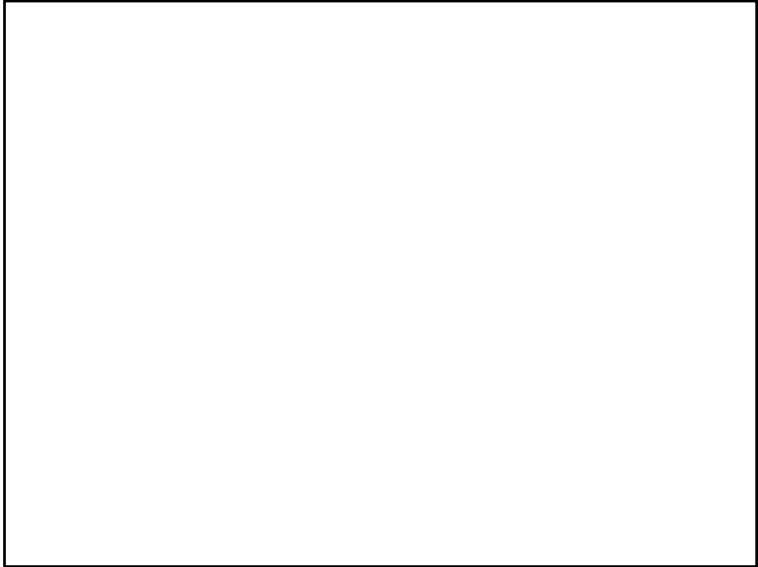


WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 850365 Area : 102
 List Price : \$159,900 Status : ACT
 List Dt : 12/03/2008
 Address : 802 PARK ST
 Quadrant : SE NS : 802 EW : 540
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-07-276-011 Taxes : \$1,268
 Zoning : Duplex HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : M Lynn Bennion Jr High : Bryant
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|---------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 864 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 1 | \$ 700 | : Duplex | |
| Unit 2 | 800 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 600 | : Up and Down | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | : 1925 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | : No | |
| Totals | 1664 | 3 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | \$1300 | : 0 0 | |

Acres : 0.06 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Mature Trees, Part Landscaping
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Sidewalks, Terrain, Flat

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Joint Water Htrs, Laundry Hookup, Monthly Leases

Exterior Feat : Basement Entrance, Porch Open

Interior Feat : Range-Oven Free Std

Amenities : Cable TV wired

Inclusions :

Exclusions :

Terms : FHA, Conventional, VA, Cash

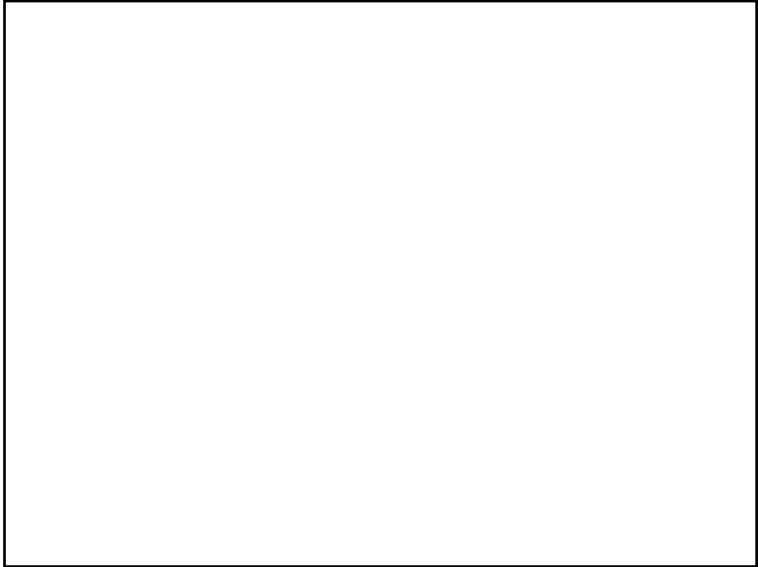
Remarks : Great Duplex close to downtown, Trolley Square, UU and Liberty Park! Currently rented on Mth-2-Mth at prices listed above, minor cometic repairs needed, otherwise in good shape. Owner is anxious! No garage, but space for 2 cars. Call agent for showing info.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 849144 Area : 108
 List Price : \$164,900 Status : ACT
 List Dt : 11/24/2008
 Address : 25 E PIONEER AVE
 Quadrant : SE NS : 8530 EW : 25
 City : Sandy UT, 84070
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-31-351-045 Taxes : \$1,509
 Zoning : RES HOA Fee : \$0.00



School Dist : Jordan Elem Sch : Sandy Jr High : Mount Jordan
 Sr High : Jordan Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/ Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|----------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1325 | 3 | 2 | 0 | 0 | Y | Y | | | Y | | | | | Y | 0 | 0 | Y | 0 | \$ 0 |
| Unit 2 | 500 | 1 | 1 | 0 | 0 | | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 0 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 1825 | 4 | 3 | 0 | 0 | 1 | 2 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 0 | \$ 0 |

Type : Duplex
 Style : Side by Side
 Yr Built : 1951
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.28 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle, See Remarks
 Heating : Forced Air, Gas Central, See Remarks
 Sewer : Connected, Public, See Remarks
 Water : Culinary, See Remarks
 Exterior : Aluminum/Vinyl, Cinderblock, See remarks
 Landscape : Part Landscaping, See Remarks
 Lot Facts : Fenced Full, Paved Road, Secluded Yard, Terrain, Flat, See Remarks

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, See Remarks

Exterior Feat : See Remarks

Interior Feat : See Remarks

Amenities : Cable TV avail, Electric Dryer Hookup, See Remarks

Inclusions : Range, Refrigerator, Window Covers, See Remarks

Exclusions : See Remarks

Terms : FHA, Conventional, Cash, See Remarks

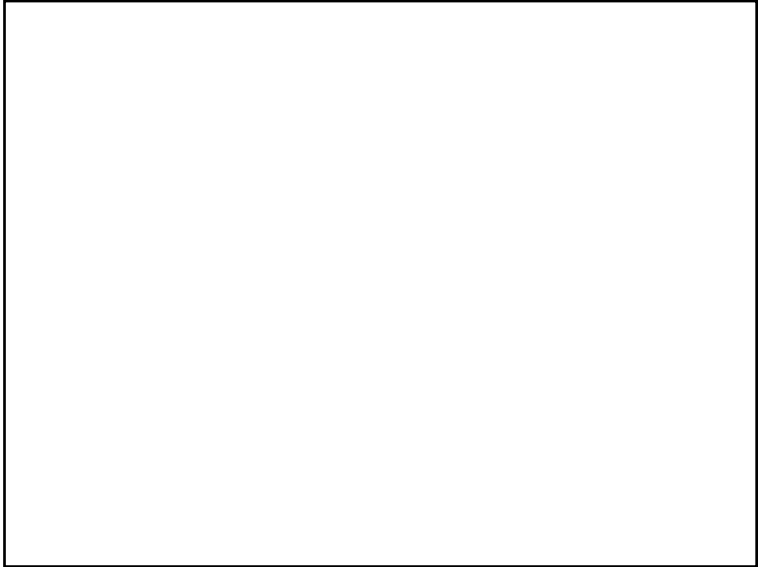
Remarks : Great investment opportunity!! Central location in the valley. Private front yard, backyard with two sheds. located on a flag lot. Very private. Sold "as-is". Delete section 10.2. No warrenties express or implied. Buyer to verifyl all.##

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 817971 Area : 102
 List Price : \$177,500 Status : ACT
 List Dt : 07/18/2008
 Address : 261 E BERYL AVE
 Quadrant : SE NS : 2540 EW : 261
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-19-327-026 Taxes : \$935
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Woodrow Wilson Jr High : Granite Park
 Sr High : Cottonwood Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 783 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 475 | |
| Unit 2 | 783 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 575 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 1566 | 4 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$1050 | |

Type : Duplex
 Style :
 Yr Built : 1930
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.12 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Full Landscaping
 Lot Facts : Sprinkler, Auto-Full

Additnl Info : Separate Power Meters, Separate Gas Meters

Exterior Feat : Double Pane

Interior Feat : Range-Oven Free Std

Amenities : Electric Dryer Hookup

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional, Cash

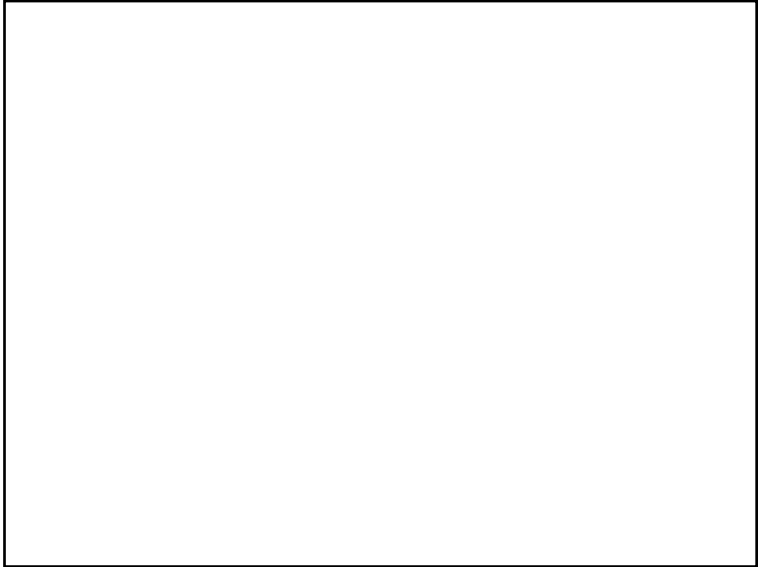
Remarks : 2 Duplex sale together MLS#817974 seller carry back 35% for 6 3/4%; 30% for 7% int.On 10yrs call. 1yr basic home warranty included.DO NOT DISTURB TENANTS. Offer subject to inspection. sqt. per sl county. Buyers to verify all info.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 813394 Area : 102
 List Price : \$184,900 Status : ACT
 List Dt : 07/01/2008
 Address : 265 S 700 E
 Quadrant : SE NS : 265 EW : 700
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : Yes
 Proj/Subdv :
 Tax ID : 16-05-157-004 Taxes : \$1,087
 Zoning : 1103 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : M Lynn Bennion Jr High : Bryant
 Sr High : East Priv Sch : Judge Memorial Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|------------------------|------------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 504 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 1 | | 0 | \$ 540 | Duplex | Side by Side | |
| Unit 2 | 504 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 1 | | 0 | \$ 500 | 1925 | Under Const : No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Deck Patio : 0 1 | Gar Cap : 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Crprt Cap : 0 | Prkg Sp : 2 | |
| Totals | 1008 | 2 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | \$1040 | Possession : RECORDING | | |

Acres : 0.08 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Stucco
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Fenced Part, Terrain, Flat

Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, See Remarks

Exterior Feat : Porch Open

Interior Feat : Range-Oven Free Std, See Remarks

Amenities : Cable TV avail, Cable TV wired

Inclusions : Range, Refrigerator

Exclusions :

Terms : FHA, Conventional, VA, Cash

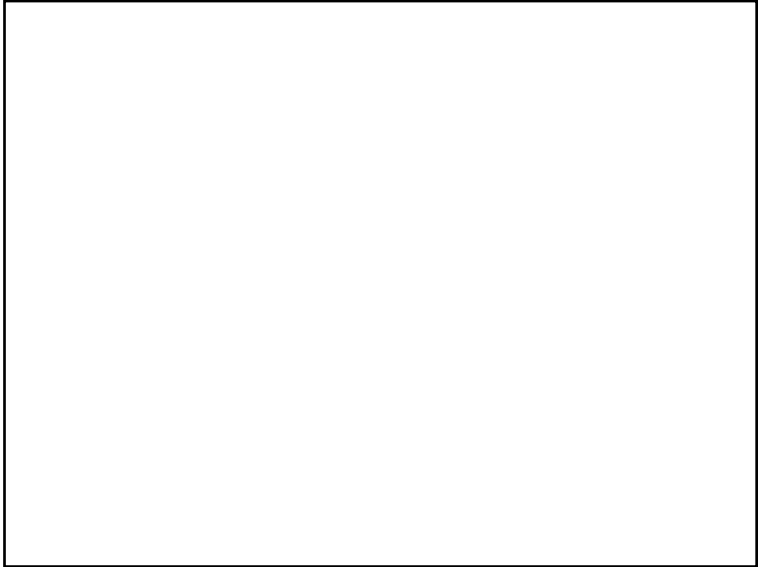
Remarks : Downtown! Great rental area. Everything is new within last 2 years. Replaced tile floors, much of the plumbing, tile surrounds in baths, paint, carpet, hardwood floors, exterior, some stucco and decks, furnaces 3 yrs old. A Good Solid Property!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 837212 Area : 102
 List Price : \$185,000 Status : ACT
 List Dt : 10/01/2008
 Address : 1177 E BRYAN AVE
 Quadrant : SE NS : 1577 EW : 1177
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : NORWOOD PLACE
 Tax ID : 16-17-256-031 Taxes : \$1,409
 Zoning : 1105 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Emerson Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 645 | 1 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 650 | |
| Unit 2 | 621 | 1 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 600 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 1266 | 2 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | \$1250 | |

Type : Duplex
 Style : Front and Rear
 Yr Built : 1907
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 2
 Prkg Sp : 0
 Possession : TO BE ARR.

Acres : 0.13 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Public
 Water : Culinary
 Exterior : Asbestos Shingles, Cedar/Redwood
 Landscape : Fruit Trees, Full Landscaping, Vegetable Garden
 Lot Facts : Curb & Gutter, Fenced Part, Sidewalks, Terrain, Flat

Additnl Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air

Exterior Feat : Outdoor Lighting

Interior Feat :

Amenities : Cable TV avail, Cable TV wired

Inclusions : Range, Refrigerator

Exclusions :

Terms : FHA, Conventional, Cash

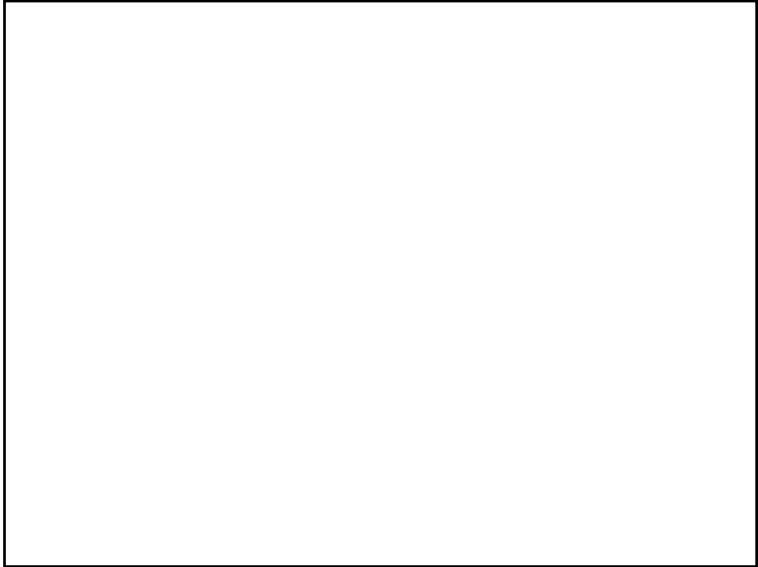
Remarks : Great Location & Easy to Rent! Only 2 blocks North of Westminster College. Close to Bus Line, U of Utah, & Downtown Sugarhouse. One Carport per Unit plus Driveway Parking. Newer Roof Shingles and Refrigerator. Rents could be Higher. Call Agent for Appt

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 817974 Area : 102
 List Price : \$187,500 Status : ACT
 List Dt : 07/18/2008
 Address : 267 E BERYL AVE
 Quadrant : SE NS : 2540 EW : 267
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-19-327-006 Taxes : \$935
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Woodrow Wilson Jr High : Granite Park
 Sr High : Cottonwood Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 858 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 600 | |
| Unit 2 | 858 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 825 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 1716 | 4 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$1425 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1963
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.12 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 2

Roof : Rubber, Tar-Gravel
 Heating : Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Sprinkler, Auto-Full

Additnl Info : Separate Power Meters, Separate Gas Meters

Exterior Feat : Double Pane

Interior Feat : Range-Oven Free Std

Amenities : Electric Dryer Hookup

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional, Cash

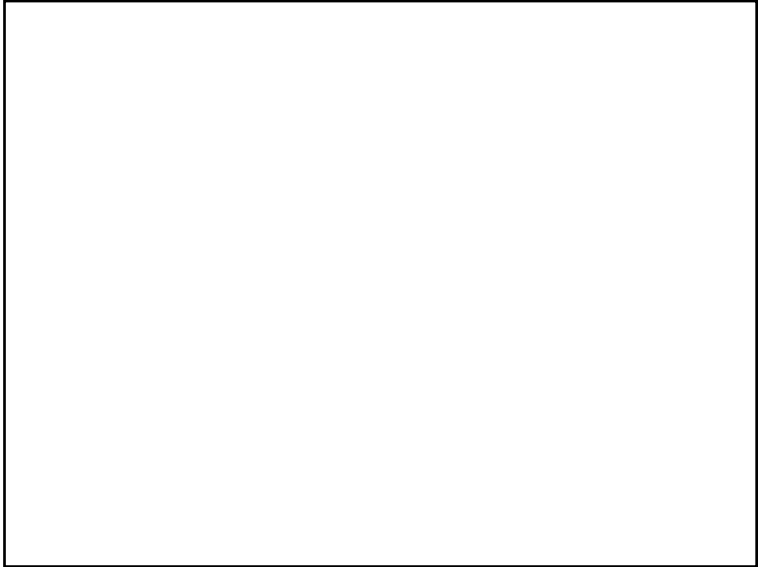
Remarks : 2 Duplex sale together MLS#817971 seller carry back 35% for 6 3/4%; 30% for 7% int.On 10yrs call. 1yr basic home warranty included. New roof. DO NOT DISTURB TENANTS. Offer subject to inspection. sqt. per sl county. Buyers to verify all info.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 844822 Area : 102
 List Price : \$190,000 Status : ACT
 List Dt : 11/04/2008
 Address : 842 S LAKE ST
 Quadrant : SE NS : 842 EW : 740
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-08-152-028 Taxes : \$655
 Zoning : Duplex HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Emerson Jr High : Clayton
 Sr High : East Priv Sch : Rowland Hall-st Ma Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|--------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | | |
| Unit 1 | 580 | 1 | 1 | 0 | 0 | | Y | | | | Y | | | | 0 | 0 | | 0 | \$ 650 | Duplex |
| Unit 2 | 490 | 1 | 1 | 0 | 0 | | Y | | | | Y | | | | 0 | 0 | | 0 | \$ 500 | Side by Side |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 1881 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const : No |
| Totals | 1070 | 2 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$1150 | Deck Patio : 0 0 |

Acres : 0.10 Frontage : 1 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Full, Sidewalks, Terrain, Flat

Additnl Info : Uncovered Parking, Joint Power Meters, Separate Gas Meters, Separate Water Htrs, No Laundry

Exterior Feat : Bay/Box Windows, Double Pane, Porch Open

Interior Feat : Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired

Inclusions : Range, Refrigerator, Window Covers

Exclusions :

Terms : Conventional, Seller Finance, Cash

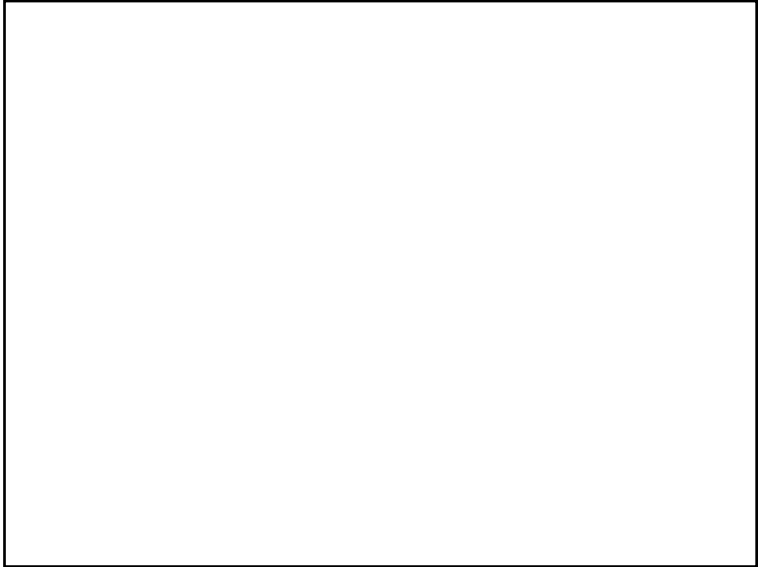
Remarks : Very cute duplex. South side has private entry in rear, open kitchen/dining area with nice tile, claw foot tub, efficiency. Private shared yard. On culdesac, virtually no traffic. Shared open porch across front. Pictures & more details to follow

