

ADDRESS: 3332 W 88th Ave	AREA: 15	LISTING #: 4107732
LEGAL: Chester H Lloyd L38B	GRID: 2326	
NEAR: Anchorage	ZIP CODE: 99502	STATUS: NEW
TYPE: Duplex	ZONING: R2M	LO INV#:
CONSTRUCT: Existing	#BLDGS: 1	LIST PRICE: \$249,900
BLDR/PERMIT: /	BUILT: 1983	ORIG. PRICE: \$249,900
FOUNDATION: Concrct Blk	REMODEL:	LISTED: 06/25/2004
EXT/ROOF: T1-11+Cedar / Shingle	#GAR/CAR: 0	EXPIRES:
WATERFRONT: No Wtrfront	#PARKING: 4	SO COMM: 3.00
VIEW: Mountains / Partial	MIN EM: \$3,000	

TAX ID: 0123615200001	TAX BOOK:	TAX MAP:	TAX SUB#:
ELEC MAP#:	BASE MAP#:	LATITUDE: 61.141125	LONGITUDE: 149.941284

TOTAL BLDG(S) APX SF: 2616	TOTAL MO RENT INCOME: \$950	ASSESSMENTS: \$
TOT # UNITS IN BLDG(S): 2	MISC MONTHLY INCOME:	TAX/INS YR:
TOTAL # EFFU:	LESS VAC & CREDIT LOSS:	TAXES/YR: \$3,793
TOTAL # 1 BR:	GROSS ANNUAL INCOME:	INSURANCE/YR:
TOTAL # 2 BR: 1	ANNUAL EXPENSES:	<u>AVG MONTHLY EXPENSES</u>
TOTAL # 3 BR: 1	NET OPERATING INCOME:	WTR/SWR:
TOTAL # 4 BR:	ASSESSED VALUE: \$244,300	GAS:
APX LT SF/ACRE: 8169 / 0.19	VACANCY RATE %: 0.00	ELEC:

HEAT TYPE: GFA	1st DEED:	ELEM: Chinook
FUEL: Nat Gas	1st PAYMENT:	MIDDLE: Mears
FUEL CO:	1st RATE:	HIGH: Dimond
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:	DEBT RATE:	
SEPTIC APRVD:	\$ TO ASSUME:	
#BRS/#GALLONS: /		
WATER TYPE: Public Wtr	AVAIL Cash / FHA / VA	
PROVIDER:	FINANCING: Conv / AHFC	
WELL DEPTH:	CONTRACT: Excl Right Sell	

FEATURES: Owner Occ
 PUBLIC Functional owner occupied 3/1.5 Ba 1560 sq.ft. owners unit in duplex close to Dimond High & airprot/Dimond BLVD job centers. Tenant
 REMARKS: unit continuously rented 7 yrs, is 2/1ba, 1056 sq. ft. Fireplaces both units, decks, big yard with shed, large crawl space for additional storage.

PROPERTY CONTACT: Nick Fucci 243-4553 POSSESSION: Recording
 SELLER NAME: Nicholas J Fucci
 TO SHOW: Prop Cntct / Appt Only / Call 1st/LB
 DIRECTIONS: N from Dimond on either Blackberry or Dewberry or E 88th from Jewel Lake or Northwood. Duplex on S side of 88th.

MEMBER: Make offer subject to inspection of teanant unit. Owners in 3330, CF/LB. both units cosmetically similar.
 REMARKS:
 MISC: Discl Avail / Sign Posted

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

SA: 0	PH:	OFF MKT:	DAYS ON
SO: 0	PH:	PENDED:	MARKET: 3
SALE PRICE: \$0	TYPE FINANCE:	SOLD:	CONCESSIONS: