT # UNITS IN BLDG(S): 3	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:	ANNUAL EXPENSES:	<u>AVG MONTHLY EXPENSES</u>
TOTAL # 3 BR:	NET OPERATING INCOME:	WTR/SWR:
TOTAL # 4 BR: 1	ASSESSED VALUE:	GAS:
APX LT SF/ACRE: 10934 / 0.25	VACANCY RATE %:	ELEC:

HEAT TYPE: GHWBB	1st DEED:	ELEM: Inlet View
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: 1		
WATER TYPE: Public Wtr	AVAIL Cash / FHA / VA	
PROVIDER: AWWU	FINANCING: Conv / AHFC	
WELL DEPTH:	CONTRACT: Excl Right Sell	

FEATURES: Owner Occ
 PUBLIC Virtual tour, info package, www.RealS8.com. Unobstructed S exposure & mtn views from top floor 4 BR 2 BA owner unit. Two rentals access from alley
 REMARKS: behind. Dbl gar w/RV high door. Beautifully-maintained one-owner property, 2x6 constr. Terraced wildflower & vegetable gardens. Newer roof. Extra storage.

PROPERTY CONTACT: Jim & Trudy Hosler 278-4226 POSSESSION: Recording
 SELLER NAME: James Hosler & Trucilla Hosler
 TO SHOW: Call 1st/LB
 DIRECTIONS: One Blk S of Park Strip on S side of 11th between M & N Street, alley behind leads to Inlet View School
 MEMBER CF/LB to see owner unit. One rental vacant, make offer subject to inspection of other unit which is slightly larger. Rents \$950/unit. Stewart Title prelim
 REMARKS: #65532. Earnest money to be held by listing office. Appraisal is buyer cost.

MISC: Disc Avail / Sign Posted / Nego Slr Asst

LL1: 9284 Niel Thomas	LL2: 0
HM: 907-345-1552 MBL: 907-244-5648	HM: MBL:
DIR: 907-265-9106 DIR FAX: 907-276-4514	DIR: DIR FAX:
LO1: 515 Coldwell Banker Fortune	LO1 PH: 907-562-7653
LO2: 0	LO2 PH:

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