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 854647 Area : 102
 List Price : \$194,900 Status : ACT
 List Dt : 12/31/2008
 Address : 211 E WELBY AVE
 Quadrant : SE NS : 2970 EW : 211
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-30-176-004 Taxes : \$1,436
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Woodrow Wilson Jr High : Granite Park
 Sr High : Granite Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|--------|--------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | | | |
| Unit 1 | 1150 | 3 | 1 | 0 | 0 | | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$ 690 | Duplex | Side by Side |
| Unit 2 | 900 | 2 | 1 | 0 | 0 | | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$ 660 | 1969 | Under Const |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | No | Deck Patio : 0 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Crprt Cap : 1 |
| Totals | 2050 | 5 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | \$1350 | 0 | Prkg Sp : 0 |
| Possession : | | | | | | | | | | | | | | | | | | | | | |

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Rubber
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water :
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Full, Sidewalks, Terrain, Flat

Additnl Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat : Double Pane

Interior Feat :

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions :

Exclusions :

Terms : Conventional, Cash

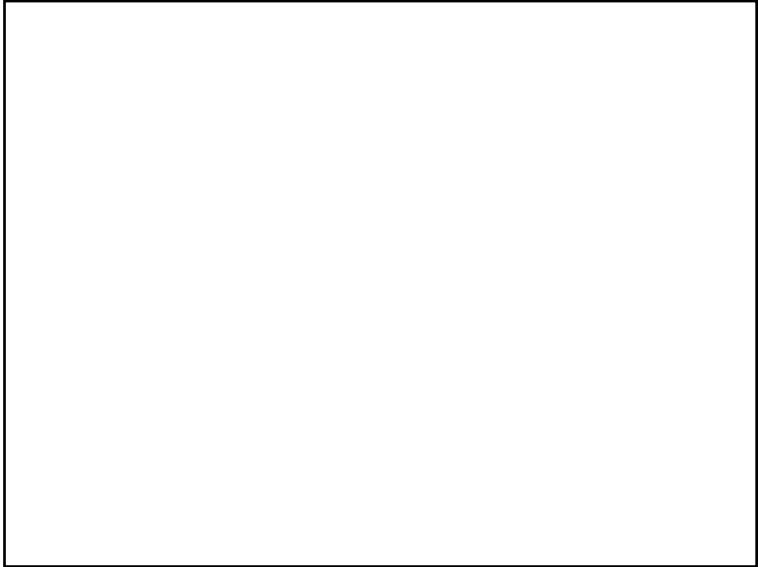
Remarks : Please do not disturb tenant. Duplex-separate power & gas meters, sep water heaters, full fenced yard w/mature trees. Hurry on this one! Home Sold As Is. Section 10.2 REPC does not apply. One Party Exempt Click on View Agent Remark for showing inst & more info

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 833511 Area : 102
 List Price : \$198,000 Status : ACT
 List Dt : 09/16/2008
 Address : 1348 S 200 E
 Quadrant : SE NS : 1348 EW : 200
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-07-379-021 Taxes : \$1,258
 Zoning : DUPLEX HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Lincoln Jr High : Bryant
 Sr High : West Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1187 | 3 | 0 | 1 | 0 | | Y | | | Y | | | | | 0 | 0 | Y | 0 | \$1200 | |
| Unit 2 | 470 | 2 | 1 | 0 | 0 | | Y | | | Y | | | | | 0 | 0 | Y | 0 | \$ 350 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 1657 | 5 | 1 | 1 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | \$1550 | |

Type : Duplex
 Style : Up and Down
 Yr Built : 1911
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 2
 Possession :

Acres : 0.13 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Brick, Composition
 Landscape : Full Landscaping
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Secluded Yard, Sidewalks, Terrain, Flat

Additnl Info : Uncovered Parking, RV Storage, Joint Power Meters, Joint Gas Meters

Exterior Feat : Double Pane, Patio Covered

Interior Feat :

Amenities : Cable TV avail, Cable TV wired, RV Parking

Inclusions : Range, Window Covers

Exclusions :

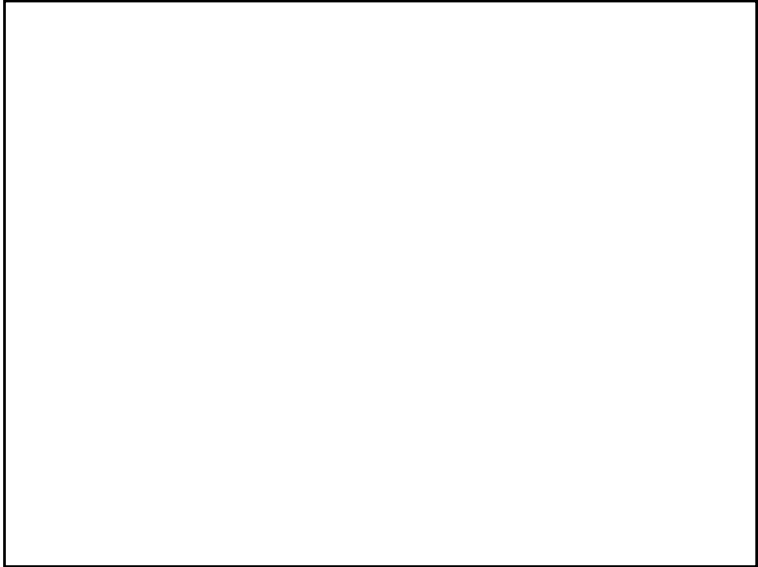
Terms : FHA, Conventional, VA, Seller Finance, Lease Option, Exchange, Cash
 Remarks : PRICE REDUCED! Remodeled Duplex, Tile & hardwood floors, tile paint. Whows well, great renters. Upstairs could be rented for \$500.00, rented to family. More sq footage upstairs than tax records show* *Non-conforming duplex* Please do not disturb tenants

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 837711 Area : 102
 List Price : \$199,900 Status : ACT
 List Dt : 10/03/2008
 Address : 410 E WELBY AVE
 Quadrant : SE NS : 2975 EW : 410
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-30-256-006 Taxes : \$927
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 883 | 2 | 1 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 650 | |
| Unit 2 | 883 | 2 | 1 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 700 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 1766 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$1350 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1962
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 2
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Curb & Gutter, Terrain, Flat, View, Mtn

Additnl Info :

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions :

Terms : Conventional, Cash

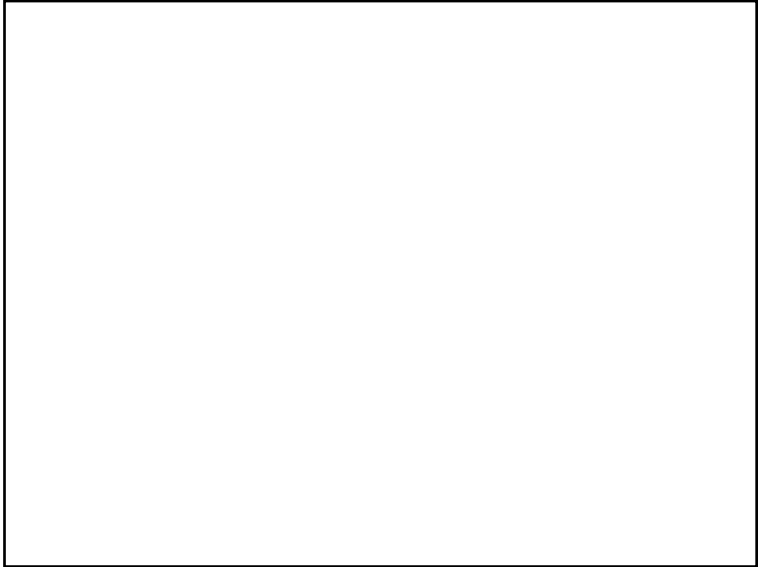
Remarks : DUPLEX IN CENTRAL LOCATION CLOSE TO THE UNIVERSITY OF UTAH. DO NOT DISTURB TENANTS.
 WRITE OFFER SUBJECT TO INSPECTION

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 851973 Area : 102
 List Price : \$199,900 Status : ACT
 List Dt : 12/11/2008
 Address : 541 S 300 E
 Quadrant : SE NS : 541 EW : 300
 City : Salt Lake City UT, 84111
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-06-380-004 Taxes : \$1,513
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Wasatch Jr High : Bryant
 Sr High : West Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 1111 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 700 |
| Unit 2 | 785 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 575 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 1896 | 3 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | \$1275 |

Type : Duplex
 Style : Up and Down
 Yr Built : 1906
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.10 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Asphalt Shingle
 Heating : Electric Baseboard
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Stucco
 Landscape :
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Separate Power Meters, Separate Gas Meters, Laundry Hookup, Monthly Leases

Exterior Feat :

Interior Feat : Den/Office

Amenities :

Inclusions :

Exclusions :

Terms : FHA, Conventional, VA, Cash

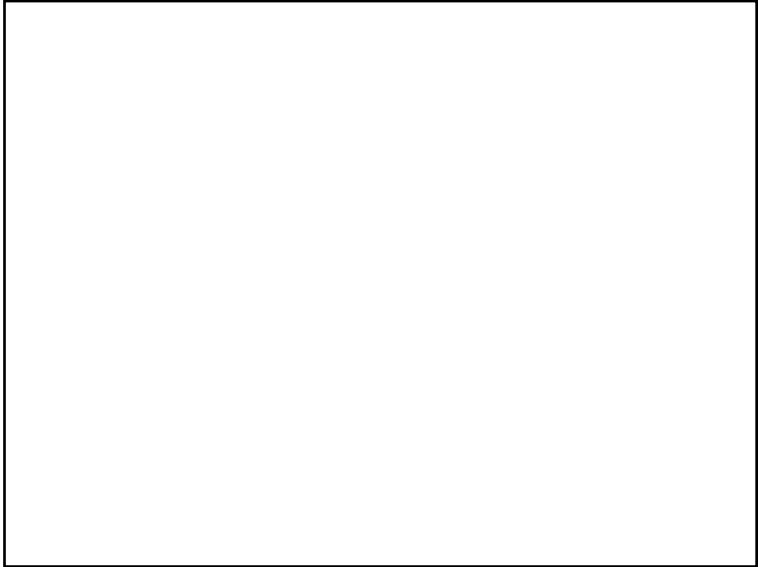
Remarks : Great duplex in downtown location. Drive by and make offers subject to inspection. Buyer to verify all. Please include non-occupant of property addendum with offers.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 857731 Area : 102
 List Price : \$200,000 Status : ACT
 List Dt : 01/15/2009
 Address : 976 S 400 E
 Quadrant : SE NS : 976 EW : 400
 City : Salt Lake City UT, 84111
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-07-257-025 Taxes : \$1,499
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Lincoln Jr High : Clayton
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1410 | 3 | 1 | 0 | 1 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 800 | |
| Unit 2 | 1410 | 3 | 2 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 800 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2820 | 6 | 3 | 0 | 1 | 2 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | \$1600 |

Type : Duplex
 Style : Front and Rear
 Yr Built : 1912
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 2
 Possession : RECORDING

Acres : 0.11 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle, Rolled-Silver
 Heating : Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Brick
 Landscape : Fruit Trees, Part Landscaping
 Lot Facts : Curb & Gutter, Fenced Full, Paved Road, Secluded Yard, Sidewalks, View, Mtn

Additnl Info :

Exterior Feat :

Interior Feat : Bar Dry, Closet-Walk-In, Kitchen, Second, Mother-in-Law Apt

Amenities : Cable TV wired

Inclusions :

Exclusions : Range, Refrigerator, Storage Sheds

Terms : FHA, Conventional, VA, Cash

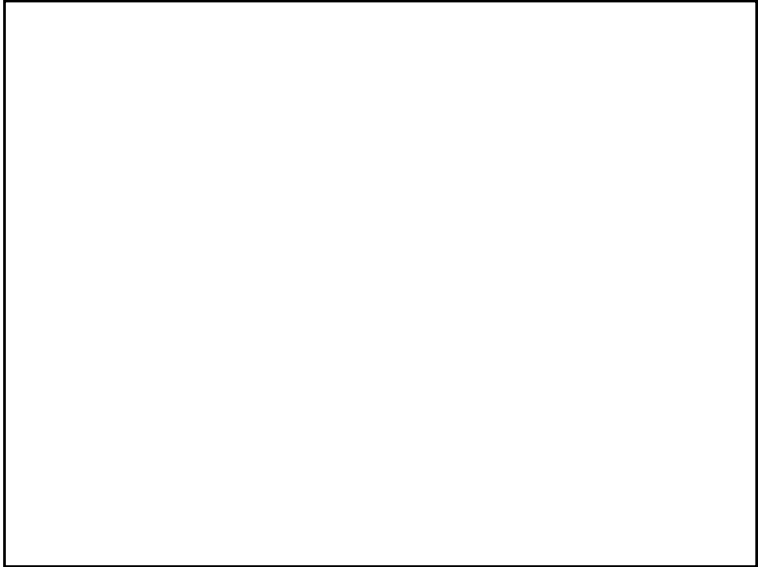
Remarks : SHORT SALE-Subject to 3rd Party Approval. Great Investment prop. that will cash flow. \$1800 in rent. Close to Liberty Park, schools and Trolley Square. Sq Ft on county records doesn't include finished basement. Don't Disturb Tenants. Buyer to verify all.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 817394 Area : 102
 List Price : \$209,900 Status : ACT
 List Dt : 07/16/2008
 Address : 1030 E LINDEN AVE
 Quadrant : SE NS : 350 EW : 1030
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-05-402-005 Taxes : \$1,572
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1122 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | Y | 1 | 0 | | 0 | \$ 0 | |
| Unit 2 | 1122 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | Y | 1 | 0 | | 0 | \$ 0 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2244 | 4 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | \$ 0 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1906
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : CLOSING

Acres : 0.08 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Space Heater
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape :
 Lot Facts : See Remarks

Additnl Info : Separate Power Meters, Separate Gas Meters

Exterior Feat :

Interior Feat :

Amenities : Cable TV avail

Inclusions :

Exclusions :

Terms : FHA, Conventional, VA, Cash

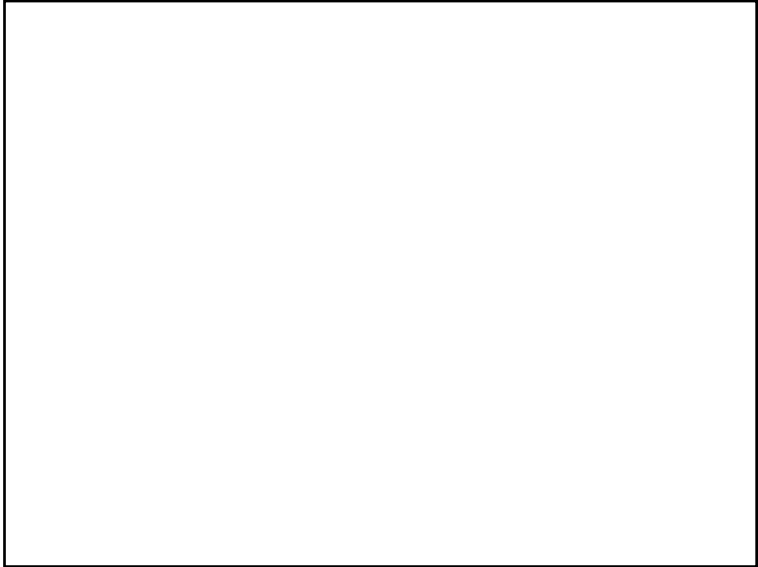
Remarks : Owner lives in West unit and works during the day until 4 PM. Great location, close to University. Has separate gas & electric meters. Basment area could be fixed up. Parking in the rear could be designed. Keybox on unit 1030 only. No sign, "As-Is".

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 850406 Area : 102
 List Price : \$209,900 Status : ACT
 List Dt : 12/03/2008
 Address : 1014 E 100 S
 Quadrant : SE NS : 100 EW : 1014
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-05-204-035 Taxes : \$1,594
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Wasatch Jr High : Bryant
 Sr High : West Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|-----------|---------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 820 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | Y | 1 | \$ 0 | : Triplex | : See Remarks | |
| Unit 2 | 820 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 0 | : 1903 | : No | |
| Unit 3 | 820 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | Y | 1 | \$ 0 | : 0 0 | : 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | : 0 | : 0 | |
| Totals | 2460 | 5 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 2 | \$ 0 | : 0 | : RECORDING | |

Acres : 0.14 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 3 Dishwashers : 0 Oven Ranges : 3 Disposals : 0

Roof : See Remarks
 Heating : Forced Air, Gas Central, See Remarks
 Sewer : Connected, See Remarks
 Water : Culinary, See Remarks
 Exterior : Brick, See remarks
 Landscape : Full Landscaping
 Lot Facts : Curb & Gutter, Paved Road, Sidewalks, Terrain, Flat

Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup, See Remarks

Exterior Feat : Porch Open

Interior Feat : Hardwood Floors

Amenities : See Remarks

Inclusions : Dryer, Range, Refrigerator, Washer, See Remarks

Exclusions :

Terms : Conventional, Cash

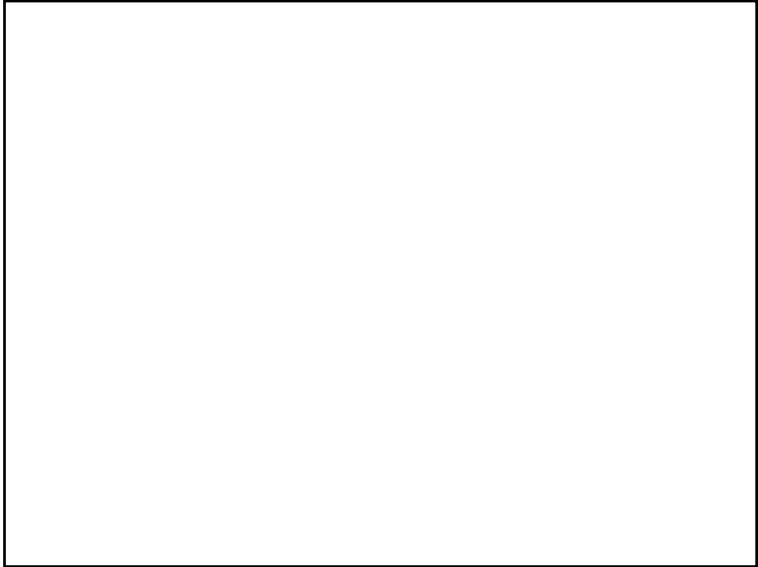
Remarks : SALE FAILED AGAIN*MAKE OFFER!SOLD AS-IS, BUYER TO VERIFY ALL INFO TO OWN SATISFACTION* RENTS ARE BASED ON PREVIOUS TENANTS*PRICED TO SELL*CALL FOR ADDENDUM*MUST USE SELLERS TITLE COMPANY, EARNEST MONEY DEPOSITED AT SELLERS TITLE COMPANY

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 854067 Area : 102
 List Price : \$210,000 Status : ACT
 List Dt : 12/29/2008
 Address : 562 DRIGGS AVE
 Quadrant : SE NS : 2375 EW : 562
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-19-282-005 Taxes : \$1,101
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Nibley Park Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|--------------------|-------------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 750 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | Y | 1 | \$ 0 | Duplex | Front and Rear | |
| Unit 2 | 670 | 1 | 0 | 1 | 0 | Y | Y | | | Y | | | | | 0 | 0 | Y | 0 | \$ 0 | 1895 | Under Const : No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Deck Patio : 0 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Gar Cap : 0 | |
| Totals | 1420 | 2 | 1 | 1 | 0 | 2 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | \$ 0 | 0 | Crprt Cap : 0 |
| | | | | | | | | | | | | | | | | | | | | \$ 0 | 0 | Prkg Sp : 0 |
| | | | | | | | | | | | | | | | | | | | | | | Possession : RECORDING+ |

Acres : 0.22 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape :
 Lot Facts : Curb & Gutter, Sidewalks, Sprinkler, Auto-Full

Additnl Info : Joint Power Meters, Joint Gas Meters, Joint Water Htrs, Laundry Hookup

Exterior Feat : Entry(Foyer)

Interior Feat :

Amenities : Cable TV avail

Inclusions :

Exclusions :

Terms : Conventional, Cash

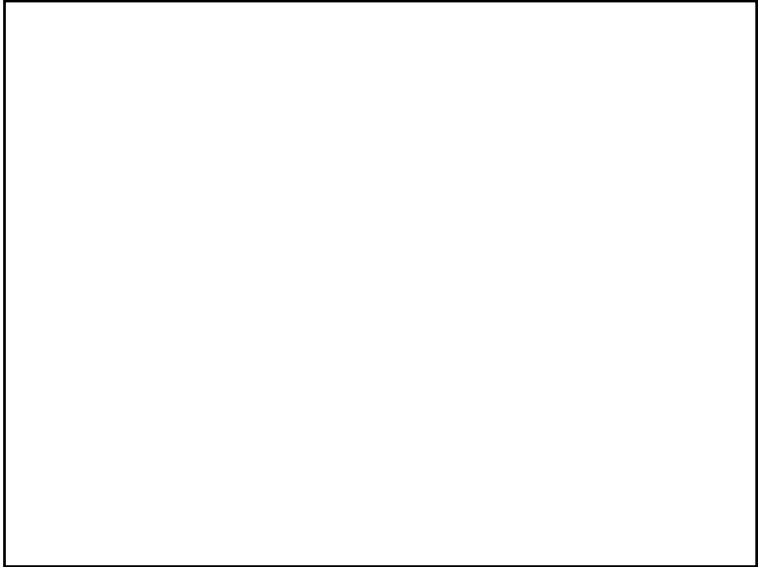
Remarks : Great Sugar House location. Hardwood under carpet, Newer Kitchen, New Bath, High Ceilings. Estate Sale - delete 10.2. All info courtesy only Buyer to verify all! One Owner occupied with rent to family member. No rental rates or history available.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 836300 Area : 102
 List Price : \$214,900 Status : ACT
 List Dt : 09/29/2008
 Address : 3479 S 700 E
 Quadrant : SE NS : 3479 EW : 700
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-32-105-004 Taxes : \$1,134
 Zoning : Noncon HOA Fee : \$0.00



School Dist : Granite Elem Sch : Lincoln Jr High : Granite Park
 Sr High : Granite Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 902 | 2 | 1 | 0 | 0 | Y | | | | | | | | | 0 | 0 | Y | 0 | \$ 700 |
| Unit 2 | 1240 | 3 | 1 | 0 | 0 | Y | | | | | | | | | 0 | 0 | | 0 | \$ 850 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 2142 | 5 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | \$1550 |

Type : Duplex
 Style : Up and Down
 Yr Built : 1948
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.27 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Asphalt Shingle
 Heating : Electric Baseboard, Hot Water
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Fenced Part, Terrain, Flat, See Remarks

Additnl Info : Covered Parking, Garage Parking, Uncovered Parking, Separate Power Meters, Laundry Hookup

Exterior Feat : Patio Covered

Interior Feat : Range-Oven Free Std

Amenities : Electric Dryer Hookup

Inclusions :

Exclusions :

Terms : FHA, Conventional, VA, Cash

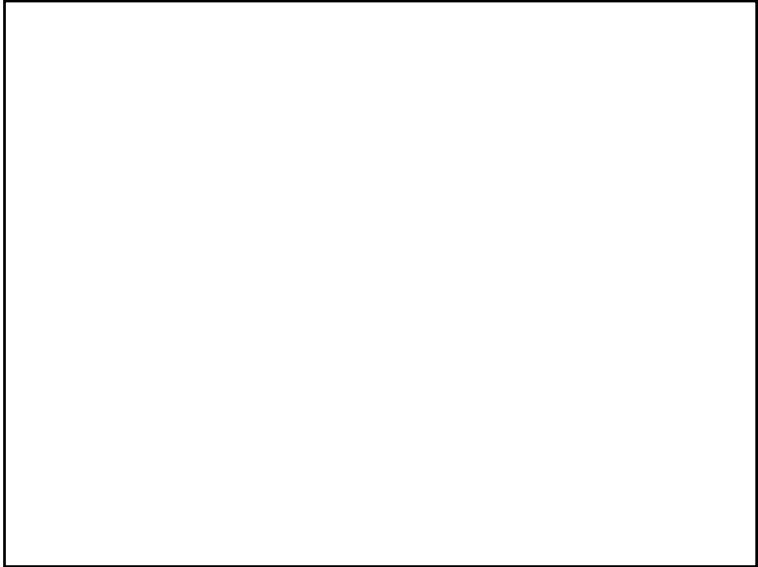
Remarks : Great Investment, priced to sell. One unit rented, one vacant. Non-conforming Duplex. Large lot with room to expand to possible 6-plex! Needs TLC but priced accordingly. Tenant occupied lower level. Call agent for appointment!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 839804 Area : 102
 List Price : \$217,000 Status : ACT
 List Dt : 10/10/2008
 Address : 618 E 300 S
 Quadrant : SE NS : 300 EW : 618
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv : PLAT B SLC SURVEY
 Tax ID : 16-06-284-003 Taxes : \$1,461
 Zoning : DUPLEX HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : M Lynn Bennion Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|-------------|----------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 982 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 1 | | 1 | \$ 0 | Duplex | Front and Rear | |
| Unit 2 | 1051 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 1 | Y | 0 | \$ 0 | 1906 | Front and Rear | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const | No | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Deck Patio | 0 0 | |
| Totals | 2033 | 4 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 1 | \$ 0 | Gar Cap | 0 | |
| | | | | | | | | | | | | | | | | | | | | Crprt Cap | 0 | |
| | | | | | | | | | | | | | | | | | | | | Prkg Sp | 0 | |
| | | | | | | | | | | | | | | | | | | | | Possession | NEGOTIABLE | |

Acres : 0.11 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick, Frame, Stucco
 Landscape : Full Landscaping
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Secluded Yard, Sidewalks, Terrain, Flat

Additnl Info : Uncovered Parking, Separate Power Meters

Exterior Feat : Porch Open

Interior Feat : Range-Oven Free Std

Amenities : Cable TV wired, Home Warranty

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional

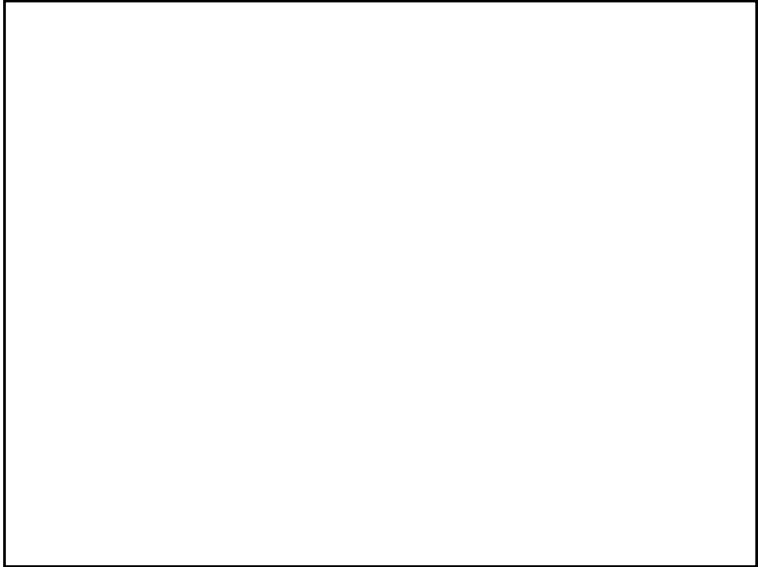
Remarks : Must sell Need to close before yr end for taxes.CUTE w/1,051SqFt in Unfnshd Bsmnt w/ 7'Ceilngs-High Dmnd area close to major dwntwn dvlpmnt!All new crpts,paint&roof!Close to Trax,UofU,Hosp&Temple.Beautfl Frplc.Invstmnt potential-lwst price per sqft in area

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 840427 Area : 102
 List Price : \$220,000 Status : ACT
 List Dt : 10/16/2008
 Address : 196 E BAIRD AVE
 Quadrant : SE NS : 3600 EW : 196
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv : ALHAMBRA PLACE
 Tax ID : 16-31-176-018 Taxes : \$1,865
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Lincoln Jr High : Granite Park
 Sr High : Granite Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 608 | 1 | 1 | 0 | 0 | Y | | | | Y | | | | | 0 | 0 | | 0 | \$ 503 | |
| Unit 2 | 608 | 1 | 1 | 0 | 0 | Y | | | | Y | | | | | 0 | 0 | | 0 | \$ 475 | |
| Unit 3 | 608 | 1 | 1 | 0 | 0 | Y | | | | Y | | | | | 0 | 0 | | 0 | \$ 475 | |
| Unit 4 | 608 | 1 | 1 | 0 | 0 | Y | | | | Y | | | | | 0 | 0 | | 1 | \$ 550 | |
| Totals | 2432 | 4 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | \$2003 | |

Type : Fourplex
 Style :
 Yr Built : 1962
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 4
 Possession : FUND/RECRD

Acres : 0.17 Frontage : 50 Side : 150 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Tar-Gravel
 Heating : Wall Heater
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Curb & Gutter, Sidewalks, Terrain, Flat

Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat :

Interior Feat : Range-Oven Free Std, Range Gas

Amenities :

Inclusions : Range, Refrigerator, Window Covers

Exclusions :

Terms : Conventional, Cash

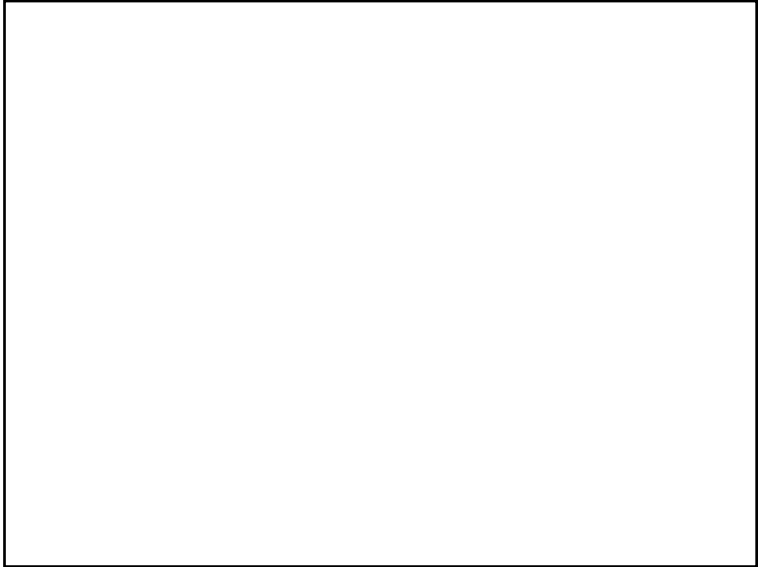
Remarks : Owner Agent Delete 10.2 on REPC. Great Location! Buyer to Verify all information. DO NOT DISTURB TENANTS

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 829087 Area : 102
 List Price : \$234,900 Status : ACT
 List Dt : 08/30/2008
 Address : 2600 WINDSOR CIR
 Quadrant : SE NS : 2600 EW : 850
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-20-377-020 Taxes : \$1,605
 Zoning : HOA Fee : \$0.00



School Dist : Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1320 | 3 | 2 | 0 | 0 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 2 | 1320 | 3 | 2 | 0 | 0 | Y | Y | | Y | | | | | Y | 0 | 0 | | 0 | \$ 850 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2640 | 6 | 4 | 0 | 0 | 2 | 2 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | \$1700 |

Type : Duplex
 Style :
 Yr Built : 1977
 Under Const : No
 Deck|Patio : 2 | 0
 Gar Cap : 0
 Crprt Cap : 2
 Prkg Sp : 0
 Possession : TBD

Acres : 0.19 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape : Full Landscaping
 Lot Facts : Cul-de-Sac, Sprinkler, Auto-Full

Additnl Info : Covered Parking

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions :

Terms : FHA, Conventional, VA, Cash

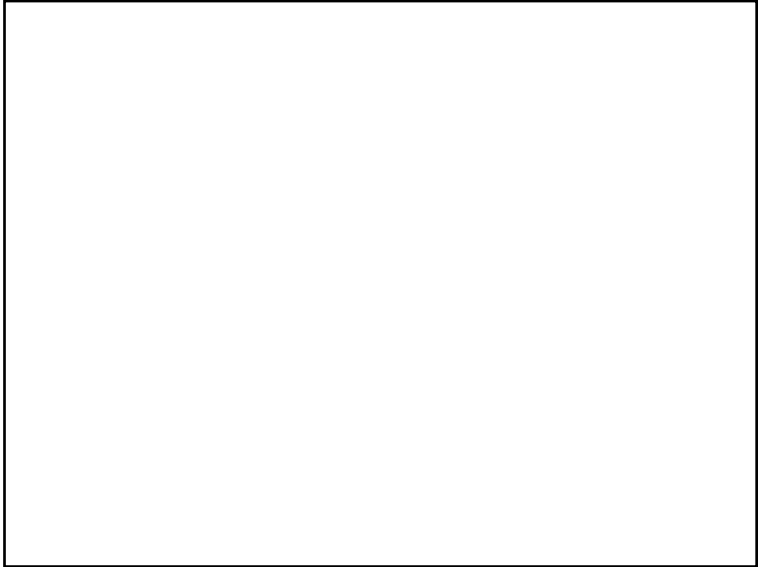
Remarks : Updated in great location. Side by side each unit has master and a full bath up with living room, kitchen, dining. Down has 2 beds, bath, laundry room and family room. Rents include water. Gas and elctric in each unit paid by tenant

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 832829 Area : 104
 List Price : \$239,000 Status : ACT
 List Dt : 09/15/2008
 Address : 4401 S 700 E
 Quadrant : SE NS : 4401 EW : 700
 City : Murray UT, 84107
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-05-153-006 Taxes : \$1,043
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Hill View Jr High : Evergreen
 Sr High : Granite Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1008 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | Y | | | 0 | 0 | Y | 0 | \$ 675 |
| Unit 2 | 1040 | 2 | 2 | 0 | 0 | Y | Y | | | | | Y | Y | | | 0 | 0 | Y | 0 | \$ 0 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 2048 | 4 | 3 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | \$ 675 |

Type : Duplex
 Style : Up and Down
 Yr Built : 1924
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 4
 Possession : NEG

Acres : 0.20 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 1

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected, Public
 Water :
 Exterior : Stucco
 Landscape : Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks

Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases

Exterior Feat :

Interior Feat : Kitchen, Second

Amenities : Home Warranty

Inclusions : Range

Exclusions : Dryer, Washer

Terms : FHA, Conventional, VA, Cash

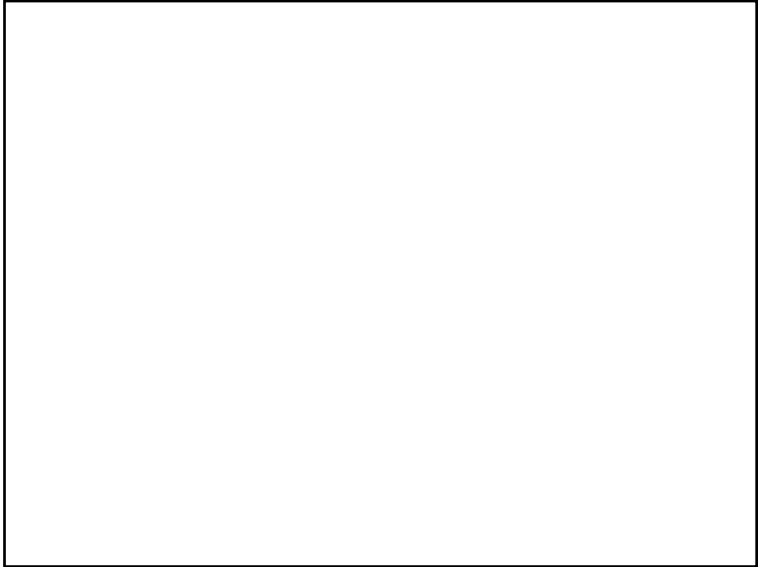
Remarks : Legal non-conforming Duplex. Seller has rebuild letter. Qualifies for re-zoning for commercial use. Downstairs is being remodeled, finished first week of October. Rent will be higher, Large garage.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 848888 Area : 102
 List Price : \$239,900 Status : ACT
 List Dt : 11/24/2008
 Address : 749 LINDEN AVE
 Quadrant : SE NS : 340 EW : 749
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-05-302-012 Taxes : \$2,173
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : M Lynn Bennion Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|------------------------|------------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 880 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 1 | Y | 0 | \$ 775 | Duplex | Side by Side | |
| Unit 2 | 880 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 1 | Y | 0 | \$ 775 | 1907 | Under Const : No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Deck Patio : 0 2 | Gar Cap : 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Crprt Cap : 0 | Prkg Sp : 0 | |
| Totals | 1760 | 2 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | \$1550 | Possession : RECORDING | | |

Acres : 0.08 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Rubber, Tar-Gravel
 Heating : Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Sidewalks, Terrain, Flat

Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup, Monthly Leases, Yearly Leases

Exterior Feat : Animals Permitted, Patio Covered

Interior Feat : Closet-Walk-In, French Doors, Kitchen Updated, Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup

Inclusions : Dryer, Range, Refrigerator, Washer, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Cash

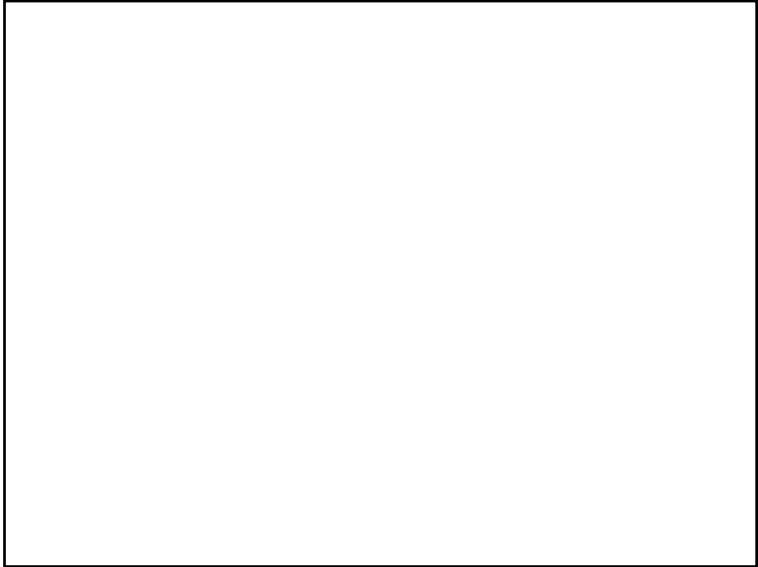
Remarks : Price reduced \$30,000! First time home buyers, this is a must see. Cut your mortgage in half. 100% updated. Seller willing to pay up to 3% towards Buyers closing costs & include 1 year home warranty. 24 Hour notice to show. Bring all offers!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 784552 Area : 102
 List Price : \$245,000 Status : ACT
 List Dt : 03/26/2008
 Address : 1359 MAJOR ST
 Quadrant : SE NS : 1359 EW : 50
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-18-102-001 Taxes : \$1,271
 Zoning : MULTI HOA Fee : \$0.00



School Dist : Granite Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 980 | 3 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 675 | |
| Unit 2 | 600 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 500 | |
| Unit 3 | 720 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 500 | |
| Unit 4 | 720 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 575 | |
| Totals | 3020 | 7 | 4 | 0 | 0 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$2250 | |

Type : Fourplex
 Style : Side by Side
 Yr Built : 1925
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 4
 Possession :

Acres : 0.11 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior :
 Landscape : Full Landscaping
 Lot Facts : Corner Lot, Fenced Full, Paved Road, Sidewalks

Additnl Info :

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions :

Terms : FHA, Conventional, VA, Cash

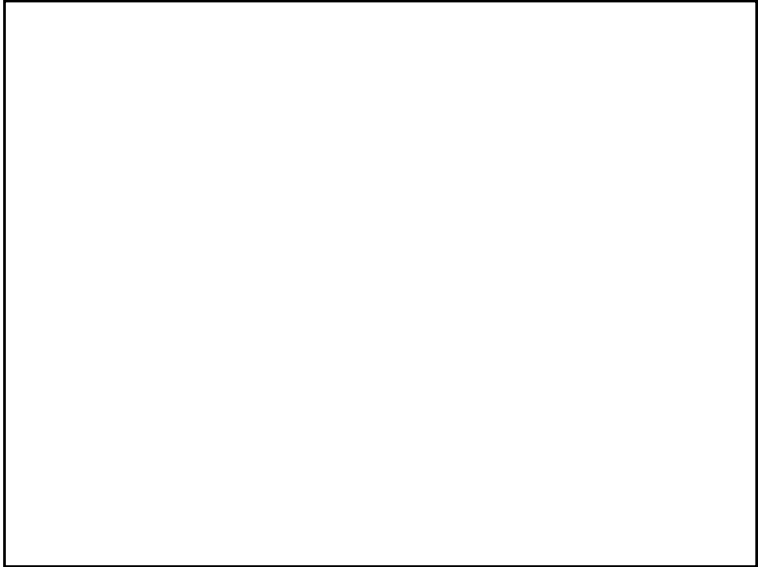
Remarks : REDUCED! GREAT INVESTMENT OPPORTUNITY! PROPERTY JUST WEST OF STATE STREET*CONSISTS OF A HOME CONVERTED INTO A DUPLEX AND A SMALLER SEPARATE DUPLEX IN THE BACK OF THE HOME*EZ TO RENT*HAS CITY "REBUILD LETTER"

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 833765 Area : 101
 List Price : \$245,000 Status : ACT
 List Dt : 09/16/2008
 Address : 108 N L ST
 Quadrant : NE NS : 108 EW : 850
 City : Salt Lake City UT, 84103
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 09-32-377-015 Taxes : \$1,120
 Zoning : DUPLEX HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Wasatch Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 620 | 1 | 0 | 1 | 0 | | Y | | | Y | | | | | 0 | 0 | Y | 0 | \$ 750 | |
| Unit 2 | 700 | 1 | 1 | 0 | 0 | | Y | | | Y | | | | | 0 | 0 | | 0 | \$ 750 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 1320 | 2 | 1 | 1 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | \$1500 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1906
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 2
 Possession :

Acres : 0.11 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Asphalt Shingle
 Heating : Wall Heater
 Sewer : Connected
 Water : Culinary
 Exterior : Brick, Stucco
 Landscape : Full Landscaping
 Lot Facts : Corner Lot, Curb & Gutter, Secluded Yard, Sidewalks, Terrain, Flat, View, Mtn

Additnl Info :

Exterior Feat :

Interior Feat : Hardwood Floors, Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup

Inclusions : Range, Refrigerator, Window Covers

Exclusions :

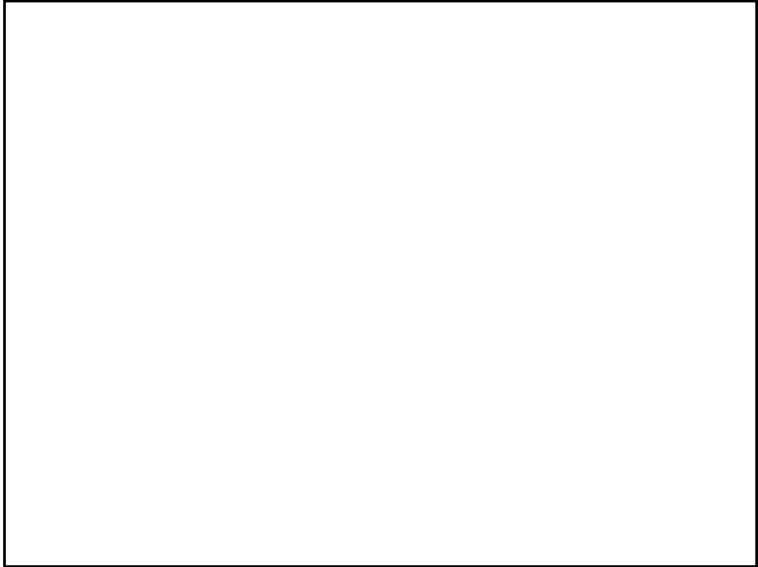
Terms : FHA, Conventional, VA, Seller Finance, Lease Option, Exchange, Cash
 Remarks : *Remodeled* Duplex, NEW Tile & hardwood floor, carpet, new paint in and out, Shows well, great renters. Non-conforming. Eash unit has private patio. Offer subject to inspection. Extra Hi Ceiling. The land worth more than asking price. Don't disturb tenan

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 847543 Area : 102
 List Price : \$245,000 Status : ACT
 List Dt : 11/17/2008
 Address : 2568 S 500 E
 Quadrant : SE NS : 2568 EW : 500
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-19-454-009 Taxes : \$1,213
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Nibley Park Jr High : Hillside
 Sr High : Highland Priv Sch : Judge Memorial Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 868 | 2 | 1 | 0 | 0 | Y | Y | | | Y | Y | Y | | Y | 0 | 0 | Y | 1 | \$ 0 | |
| Unit 2 | 868 | 2 | 1 | 0 | 0 | | Y | | | | Y | Y | | | 0 | 0 | Y | 0 | \$ 0 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 1736 | 4 | 2 | 0 | 0 | 1 | 2 | 0 | 0 | 1 | 2 | 2 | 0 | 0 | 1 | 0 | 0 | 2 | 1 | \$ 0 |

Type : Duplex
 Style : Up and Down
 Yr Built : 1936
 Under Const : No
 Deck|Patio : 0 | 2
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 4
 Possession : RECORDING

Acres : 0.23 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 1 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Electric, Forced Air, Gas Central
 Sewer : Public
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape : Fruit Trees, Mature Trees, Part Landscaping
 Lot Facts : Fenced Part, Sprinkler, Auto-Full, View, Mtn

Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat : Awnings, Bay/Box Windows, Out Bldgs, Patio Covered, Porch Open, Sliding Glass

Interior Feat : Dishwasher Built-In, Kitchen, Second, Mother-in-Law Apt, Range-Oven Built In

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Ceiling Fan, Fireplace Insert, Range, Workshop

Exclusions :

Terms : FHA, Conventional, VA, Cash

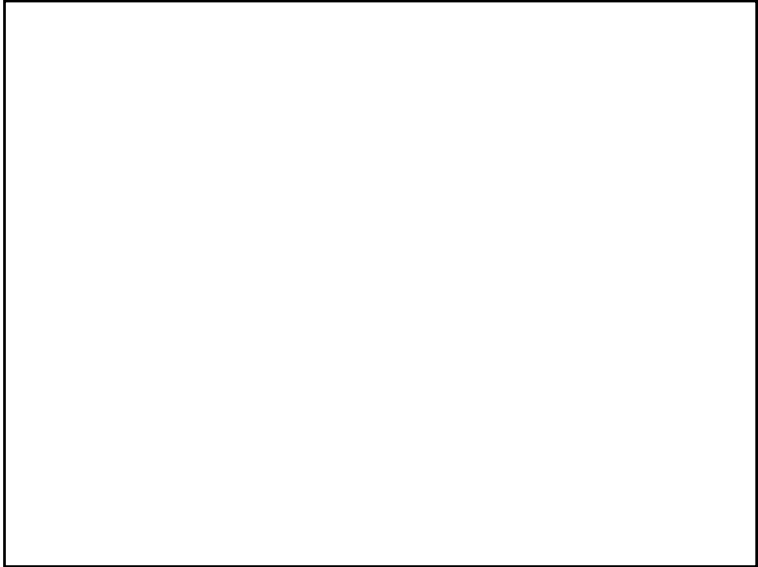
Remarks : REDUCED 17K !!!!Charming Duplex with many extra amenities.100% remodled basement with private entry (mother-in-law apt).Separate furnaces;water heaters; & fridge.Downstairs washer & dryer included.Large backyard & shop New vinyl windows downstairs.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 839603 Area : 102
 List Price : \$249,900 Status : ACT
 List Dt : 10/13/2008
 Address : 2877 S MCCLELLAND ST
 Quadrant : SE NS : 2877 EW : 1040
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-29-252-002 Taxes : \$1,462
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Roosevelt Jr High :
 Sr High : Granite Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents | Type | Style | |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|-------|--------|--------|-------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | | | | Elc |
| Unit 1 | 1050 | 3 | 1 | 0 | 0 | Y | Y | | | | | Y | | | | 1 | 0 | Y | 1 | \$1100 | Duplex | Up and Down |
| Unit 2 | 1050 | 2 | 1 | 0 | 0 | Y | Y | | | | Y | Y | | | | 1 | 0 | Y | 0 | \$ 750 | 1961 | No |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | No | 0 2 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | 0 |
| Totals | 2100 | 5 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 1 | \$1850 | TBD | |

Acres : 0.14 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Full, Sidewalks

Additnl Info : Uncovered Parking, Joint Power Meters, Joint Gas Meters, Joint Water Htrs, Laundry Hookup, Yearly Leases

Exterior Feat : Basement Entrance, Double Pane, Outdoor Lighting, Porch Open

Interior Feat : Dishwasher Built-In, Kitchen, Second, Kitchen Updated, Mother-in-Law Apt, Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup

Inclusions : Alarm System, Ceiling Fan, Fireplace Equipment, Fireplace Insert, Range, Range Hood, Refrigerator

Exclusions :

Terms : FHA, Conventional, VA, Cash

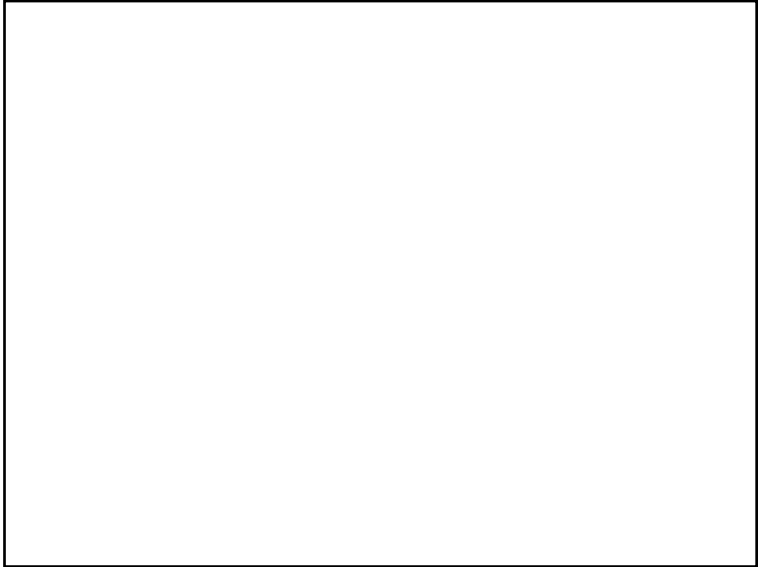
Remarks : Remodeled Sugar House n/c duplex. New roof, windows, w/heater, furnace, carpet, paint, fixtures, etc. This spacious duplex has tons of character and charm. Great area of town. Both units occupied. Do not disturb tenants. Offer subj. to inspection. short sale. owner/agent

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 838500 Area : 102
 List Price : \$250,000 Status : ACT
 List Dt : 10/03/2008
 Address : 647 E 800 S
 Quadrant : SE NS : 800 EW : 647
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-07-233-015 Taxes : \$1,350
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Lincoln Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 1011 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$ 700 | Duplex | |
| Unit 2 | 1859 | 4 | 1 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$1100 | Side by Side | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 1897 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const : No | |
| Totals | 2870 | 6 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | \$1800 | Deck Patio : 0 0 | |

Acres : 0.13 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Fenced Part, Paved Road, Sidewalks, View, Mtn

Additnl Info : Garage Parking, Uncovered Parking, Separate Air, Laundry Hookup, Yearly Leases

Exterior Feat : Out Bldgs

Interior Feat : Range-Oven Free Std

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions : Dryer, Microwave, Range, Range Hood, Refrigerator

Exclusions :

Terms : FHA, Conventional, Cash

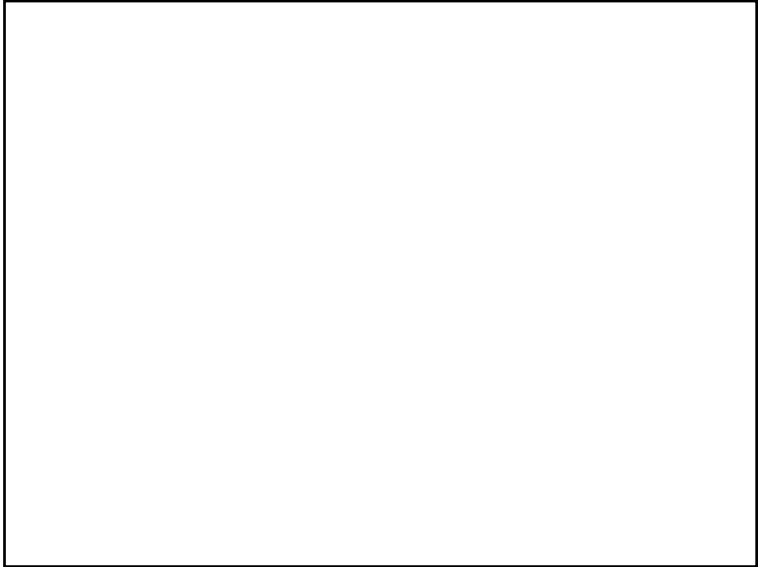
Remarks : Fantastic duplex near Trolley Square. Rents easily. Updated A/C & furnaces. Close to restaurants, shopping & university. Seller very motivated!! Bring all offers!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 852511 Area : 101
 List Price : \$252,000 Status : ACT
 List Dt : 12/15/2008
 Address : 283 G ST
 Quadrant : NE NS : 283 EW : 500
 City : Salt Lake City UT, 84103
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 01-31-431-016 Taxes : \$1,989
 Zoning : multi HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Ensign Jr High : Bryant
 Sr High : West Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 1288 | 2 | 0 | 0 | 0 | Y | | | Y | | | Y | | | 0 | 0 | Y | 1 | \$ 0 |
| Unit 2 | 630 | 2 | 0 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$ 0 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 1918 | 4 | 0 | 0 | 0 | 2 | 1 | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 1 | \$ 0 |

Type : Duplex
 Style : Up and Down
 Yr Built : 1911
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.06 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Gas Radiant, Wall Heater
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Terrain, Flat

Additnl Info : Separate Power Meters, Separate Gas Meters, Laundry Hookup

Exterior Feat : Porch Open

Interior Feat : Hardwood Floors, Kitchen, Second, Kitchen Updated, Range-Oven Free Std

Amenities : Cable TV avail

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional, Cash

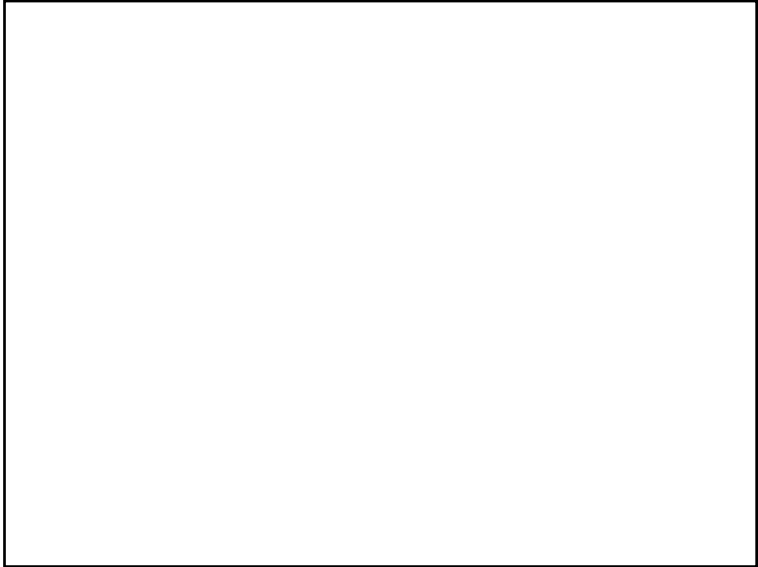
Remarks : Great Avenues Location! Spacious rooms in both units. Key in key box fits both units.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 784854 Area : 102
 List Price : \$259,000 Status : ACT
 List Dt : 03/27/2008
 Address : 269 E KELSEY AVE
 Quadrant : SE NS : 1165 EW : 269
 City : Salt Lake City UT, 84111
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-07-376-030 Taxes : \$1,797
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : M Lynn Bennion Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|-------------------------|------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | | | |
| Unit 1 | 500 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 475 | Fourplex | Side by Side |
| Unit 2 | 500 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 460 | 1963 | Under Const : No |
| Unit 3 | 500 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 460 | Deck Patio : 0 0 | Gar Cap : 0 |
| Unit 4 | 500 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 460 | Crprt Cap : 0 | Prkg Sp : 4 |
| Totals | 2000 | 4 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | \$1855 | Possession : REC + 48HR | |

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 4

Roof : Rolled-Silver, Tar-Gravel
 Heating : Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks

Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat : Awnings, Double Pane, Outdoor Lighting, Porch Open

Interior Feat : Range-Oven Free Std

Amenities : Cable TV wired

Inclusions : Dryer, Range, Refrigerator, Washer

Exclusions : Storage Sheds

Terms : FHA, Conventional, VA, Owner 2nd, Cash

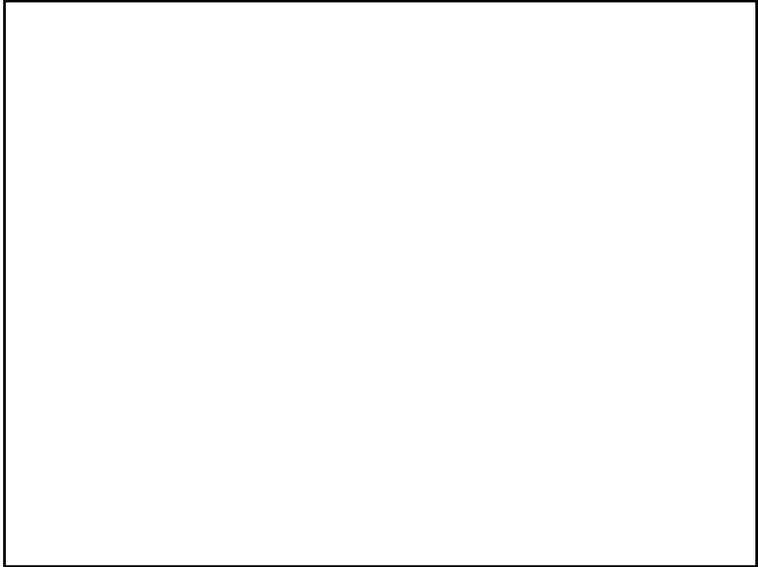
Remarks : This easily rented 4-plex is located downtown, just blocks away from Liberty Park. Off street parking, with updating, and a newer roof. Property has been owner occupied and managed since purchase. Laundry hookups in each unit. In great shape.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 835859 Area : 102
 List Price : \$259,898 Status : ACT
 List Dt : 09/26/2008
 Address : 417 E 1300 S
 Quadrant : SE NS : 1300 EW : 417
 City : South Salt Lake UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-07-458-020 Taxes : \$1,920
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Lincoln Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 600 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 1 | 0 | Y | 0 | \$ 500 | Fourplex | Side by Side | |
| Unit 2 | 600 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 1 | 0 | Y | 0 | \$ 440 | 1956 | Under Const : No | |
| Unit 3 | 600 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 1 | 0 | Y | 0 | \$ 450 | Deck Patio : 0 0 | Gar Cap : 0 | |
| Unit 4 | 600 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 1 | 0 | Y | 0 | \$ 400 | Crprt Cap : 4 | Prkg Sp : 0 | |
| Totals | 2400 | 4 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | \$1790 | Possession : | | |

Acres : 0.19 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 1 Oven Ranges : 3 Disposals : 4

Roof : Tar-Gravel
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Paved Road, Secluded Yard, Sidewalks, Terrain, Flat

Additnl Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Yearly Leases

Exterior Feat : Outdoor Lighting

Interior Feat : Range-Oven Built In, Range-Oven Free Std, Range Gas

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions : Range, Range Hood, Refrigerator

Exclusions : Dryer, Washer

Terms : FHA, Conventional, VA, Seller Finance, Cash

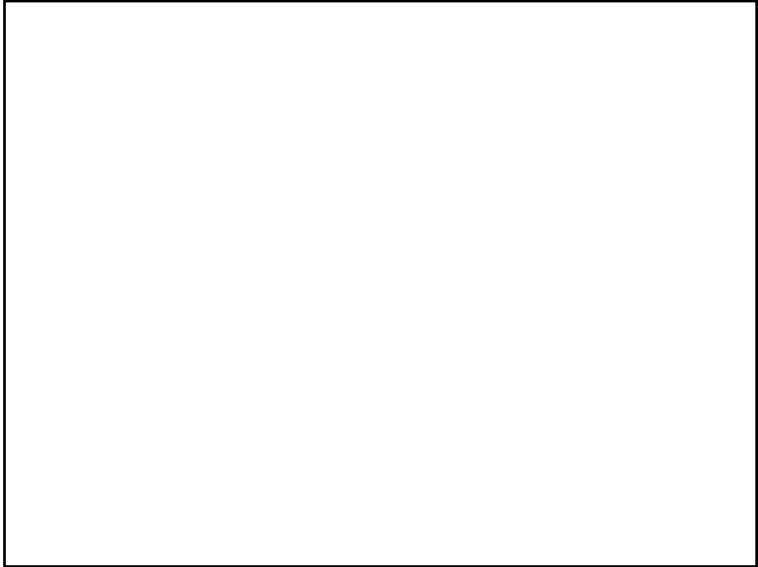
Remarks : Each unit has it's own laundry! Great location. Always rented. Walk to liberty park. Off street parking. Great investment opportunity! OFFER SUBJECT TO INSPECTION. Do not disturb tenants - tenants unaware of sale.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 835877 Area : 102
 List Price : \$259,898 Status : ACT
 List Dt : 09/26/2008
 Address : 154 E VIDAS AVE
 Quadrant : SE NS : 2580 EW : 154
 City : South Salt Lake UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-19-359-011 Taxes : \$1,732
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Woodrow Wilson Jr High : Granite Park
 Sr High : Cottonwood Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 592 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 0 | \$ 525 | |
| Unit 2 | 592 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 0 | \$ 475 | |
| Unit 3 | 592 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 0 | \$ 475 | |
| Unit 4 | 592 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 0 | \$ 440 | |
| Totals | 2368 | 4 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | \$1915 | |

Type : Fourplex
 Style : Side by Side
 Yr Built : 1961
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession :

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 4

Roof : Tar-Gravel
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Fenced Part, Paved Road, Secluded Yard, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Yearly Leases

Exterior Feat :

Interior Feat : Hardwood Floors, Range-Oven Free Std, Range Gas

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions : Range, Range Hood, Refrigerator, Storage Sheds

Exclusions : Dryer, Washer

Terms : FHA, Conventional, Seller Finance, Cash

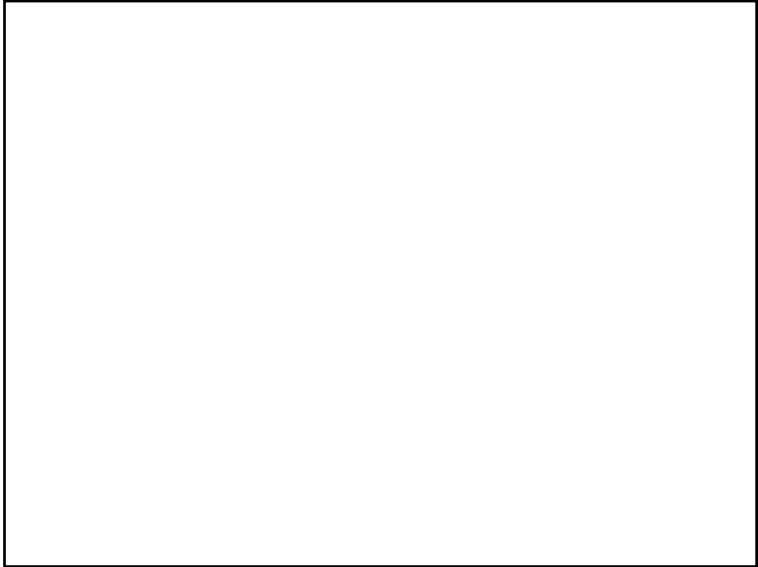
Remarks : Always rented 4-plex! Recently updated. All units have hardwood floors and their own laundry rooms. Each unit also has a storage unit. OFFER SUBJECT TO INSPECTION. Do not disturb tenants - tenants unaware of sale.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 857382 Area : 106
 List Price : \$259,900 Status : ACT
 List Dt : 01/14/2009
 Address : 3973 S 2700 E 2
 Quadrant : SE NS : 3973 EW : 2700
 City : Salt Lake City UT, 84124
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-35-351-025 Taxes : \$1,359
 Zoning : R-2 HOA Fee : \$0.00



School Dist : Granite Elem Sch : Morningside Jr High : Wasatch
 Sr High : Skyline Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 870 | 1 | 1 | 0 | 0 | | Y | | | | Y | | | Y | 0 | 0 | | 0 | \$ 700 |
| Unit 2 | 870 | 1 | 1 | 0 | 0 | | Y | | | | Y | | | Y | 0 | 0 | | 0 | \$ 670 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 1740 | 2 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | \$1370 |

Type : Duplex
 Style : Side by Side
 Yr Built : 1964
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.17 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Full, Sprinkler, Auto-Full, View, Mtn

Additnl Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup

Exterior Feat : Basement Entrance

Interior Feat : Dishwasher Built-In, Hardwood Floors, Range-Oven Built In, Vaulted Ceilings

Amenities : Cable TV wired, Gas Dryer Hookup

Inclusions : Ceiling Fan, Refrigerator, Storage Sheds, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Cash

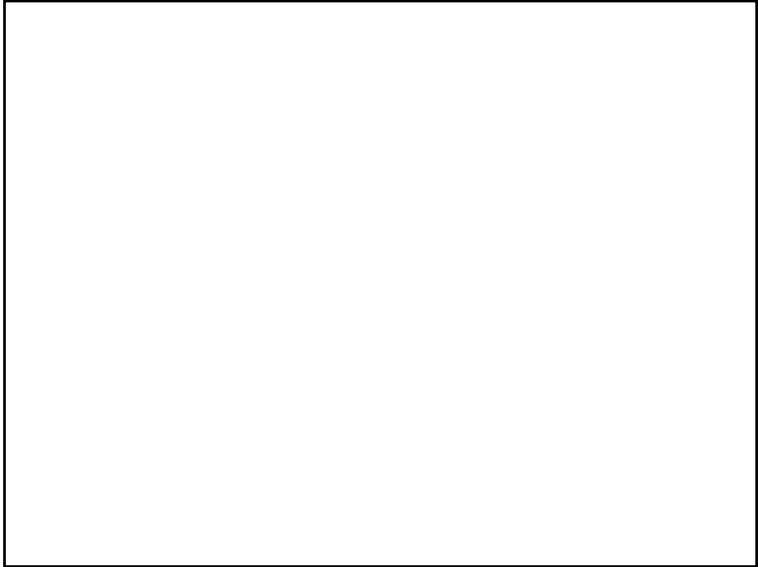
Remarks : GREAT INVESTMENT W/HIGH RETURNS*BEST PRICE FOR EASTSIDE DUPLEX*UNIT #2 REMODELED W/NEW WINDOWS*600 S/F UNFINISHED BSMT UNDER UNIT #2 W/OUTSIDE ENTRANCE*NO SIGN-DON'T DISTURB TENANTS-MAKE OFFER SUBJECT TO INSPECTION*BUYER TO VERIFY ALL*OWNER/AGENT*

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 848920 Area : 102
 List Price : \$264,900 Status : ACT
 List Dt : 11/24/2008
 Address : 753 LINDEN AVE
 Quadrant : SE NS : 340 EW : 753
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-05-302-026 Taxes : \$1,592
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : M Lynn Bennion Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|-------------|--------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 890 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | | 0 | 1 | Y | 0 | \$ 850 | Duplex | Side by Side |
| Unit 2 | 890 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | | 0 | 1 | Y | 0 | \$ 850 | 1907 | Side by Side |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const | No |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Deck Patio | 0 2 |
| Totals | 1780 | 4 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | \$1700 | Gar Cap | 0 |
| | | | | | | | | | | | | | | | | | | | | | Crprt Cap | 0 |
| | | | | | | | | | | | | | | | | | | | | | Prkg Sp | 0 |
| | | | | | | | | | | | | | | | | | | | | | Possession | RECORDING |

Acres : 0.08 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 1 Oven Ranges : 2 Disposals : 0

Roof : Rubber, Tar-Gravel
 Heating : Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Cul-de-Sac, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup, Monthly Leases, Yearly Leases

Exterior Feat : Animals Permitted, Patio Covered

Interior Feat : Closet-Walk-In, Dishwasher Built-In, French Doors, Range-Oven Free Std, See Remarks

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, Home Warranty

Inclusions : Alarm System, Dryer, Range, Refrigerator, Washer, Window Covers, See Remarks

Exclusions :

Terms : FHA, Conventional, VA, Cash

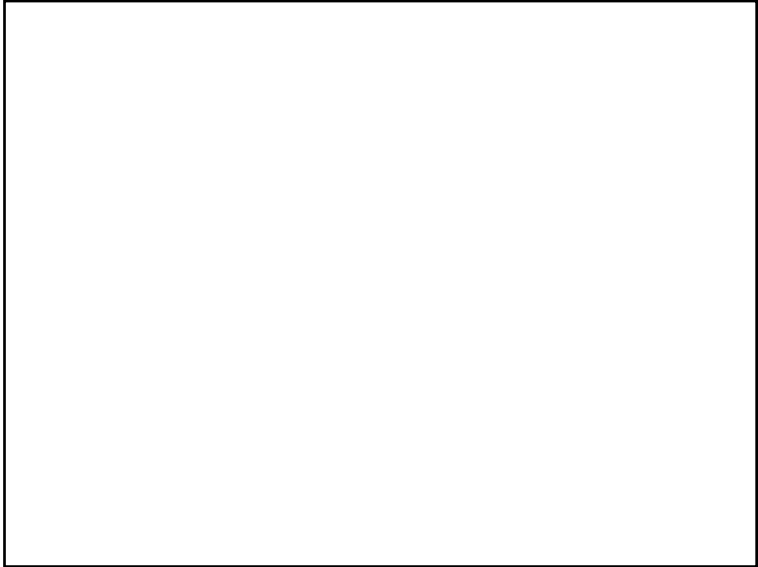
Remarks : Price just reduced \$25k! First time home buyers - this is a must see. Cut your mortgage in 1/2. 100% updated. Seller willing to pay up to 3% towards Buyers closing costs & include 1 yr home warranty. 24 Hour notice to show, Bring all Offers.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 828285 Area : 102
 List Price : \$269,000 Status : ACT
 List Dt : 08/27/2008
 Address : 3436 MELVINA ST
 Quadrant : SE NS : 3436 EW : 1360
 City : Salt Lake County UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-28-352-003 Taxes : \$1,779
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 1400 | 4 | 1 | 0 | 0 | Y | Y | Y | Y | | | | | | 0 | 0 | Y | 0 | \$ 985 |
| Unit 2 | 600 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 600 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 2000 | 6 | 2 | 0 | 0 | 2 | 2 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | \$1585 |

Type : Duplex
 Style :
 Yr Built : 1955
 Under Const : No
 Deck|Patio : 0 | 1
 Gar Cap : 0
 Crprt Cap : 3
 Prkg Sp : 0
 Possession : NEGOTIABLE

Acres : 0.40 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Tar-Gravel
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Mature Trees
 Lot Facts : Cul-de-Sac, Curb & Gutter

Additnl Info :

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions :

Terms : Conventional, Owner 2nd, Exchange, Cash

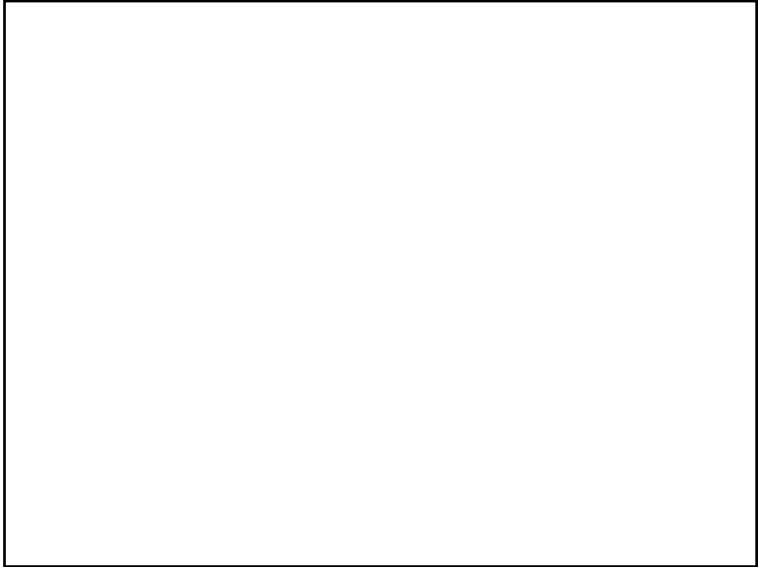
Remarks : Zoned R1-8. Can be divided having both lots on street frontage. Lot has all necessary dimensions and complies with the master plan. Seller will consider JV partner. Seller is related to agent.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 839508 Area : 102
 List Price : \$269,000 Status : ACT
 List Dt : 10/10/2008
 Address : 1404 E REDONDO AVE
 Quadrant : SE NS : 2020 EW : 1404
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : WESTMINSTER HGTS
 Tax ID : 16-16-359-001 Taxes : \$1,852
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Dilworth Jr High : Clayton
 Sr High : Highland Priv Sch : Rowland Hall-st Ma Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|-------------|--------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 786 | 2 | 1 | 0 | 0 | Y | Y | Y | | | | | | | 0 | 2 | Y | 0 | \$ 0 | Duplex | Side by Side | |
| Unit 2 | 600 | 1 | 1 | 0 | 0 | Y | Y | Y | | | | | | Y | 0 | 0 | Y | 0 | \$ 0 | 1948 | Side by Side | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const | No | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Deck Patio | 0 0 | |
| Totals | 1386 | 3 | 2 | 0 | 0 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 2 | 0 | \$ 0 | Gar Cap | : 2 | |
| | | | | | | | | | | | | | | | | | | | | Crprt Cap | : 0 | |
| | | | | | | | | | | | | | | | | | | | | Prkg Sp | : 2 | |
| | | | | | | | | | | | | | | | | | | | | Possession | : | |

Acres : 0.12 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees, See Remarks
 Lot Facts : Corner Lot, Fenced Part, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat, View, Mtn

Additnl Info : Garage Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases

Exterior Feat : Double Pane, Out Bldgs, Porch Open, Storm Doors

Interior Feat : Range-Oven Free Std, See Remarks

Amenities : Electric Dryer Hookup, See Remarks

Inclusions : Range, Refrigerator, Window Covers, See Remarks

Exclusions :

Terms : Conventional, Cash

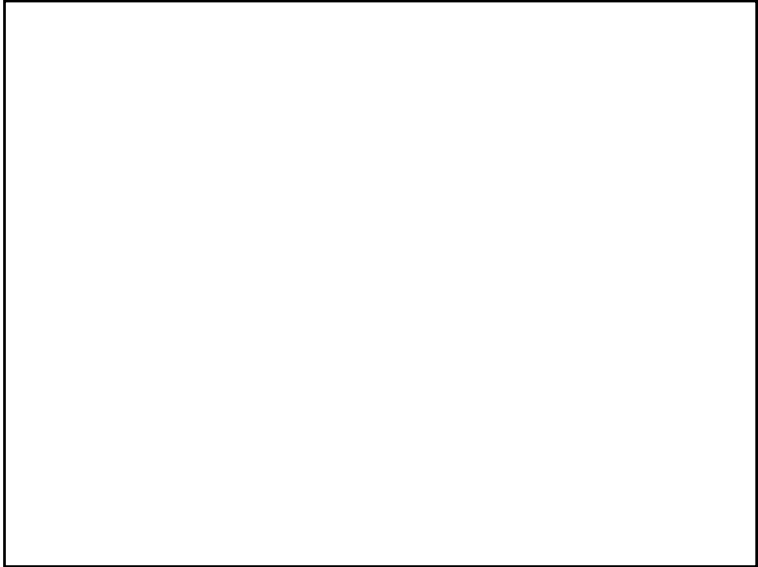
Remarks : AWESOME DUPLEX IN THE HEART OF SUGAR HOUSE-WALK TO SUGAR HOUSE PARK*LG UNITS/NORTH SIDE HAS NEW PAINT-CARPET-UPDATED KITCHEN & BATH/PRIVATE BACKYARD*BOTH UNITS HAVE NEW WINDOWS*RENTS EASILY*LOW MNTNCE*GREAT RENTAL PROP OR OWNER OCC*GARAGE SOLD AS IS

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 845171 Area : 102
 List Price : \$269,900 Status : ACT
 List Dt : 11/06/2008
 Address : 165 E LESLIE AVE
 Quadrant : SE NS : 2610 EW : 165
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv : CENTRAL PARK
 Tax ID : 16-19-359-025 Taxes : \$1,752
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Whittier Jr High : Glendale
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|----------------------|------------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 624 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 1 | Y | 0 | \$ 465 | Fourplex | Up and Down | |
| Unit 2 | 624 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 1 | Y | 0 | \$ 465 | 1960 | Under Const : No | |
| Unit 3 | 624 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 465 | Deck Patio : 0 0 | Gar Cap : 0 | |
| Unit 4 | 624 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 465 | Crprt Cap : 0 | Prkg Sp : 4 | |
| Totals | 2496 | 4 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | 0 | \$1860 | Possession : ARRANGE | | |

Acres : 0.14 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Tar-Gravel
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick, Cinderblock
 Landscape : Full Landscaping
 Lot Facts : Curb & Gutter, Paved Road, Sidewalks, Sprinkler - Man Full

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat : Outdoor Lighting

Interior Feat : Range-Oven Free Std

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions : Range, Range Hood, Refrigerator

Exclusions : Dryer, Washer

Terms : FHA, Conventional, VA, Cash

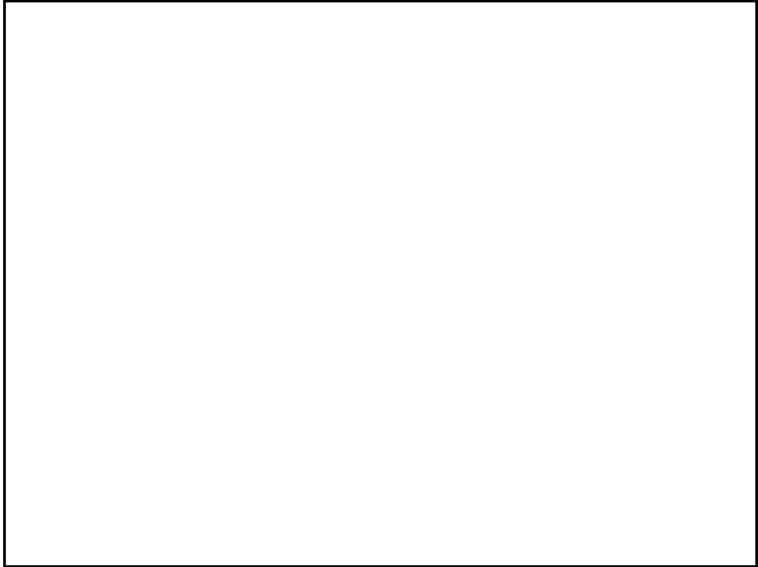
Remarks : Priced to Sale! One unit can be shown with at least 24 hour notice. Units in average rental condition. Call agent to schedule a showing or for a breakdown of the operating costs etc. Thanks!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 848845 Area : 102
 List Price : \$269,900 Status : ACT
 List Dt : 11/24/2008
 Address : 324 REEVES TER
 Quadrant : SE NS : 300 EW : 700
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-05-302-011 Taxes : \$2,250
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : M Lynn Bennion Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style | |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|--------|--------------------|------------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | | |
| Unit 1 | 900 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | | 0 | 1 | Y | 0 | \$ 850 | Duplex | Side by Side | |
| Unit 2 | 900 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | | 0 | 1 | Y | 0 | \$ 850 | 1901 | Under Const : No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Deck Patio : 0 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Gar Cap : 0 | |
| Totals | 1800 | 4 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | \$1700 | 0 | Crprt Cap : 0 | |
| | | | | | | | | | | | | | | | | | | | | | 0 | Prkg Sp : 0 | |
| | | | | | | | | | | | | | | | | | | | | | | 0 | Possession : RECORDING |

Acres : 0.09 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Rubber, Tar-Gravel
 Heating : Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Some Utilities in Rent, Laundry Hookup, Monthly Leases, Yearly Leases

Exterior Feat : Animals Permitted, Patio Covered

Interior Feat : Closet-Walk-In, Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, Home Warranty

Inclusions : Range, Refrigerator, Window Covers

Exclusions : Dryer, Washer

Terms : FHA, Conventional, VA, Cash

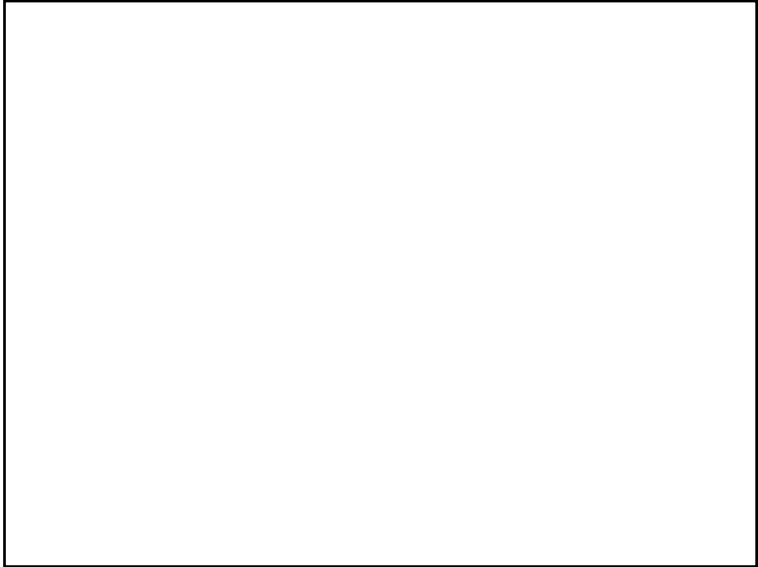
Remarks : First time home buyers, this is a must see property!!Price just reduced \$25k.Cut your mortgage in half.100% updated. Seller willing to pay up to 3% towards Buyers closing costs & include a 1 year home warranty.Bring all offers.24 hr notice to view home.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 851532 Area : 108
 List Price : \$273,900 Status : ACT
 List Dt : 12/09/2008
 Address : 8325 S CARMEN CT
 Quadrant : SE NS : 8325 EW : 190
 City : Sandy UT, 84070
 County : Salt Lake Restrict : No
 Proj/Subdv : COLONY EAST ESTATES
 Tax ID : 22-31-327-004 Taxes : \$1,850
 Zoning : Duplex HOA Fee : \$0.00



School Dist : Jordan Elem Sch : Jr High :
 Sr High : Jordan Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1275 | 3 | 1 | 0 | 0 | | Y | | | Y | | | | | Y | 0 | 0 | Y | 1 | \$ 875 |
| Unit 2 | 1275 | 3 | 1 | 0 | 0 | | Y | | | Y | | | | | Y | 0 | 0 | Y | 1 | \$ 875 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 2550 | 6 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 2 | \$1750 |

Type : Duplex
 Style : Side by Side
 Yr Built : 1978
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 4
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.27 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick, Clapboard/Masonite
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Cul-de-Sac, Curb & Gutter, Fenced Part

Additnl Info : Garage Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup, Yearly Leases

Exterior Feat :

Interior Feat : Range-Oven Free Std, Vaulted Ceilings

Amenities : Cable TV avail, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Range, Range Hood, Refrigerator

Exclusions :

Terms : Conventional, Cash

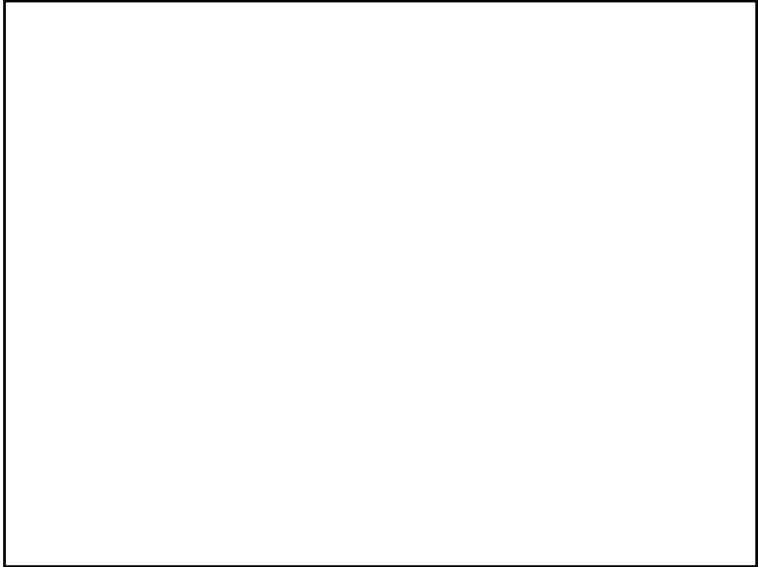
Remarks : DESIREABLE WELL MAINTAINED DUPLEX IN GREAT CUL-DE-SAC LOCATION! TOWNHOUSE STYLE DUPLEX. NO DEFERRED MAINTANENCE. BOTH UNITS HAVE LEASES AT \$875.00. EACH UNIT HAS 2-CARGARAGE. DO NOT BOTHER TENANTS.NO SHOWINGS. WRITE ALL OFFERS SUBJECT TO INSPECTION.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 813948 Area : 102
 List Price : \$274,000 Status : ACT
 List Dt : 07/03/2008
 Address : 648 E BROWNING AVE
 Quadrant : SE NS : 1420 EW : 648
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-18-235-010 Taxes : \$1,185
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Hawthorne Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 869 | 3 | 1 | 0 | 0 | Y | Y | | | Y | | | | | Y | 1 | 0 | Y | 0 | \$1075 |
| Unit 2 | 585 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | | 1 | 0 | | 0 | \$ 700 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 1454 | 5 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 1 | 0 | \$1775 |

Type : Duplex
 Style : Front and Rear
 Yr Built : 1911
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 2
 Possession : RECORDING

Acres : 0.12 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 0 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape : Full Landscaping, Mature Trees
 Lot Facts :

Additnl Info :

Exterior Feat : Double Pane, Porch Open

Interior Feat : Dishwasher Built-In, Kitchen Updated

Amenities :

Inclusions : Ceiling Fan, Dryer, Washer

Exclusions :

Terms : FHA, Conventional, VA, Cash

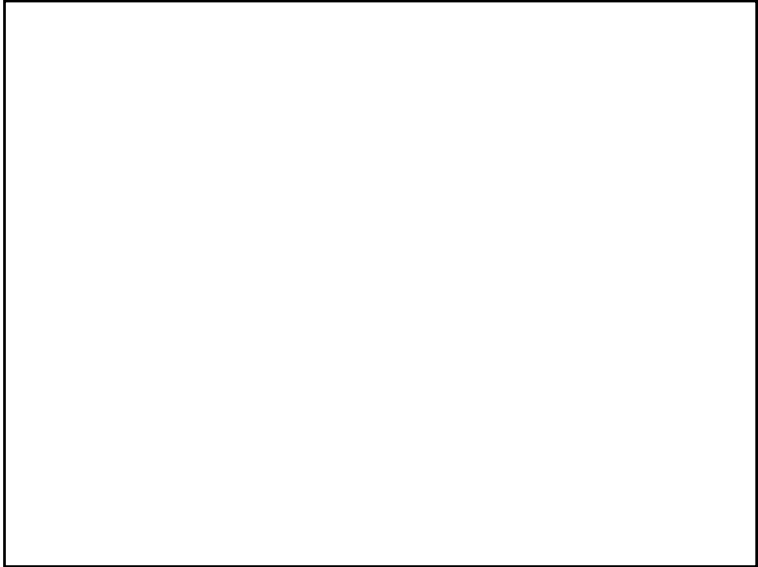
Remarks : Two homes on one lot, approved as a legal Duplex. Front home has been updated with new plumbing, electrical, drywall, oak kitchen and garden tub. Back home has a updated kitchen and a full bathroom. Both units are currently rented..

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 848439 Area : 102
 List Price : \$274,500 Status : ACT
 List Dt : 11/21/2008
 Address : 2144 S 600 E
 Quadrant : SE NS : 2144 EW : 600
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv : GLENWOOD
 Tax ID : 16-19-228-018 Taxes : \$1,384
 Zoning : Com-MH HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Nibley Park Jr High : Hillside
 Sr High : Highland Priv Sch : Judge Memorial Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|----------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 572 | 1 | 1 | 0 | 0 | Y | Y | | Y | | | | | | 1 | 0 | Y | 0 | \$ 650 | : Triplex | |
| Unit 2 | 572 | 1 | 1 | 0 | 0 | Y | Y | | Y | | | | | | 0 | 1 | Y | 0 | \$ 650 | : Side by Side | |
| Unit 3 | 572 | 1 | 1 | 0 | 0 | Y | Y | | Y | | | | | | 0 | 1 | Y | 0 | \$ 650 | : 1949 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | : No | |
| Totals | 1716 | 3 | 3 | 0 | 0 | 3 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 3 | 0 | \$1950 | : 0 1 | |

Acres : 0.12 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 3 Oven Ranges : 3 Disposals : 0

Roof : Asphalt Shingle
 Heating : Gas Radiant
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Sidewalks, Terrain, Flat, View, Mtn

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup

Exterior Feat : Double Pane

Interior Feat : Bath-Sep Tub/Shower, Dishwasher Built-In, Oven-Gas, Range Gas

Amenities : Cable TV avail

Inclusions : Ceiling Fan, Dryer, Range, Refrigerator, Washer

Exclusions :

Terms : FHA, Conventional, VA, Cash

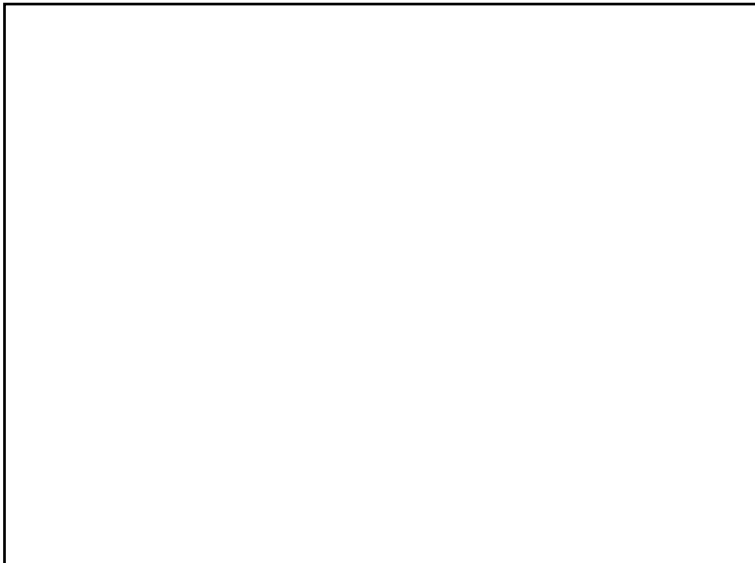
Remarks : Fantastic investment opportunity in Sugar House area. Side by side triplex walking distance to bus & shopping. Solid rental history. Updates inside & out (windows/siding/ roof/ elec & plumbing). All utilities on separate meters. Pls do not disturb tenants.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 835943 Area : 102
 List Price : \$274,900 Status : ACT
 List Dt : 09/25/2008
 Address : 341 E LAMBOURNE AVE
 Quadrant : SE NS : 3155 EW : 341
 City : South Salt Lake UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-30-402-007 Taxes : \$1,767
 Zoning : RMF HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Nibley Park Jr High : Bryant
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 520 | 1 | 1 | 0 | 0 | | Y | | | Y | | | | | 0 | 0 | Y | 0 | \$ 700 | Fourplex | |
| Unit 2 | 520 | 1 | 1 | 0 | 0 | | Y | | | Y | | | | | 0 | 0 | Y | 0 | \$ 650 | Side by Side | |
| Unit 3 | 520 | 1 | 1 | 0 | 0 | | Y | | | Y | | | | | 0 | 0 | Y | 0 | \$ 688 | Yr Built : 1959 | |
| Unit 4 | 520 | 1 | 1 | 0 | 0 | | Y | | | Y | | | | | 0 | 0 | Y | 0 | \$ 651 | Under Const : No | |
| Totals | 2080 | 4 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | \$2689 | Deck Patio : 0 0 | |

Acres : 0.18 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air
 Sewer : Connected, Public
 Water : Culinary, Secondary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Fenced Full, Paved Road, Sidewalks, Terrain, Flat, Wooded

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Some Utilities in Rent, Laundry Hookup, Yearly Leases

Exterior Feat : Awnings, Double Pane

Interior Feat : Dishwasher Built-In, Range-Oven Free Std

Amenities : Cable TV avail, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional, Cash

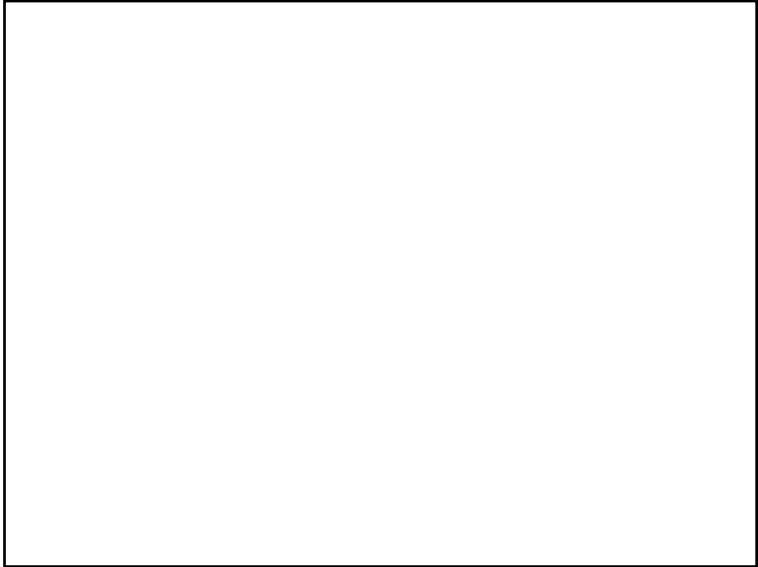
Remarks : Great Investment property. Laundry hook-ups in all units. 100% occupancy rate. High demand area. No Sign on property. Make offer subject to insp. Do not disturb tenants. Owner is Utah Real Estate Agent.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 846260 Area : 104
 List Price : \$275,000 Status : ACT
 List Dt : 11/12/2008
 Address : 6153 S 520 E
 Quadrant : SE NS : 6153 EW : 520
 City : Murray UT, 84107
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-18-477-020 Taxes : \$1,583
 Zoning : HOA Fee : \$0.00



School Dist : Murray Elem Sch : Longview Jr High : Hillcrest
 Sr High : Murray Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|--------|--------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1891 | 4 | 1 | 1 | 0 | | Y | | | Y | | | | | Y | 0 | 0 | Y | 0 | \$ 975 | Duplex | Side by Side |
| Unit 2 | 1891 | 4 | 1 | 1 | 0 | | Y | | | Y | | | | | Y | 0 | 0 | Y | 0 | \$ 925 | 1955 | Under Const : No |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Deck Patio : 0 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Gar Cap : 0 |
| Totals | 3782 | 8 | 2 | 2 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$1900 | 0 | Crprt Cap : 2 |
| | | | | | | | | | | | | | | | | | | | | | 0 | Prkg Sp : 0 |
| | | | | | | | | | | | | | | | | | | | | | | Possession : |

Acres : 0.20 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Terrain, Flat

Additnl Info : Covered Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat : Outdoor Lighting, Storm Doors

Interior Feat : Closet-Walk-In, Dishwasher Built-In, Range-Oven Free Std

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions : DishWasher, Range, Refrigerator

Exclusions : Dryer, Washer

Terms : FHA, Conventional, VA, Cash

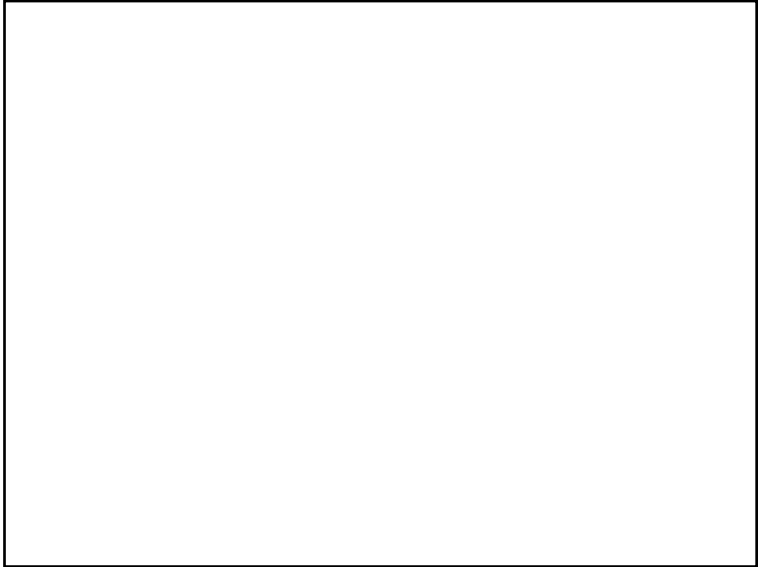
Remarks : Awesome side by side duplex within blocks of new hospital in desirable neighborhood. Priced w/heavy discount to sell fast! Do not disturb tenants. Great property sold "as-is" 10.2 deleted. Similar units rent for \$1100 to \$1200. Mo-to-mo leases in place!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 847550 Area : 102
 List Price : \$275,000 Status : ACT
 List Dt : 11/18/2008
 Address : 2718 S IMPERIAL ST
 Quadrant : SE NS : 2718 EW : 1650
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv : HIGHLAND PARK
 Tax ID : 16-21-383-013 Taxes : \$1,744
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Highland Park Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 680 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 650 | |
| Unit 2 | 680 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 675 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 1360 | 4 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | \$1325 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1953
 Under Const : No
 Deck|Patio : 1 | 0
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.22 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 1 Oven Ranges : 2 Disposals : 2

Roof : Asbestos Shingles
 Heating : Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Fruit Trees, Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Full, Paved Road, Secluded Yard, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat
 Additnl Info : Garage Parking, Separate Gas Meters, Separate Water Htrs, Monthly Leases

Exterior Feat : Storm Doors

Interior Feat : Dishwasher Built-In

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions :

Exclusions : Refrigerator, Window Covers

Terms : Conventional

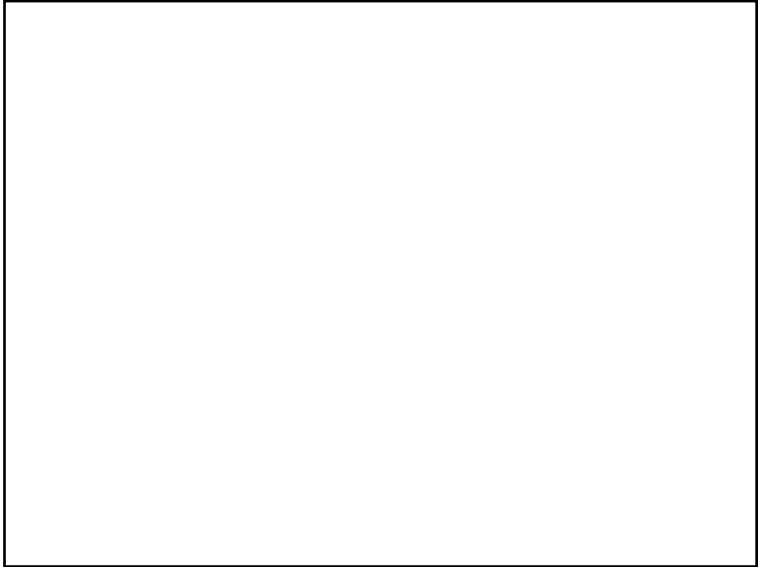
Remarks : CHARMING, LOW MAINTENANCE HIGHLAND PARK DUPLEX. GREAT INVESTMENT PROPERTY WITH LARGE FENCED YARD. MATURE FRUIT TREES AND SPACE FOR VEGETABLE GARDEN. DO NOT DISTURB TENANTS. OWNER/AGENT

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 847912 Area : 102
 List Price : \$278,000 Status : ACT
 List Dt : 11/19/2008
 Address : 1382 E 2700 S
 Quadrant : SE NS : 2700 EW : 1382
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-21-358-001 Taxes : \$1,765
 Zoning : HOA Fee : \$0.00



School Dist : Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 711 | 1 | 1 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$ 0 | |
| Unit 2 | 711 | 1 | 1 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$ 0 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 1422 | 2 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | \$ 0 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1946
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : ARRANGE

Acres : 0.20 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 2

Roof : Tile
 Heating : Gas Central
 Sewer : Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat : Double Pane, Porch Open

Interior Feat : Range-Oven Built In

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions :

Exclusions : Alarm System, Ceiling Fan, Dryer, Range, Refrigerator, Storage Sheds, TV Antenna, Washer, Window Covers

Terms : FHA, Conventional, VA

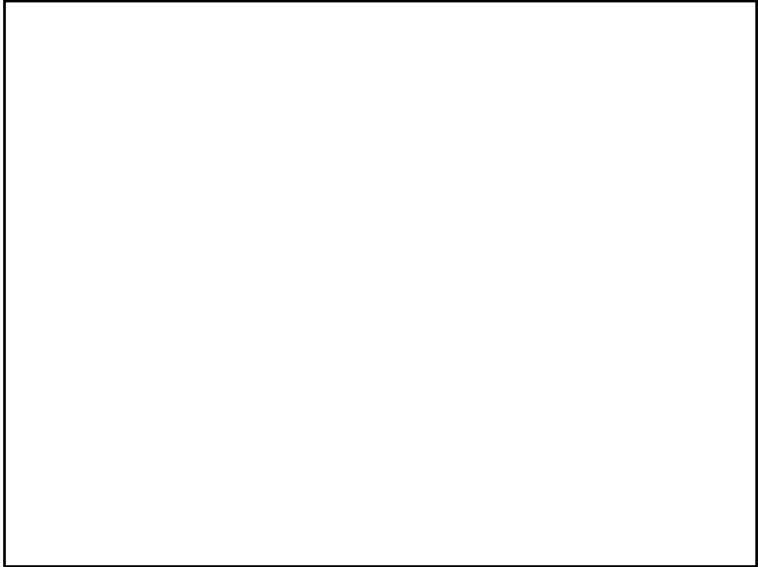
Remarks : Side by side duplex. Investment prprt or owner occupied. Tenants willing to stay. Each unit has grg and strg. Nice location with easy access to univer. and freeways. Close to shopping/restaurants. Inspection after accepted offer. Do NOT disturb tenants.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 770427 Area : 104
 List Price : \$278,900 Status : ACT
 List Dt : 02/06/2008
 Address : 6745 S 700 E
 Quadrant : SE NS : 6745 EW : 700
 City : Midvale UT, 84047
 County : Salt Lake Restrict : No
 Proj/Subdv : ENCHANTED VILLAGE
 Tax ID : 22-20-304-005 Taxes : \$1,551
 Zoning : R-2 HOA Fee : \$0.00



School Dist : Jordan Elem Sch : Mountview Jr High : Midvale
 Sr High : Hillcrest Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1092 | 3 | 1 | 0 | 0 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 2 | 1092 | 3 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2184 | 6 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 0 | \$1700 | |

Type : Duplex
 Style : Up and Down
 Yr Built : 1974
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 4
 Prkg Sp : 0
 Possession : ARRANGE

Acres : 0.31 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Brick, Clapboard/Masonite
 Landscape : Mature Trees
 Lot Facts : Fenced Part, Paved Road, Sprinkler - Auto-Part, Terrain, Flat

Additnl Info : Covered Parking, Uncovered Parking, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat : Double Pane

Interior Feat : Dishwasher Built-In

Amenities : Electric Dryer Hookup

Inclusions :

Exclusions :

Terms : FHA, Conventional, Cash

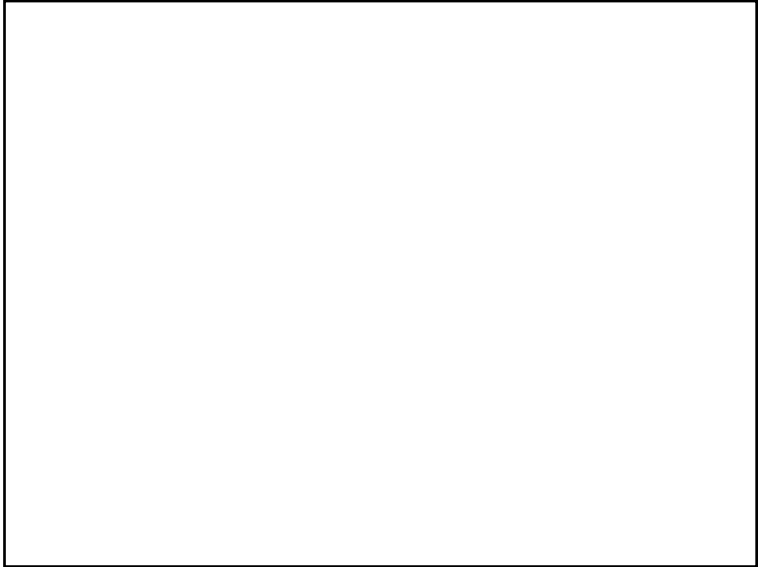
Remarks : Great investment opportunity. Central location, easy to rent, long term tenants in place. Requires 48 hrs to show. PLEASE VIEW AGENT REMARKS.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 770431 Area : 104
 List Price : \$278,900 Status : ACT
 List Dt : 02/06/2008
 Address : 6735 S 700 E
 Quadrant : SE NS : 6735 EW : 700
 City : Midvale UT, 84047
 County : Salt Lake Restrict : No
 Proj/Subdv : ENCHANTED VILLAGE
 Tax ID : 22-20-304-004 Taxes : \$1,551
 Zoning : R-2 HOA Fee : \$0.00



School Dist : Jordan Elem Sch : Mountview Jr High : Midvale
 Sr High : Hillcrest Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1092 | 3 | 1 | 0 | 0 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 2 | 1092 | 3 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2184 | 6 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 0 | \$1700 | |

Type : Duplex
 Style : Up and Down
 Yr Built : 1973
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 4
 Prkg Sp : 0
 Possession : ARRANGE

Acres : 0.31 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Clapboard/Masonite
 Landscape : Mature Trees
 Lot Facts : Fenced Part, Paved Road, Sprinkler - Auto-Part, Terrain, Flat

Additnl Info : Covered Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat : Double Pane

Interior Feat : Dishwasher Built-In

Amenities : Electric Dryer Hookup

Inclusions :

Exclusions :

Terms : FHA, Conventional, Cash

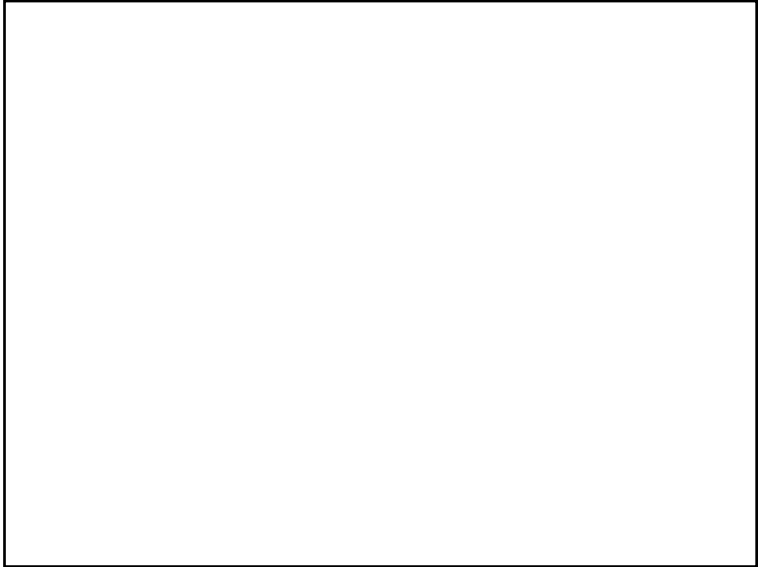
Remarks : Great investment opportunity. Central location, easy to rent, long term tenants in place. Requires 48 hrs to show. PLEASE VIEW AGENT REMARKS.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 823814 Area : 102
 List Price : \$279,900 Status : ACT
 List Dt : 08/10/2008
 Address : 225 RIGDON AVE
 Quadrant : SE NS : 3790 EW : 225
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-31-327-008 Taxes : \$1,851
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Lincoln Jr High : Granite Park
 Sr High : Granite Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1603 | 3 | 1 | 0 | 2 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 785 | |
| Unit 2 | 1603 | 3 | 1 | 0 | 2 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 835 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 3206 | 6 | 2 | 0 | 4 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$1620 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1981
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 4
 Possession : RECORDING

Acres : 0.12 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Mature Trees
 Lot Facts : Curb & Gutter, Paved Road, Sidewalks

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat :

Interior Feat : Dishwasher Built-In, Range-Oven Free Std

Amenities :

Inclusions : Range, Range Hood, Refrigerator

Exclusions :

Terms : FHA, Conventional, VA, Cash

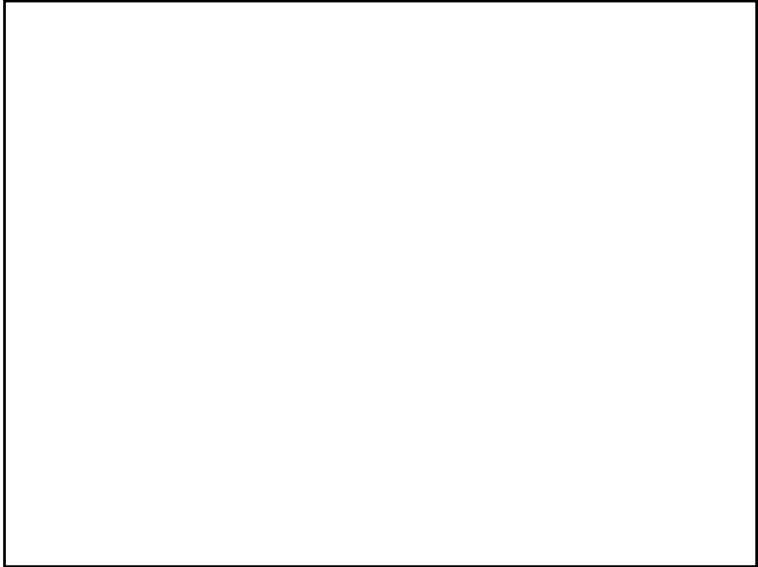
Remarks : Incredible townhouse style duplex with desirable units in great condition. Well maintained and managed. Newer for the area built in 1981. Rents are way below market. Market rents \$900 to \$1000. Please do not disturb tenants.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 851980 Area : 102
 List Price : \$279,900 Status : ACT
 List Dt : 12/11/2008
 Address : 1347 S 900 E
 Quadrant : SE NS : 1347 EW : 900
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-08-383-008 Taxes : \$1,781
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Emerson Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-----------|---------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1350 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 895 | : Triplex | : See Remarks | |
| Unit 2 | 725 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 575 | : 1915 | : No | |
| Unit 3 | 375 | 1 | 1 | 0 | 0 | Y | | | | | | | | | 0 | 0 | | 0 | \$ 410 | : 0 | : 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | : 0 | : 0 | |
| Totals | 2450 | 4 | 3 | 0 | 0 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | \$1880 | : 0 | : RECORDING | |

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Frame, Stucco
 Landscape : Mature Trees
 Lot Facts : Curb & Gutter

Additnl Info : Separate Power Meters, Separate Gas Meters

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions :

Terms : FHA, Conventional, VA, Cash

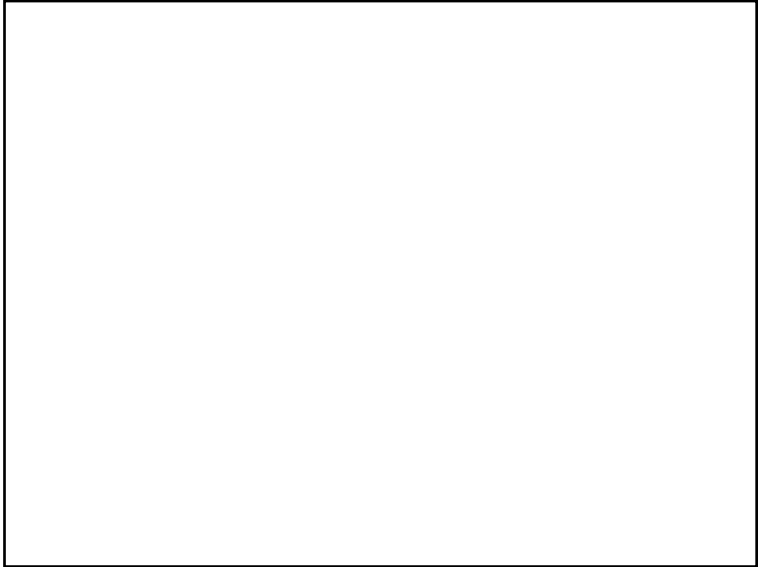
Remarks : Great location and property. Plenty of parking and always rented. Drive by and make offers subject to inspection. Please include non-occupant of property addendum. Rents could be higher.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 819100 Area : 102
 List Price : \$280,000 Status : ACT
 List Dt : 07/22/2008
 Address : 1985 S 700 E
 Quadrant : SE NS : 1985 EW : 700
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-17-357-006 Taxes : \$1,667
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Hawthorne Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 925 | 3 | 1 | 0 | 0 | Y | Y | | | Y | | | | | Y | 0 | 0 | | 1 | \$ 695 |
| Unit 2 | 475 | 1 | 0 | 1 | 0 | Y | Y | | | Y | | | | | | 0 | 0 | | 0 | \$ 460 |
| Unit 3 | 450 | 1 | 0 | 1 | 0 | Y | Y | | | Y | | | | | | 0 | 0 | | 0 | \$ 380 |
| Unit 4 | 480 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | | | 1 | 0 | | 0 | \$ 525 |
| Totals | 2330 | 6 | 2 | 2 | 0 | 4 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | \$2060 |

Type : Fourplex
 Style : Up and Down
 Yr Built : 1922
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 8
 Possession : CLOSING

Acres : 0.13 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick, Cedar/Redwood
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Paved Road, Sidewalks, Terrain, Flat

Additnl Info : Garage Parking, Uncovered Parking, Separate Power Meters, Joint Power Meters, Joint Gas Meters, Separate Water Htrs, Joint Water Htrs, Some Utilities in Rent

Exterior Feat : Animals Permitted, Basement Entrance, Out Bldgs

Interior Feat : Hardwood Floors, Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired

Inclusions : Range Hood, Refrigerator, Window Covers

Exclusions :

Terms : Conventional, Cash

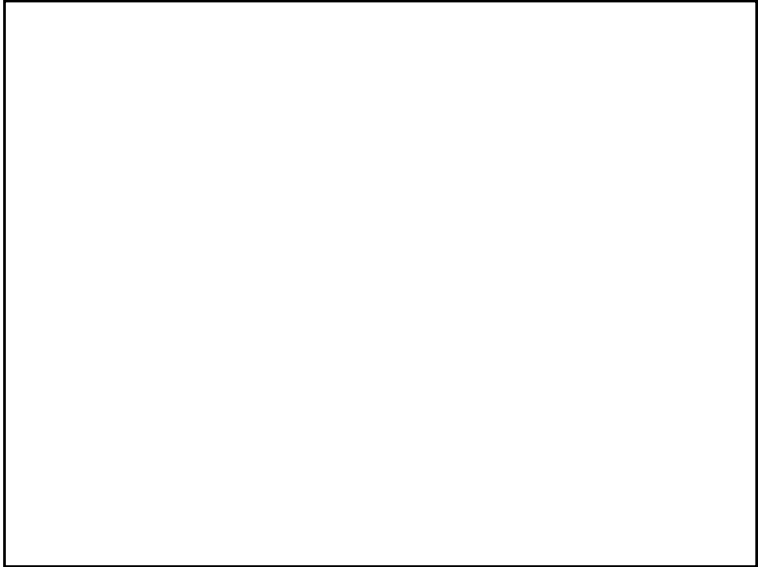
Remarks : Incredible cash flow. Total income \$2930. Huge shop like garage rented for \$275per month. Triplex in front. 4th unit in back. Must be sold with MLS#819112 for a total of 5 units. Do not distrub tenants. Buyer to verify all. Agent related to selle

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 827346 Area : 102
 List Price : \$280,000 Status : ACT
 List Dt : 08/23/2008
 Address : 2577 S 700 E
 Quadrant : SE NS : 2577 EW : 700
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv : FOREST PLACE
 Tax ID : 16-20-352-004 Taxes : \$1,577
 Zoning : Res HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Nibley Park Jr High : Bryant
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 1638 | 2 | 1 | 0 | 0 | Y | Y | Y | | | Y | | | | 0 | 0 | | 0 | \$ 800 | Duplex | |
| Unit 2 | 1638 | 4 | 2 | 0 | 0 | Y | Y | Y | | | Y | | | | 0 | 0 | | 0 | \$ 900 | Front and Rear | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Yr Built : 1949 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const : No | |
| Totals | 3276 | 6 | 3 | 0 | 0 | 2 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | \$1700 | Deck Patio : 0 1 | |

Acres : 0.21 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Gas Central, Gas Stove, Hot Water
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Fenced Part, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Garage Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Yearly Leases

Exterior Feat : Patio Covered

Interior Feat :

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional

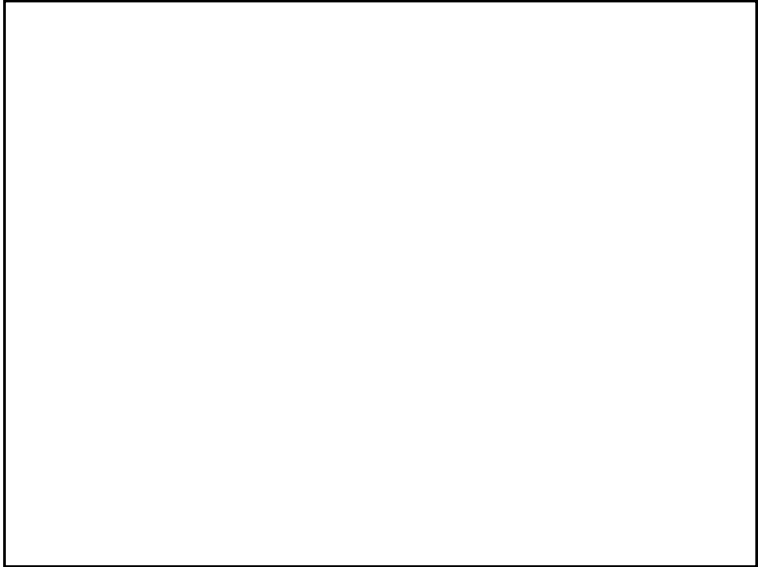
Remarks :

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 855972 Area : 102
 List Price : \$284,900 Status : ACT
 List Dt : 01/08/2009
 Address : 2958 S ADAMS ST
 Quadrant : SE NS : 2958 EW : 450
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-30-253-016 Taxes : \$1,714
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Woodrow Wilson Jr High : Granite Park
 Sr High : Granite Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|-----------------------|------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | | | |
| Unit 1 | 984 | 2 | 1 | 0 | 0 | | Y | | | | Y | | | | 0 | 0 | Y | 0 | \$ 900 | Triplex | See Remarks |
| Unit 2 | 900 | 2 | 1 | 0 | 0 | | Y | | | | Y | | | | 0 | 0 | Y | 0 | \$ 650 | 1916 | Under Const : No |
| Unit 3 | 900 | 2 | 1 | 0 | 0 | | Y | | | | Y | | | | 0 | 0 | Y | 0 | \$ 650 | Deck Patio : 0 1 | Gar Cap : 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Crprt Cap : 0 | Prkg Sp : 7 |
| Totals | 2784 | 6 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | \$2200 | Possession : ARRANGED | |

Acres : 0.31 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 3 Oven Ranges : 3 Disposals : 3

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Fenced Part, Secluded Yard, Sidewalks

Additnl Info : Uncovered Parking, Separate Water Htrs, Some Utilities in Rent, Laundry Hookup, Yearly Leases

Exterior Feat : Patio Covered, Porch Open

Interior Feat : Dishwasher Built-In, Kitchen Updated

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions : Ceiling Fan, Microwave, Range, Refrigerator

Exclusions :

Terms : FHA, Conventional, Cash

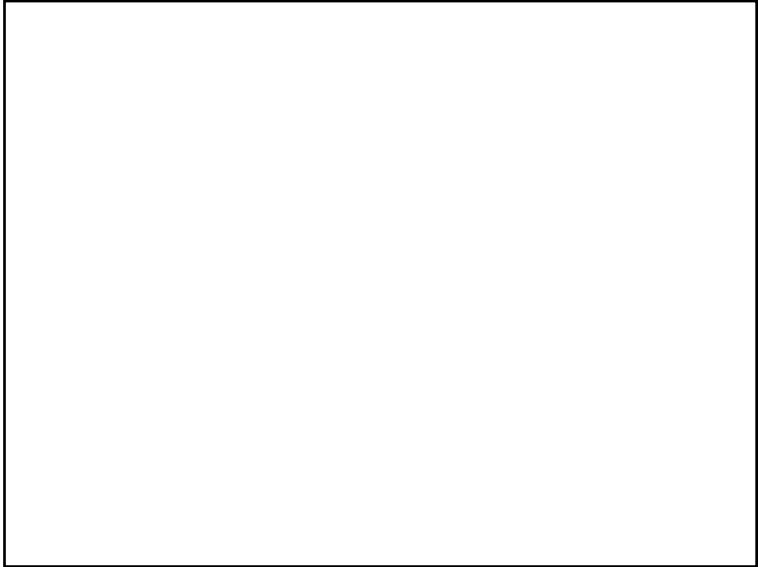
Remarks : SELLER MUST SELL! BEST CAP RATE ON THE MARKET! GREAT CASH FLOW, LONG TERM TENANTS. GREAT LOCATION IN THE HEART OF SALT LAKE. DUPLEX PLUS HOUSE. BUYER TO VERIFY ALL INFORMATION.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 817259 Area : 102
 List Price : \$285,000 Status : ACT
 List Dt : 07/16/2008
 Address : 584 DOWNINGTON AVE
 Quadrant : SE NS : 1830 EW : 584
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-18-477-007 Taxes : \$1,618
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Hawthorne Jr High : Clayton
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1682 | 3 | 1 | 0 | 1 | Y | Y | Y | | | | | | Y | 0 | 0 | Y | 0 | \$ 800 | |
| Unit 2 | 841 | 2 | 1 | 0 | 0 | | Y | Y | | | | | | Y | 0 | 0 | | 0 | \$ 625 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2523 | 5 | 2 | 0 | 1 | 1 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | \$1425 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1962
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession :

Acres : 0.17 Frontage : 132 Side : 55 Back : 132 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air
 Sewer : Connected
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees, Vegetable Garden
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Full, Paved Road, Secluded Yard, Sidewalks, Sprinkler, Auto-Full
 Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup

Exterior Feat :

Interior Feat : Hardwood Floors

Amenities : Electric Dryer Hookup, Gas Dryer Hookup

Inclusions :

Exclusions :

Terms : Conventional, Cash

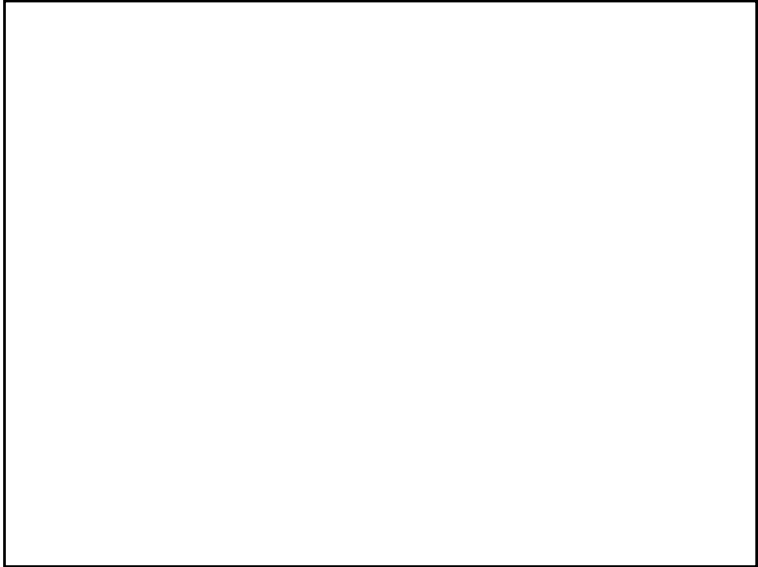
Remarks : Quiet east side neighborhood. Low maintenance. Both units are rented. Tenant in south unit for 13 years.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 833983 Area : 106
 List Price : \$289,000 Status : ACT
 List Dt : 09/18/2008
 Address : 959 E 3900 S
 Quadrant : SE NS : 3900 EW : 959
 City : Salt Lake City UT, 84124
 County : Salt Lake Restrict : No
 Proj/Subdv : MILLWHEEL ACRES
 Tax ID : 16-32-329-016 Taxes : \$1,221
 Zoning : 1208 HOA Fee : \$0.00



School Dist : Granite Elem Sch : Mill Creek Jr High : Evergreen
 Sr High : Olympus Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 1624 | 4 | 2 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$1200 |
| Unit 2 | 1624 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 900 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 3248 | 6 | 3 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | \$2100 |

Type : Duplex
 Style : Side by Side
 Yr Built : 1961
 Under Const : No
 Deck|Patio : 0 | 2
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 6
 Possession : RECORDING

Acres : 0.21 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 1

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected, Public
 Water :
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Fenced Part, Paved Road, Secluded Yard, Sidewalks, Terrain, Flat, View, Mtn

Additnl Info : RV Storage, Separate Power Meters, Separate Water Htrs, Laundry Hookup, Yearly Leases

Exterior Feat : Deck Covered, Patio Covered, Storm Doors

Interior Feat : Dishwasher Built-In, Hardwood Floors, Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, RV Parking, See Remarks

Inclusions : Ceiling Fan, DishWasher, Range, Refrigerator, Window Covers

Exclusions :

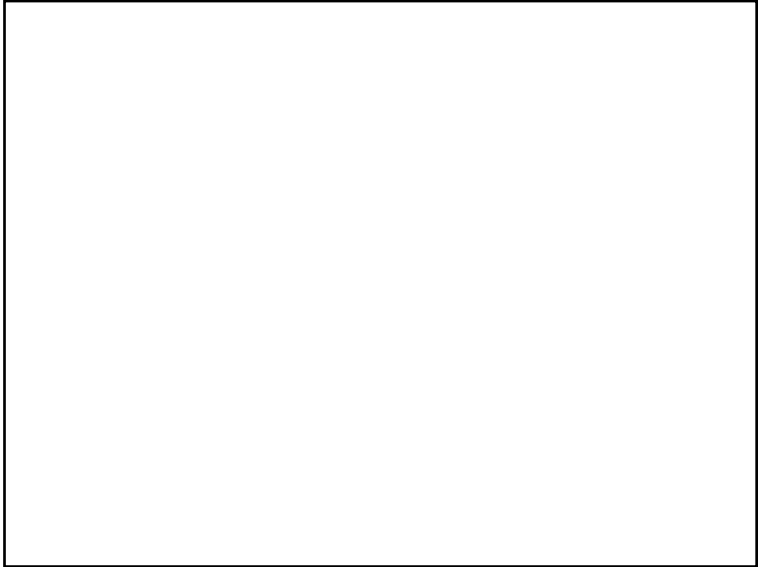
Terms : FHA, Conventional, VA, Seller Finance, Lease Option, Exchange, Cash
 Remarks : Huge Turn-Key Duplex. Central location within walking distance of St. Marks hospital. New roof/siding/interior paint/carpet. Large fenced backyard. New 1 yr leases. Easy to rent. Info from county records. Buyer to verify all. Owner/Agent.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 842616 Area : 102
 List Price : \$295,000 Status : ACT
 List Dt : 10/27/2008
 Address : 2190 S 200 E
 Quadrant : SE NS : 2190 EW : 200
 City : South Salt Lake UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv : HOLLYWOOD TRACT
 Tax ID : 16-19-108-025 Taxes : \$1,615
 Zoning : HOA Fee : \$0.00



School Dist : Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 860 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 725 |
| Unit 2 | 860 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 625 |
| Unit 3 | 860 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 610 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 2580 | 6 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | \$1960 |

Type : Triplex
 Style : Side by Side
 Yr Built : 1978
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 3
 Prkg Sp : 6
 Possession : ARRANGE

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 0 Oven Ranges : 3 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick, Clapboard/Masonite
 Landscape : Full Landscaping
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Full, Paved Road, Sidewalks, Terrain, Flat, View, Mtn

Additnl Info : Covered Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Monthly Leases, Yearly Leases

Exterior Feat :

Interior Feat :

Amenities : Cable TV avail

Inclusions :

Exclusions :

Terms : FHA, Conventional, VA, Assumption Qualify

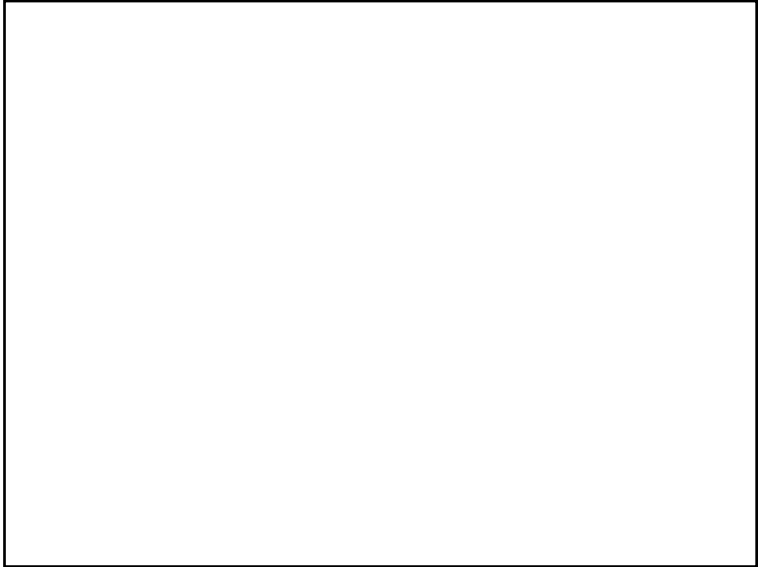
Remarks : Well cared for rented under long term tenants. Tremendous location, bus/freeway access. Burton Lumber project, multi million \$ mixed use, retail, commercial, residential. Newer furnaces. Tremendous opportunity. Perfect owner/occ or 1st time home buyer.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 850553 Area : 102
 List Price : \$296,000 Status : ACT
 List Dt : 12/04/2008
 Address : 548 S DOUGLAS ST
 Quadrant : SE NS : 548 EW : 1240
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : ROGERS SUBDIVISION
 Tax ID : 16-05-477-022 Taxes : \$1,670
 Zoning : Res HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : M Lynn Bennion Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/ Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|----------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1272 | 3 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | | 0 | \$1020 | |
| Unit 2 | 1272 | 2 | 0 | 1 | 0 | | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 680 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2544 | 5 | 1 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | \$1700 | |

Type : Duplex
 Style : Up and Down
 Yr Built : 1941
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 1
 Crprt Cap : 0
 Prkg Sp : 4
 Possession : ARRANGED

Acres : 0.12 Frontage : 0 Side : 0 Back : 1900 Irregular : No
 Refrigerators : 2 Dishwashers : 1 Oven Ranges : 2 Disposals : 1

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat, View, Mtn
 Additnl Info : Garage Parking, Uncovered Parking, Joint Power Meters, Joint Gas Meters, Separate Water Htrs, Joint Air, Some Utilities in Rent, Yearly Leases
 Exterior Feat : Basement Entrance

Interior Feat : Closet-Walk-In, Dishwasher Built-In, Hardwood Floors, Kitchen, Second, Range-Oven Free Std

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions : Dryer, Range, Refrigerator, Washer, Window Covers

Exclusions :

Terms : Conventional, Cash

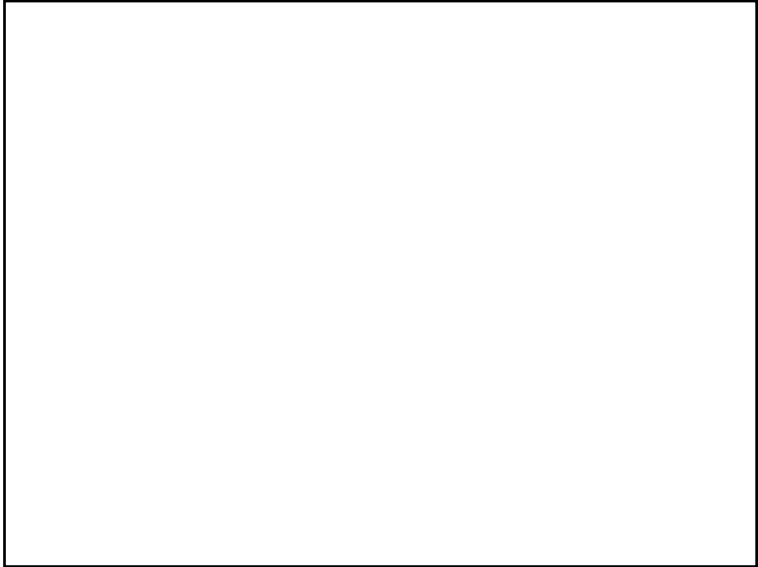
Remarks : SHARP RED BRICK HOME*DUPEX WITH 4 CAR OFF-STREET PARKING*NEW ROOF*FORMAL DINING ROOM* TWO KITCHENS*WALK-IN CLOSETS*DAYLIGHT WALK-OUT BASEMENT*ONE CAR GARAGE*3 BLOCK WALKING DISTANCE TO THE U OF U*1/2 BLOCK TO TRAX*WONDERFUL INVESTMENT!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 849862 Area : 104
 List Price : \$298,200 Status : ACT
 List Dt : 12/01/2008
 Address : 599 E CARMEL DR
 Quadrant : SE NS : 7410 EW : 599
 City : Midvale UT, 84047
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-30-428-005 Taxes : \$1,975
 Zoning : HOA Fee : \$0.00



School Dist : Jordan Elem Sch : East Midvale Jr High : Union
 Sr High : Hillcrest Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1232 | 3 | 2 | 0 | 1 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 2 | 1232 | 3 | 2 | 0 | 1 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 0 | \$ 875 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2464 | 6 | 4 | 0 | 2 | 2 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$1725 |

Type : Duplex
 Style : Side by Side
 Yr Built : 1978
 Under Const : No
 Deck|Patio : 0 | 2
 Gar Cap : 4
 Crprt Cap : 0
 Prkg Sp : 0
 Possession :

Acres : 0.23 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Full Landscaping
 Lot Facts : Fenced Full, Sprinkler, Auto-Full, Terrain, Flat, View, Mtn

Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Laundry Hookup

Exterior Feat : Sliding Glass

Interior Feat : Dishwasher Built-In, Hardwood Floors, Kitchen Updated

Amenities : Cable TV avail, Cable TV wired

Inclusions : Range, Range Hood, Refrigerator

Exclusions :

Terms : FHA, Conventional, VA, Cash

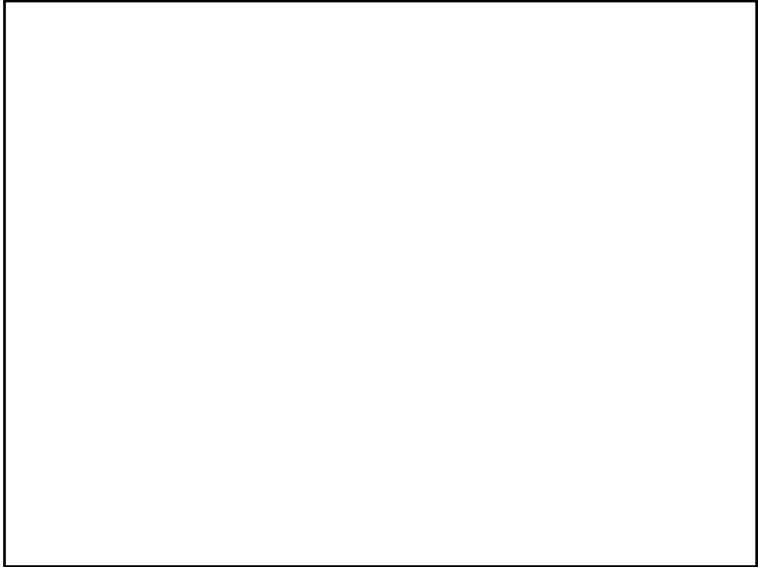
Remarks : BEST DEAL IN TOWN!*THIS SIDE BY SIDE DUPLEX HAS BEEN REMODELED WITH NEW KITCHENS, FLOOR COVERINGS, PAINT & MORE*SEVERAL RENTS ON THE STREET ARE \$1000 PER MONTH & THESE UNITS HAVE LITTLE TO NO MAINTENANCE*PLEASE DO NOT DISTURB TENANTS!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 810299 Area : 102
 List Price : \$299,000 Status : ACT
 List Dt : 06/20/2008
 Address : 703 E EMERSON AVE
 Quadrant : SE NS : 1490 EW : 703
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : MARLBOROUGH PLACE
 Tax ID : 16-17-108-021 Taxes : \$1,709
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Hawthorne Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1350 | 2 | 1 | 0 | 0 | Y | | | Y | | | | | | 1 | 1 | Y | 0 | \$ 975 | |
| Unit 2 | 1026 | 1 | 1 | 0 | 0 | Y | | | Y | | | | | | 0 | 1 | Y | 0 | \$ 550 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2376 | 3 | 2 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 2 | 0 | \$1525 | |

Type : Duplex
 Style : Front and Rear
 Yr Built : 1927
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : ARRANGE

Acres : 0.11 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 1 Oven Ranges : 2 Disposals : 1

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Fruit Trees, Full Landscaping, Mature Trees, Vegetable Garden
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Full, Paved Road, Secluded Yard, Sidewalks, Sprinkler - Man Full, Terrain, Flat
 Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup, Monthly Leases
 Exterior Feat : Basement Entrance, Porch Open, Stained Glass

Interior Feat : Dishwasher Built-In, Formal Dining Room, Kitchen, Second, Range-Oven Free Std

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions : Dog Run, Range, Refrigerator, Satellite Dish, Window Covers

Exclusions :

Terms : FHA, Conventional, Cash

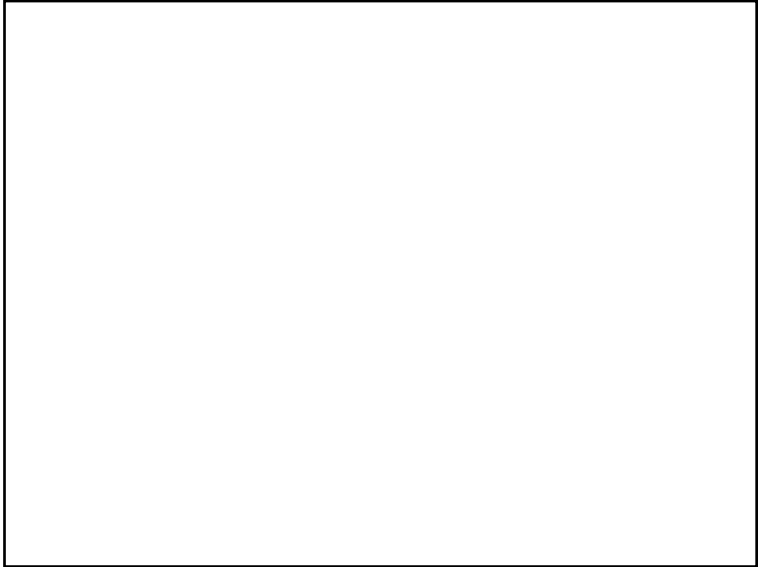
Remarks : Very charming, convenient location, all new electrical, new fence, newer roof, well maintained, good storage, high ceilings, new attic insulation. Please do not disturb tenants! Make offers subject to inspection. Call for details. SF from appraisal.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 839179 Area : 102
 List Price : \$299,000 Status : ACT
 List Dt : 10/10/2008
 Address : 1331 S 600 E
 Quadrant : SE NS : 1331 EW : 600
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : MARION PARK
 Tax ID : 16-07-481-005 Taxes : \$1,455
 Zoning : r-2-5 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Hawthorne Jr High : Clayton
 Sr High : East Priv Sch : Rowland Hall-st Ma Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/ Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|----------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 1024 | 2 | 1 | 1 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 1 | \$ 800 |
| Unit 2 | 1024 | 2 | 1 | 1 | 0 | | | | | | | | | | 0 | 0 | | 1 | \$ 800 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 2048 | 4 | 2 | 2 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | \$1600 |

Type : Duplex
 Style : Side by Side
 Yr Built : 1948
 Under Const : No
 Deck|Patio : 1 | 2
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 6
 Possession : FUNDING

Acres : 0.14 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Stove
 Sewer : Connected
 Water : Culinary
 Exterior : Clapboard/Masonite, Frame
 Landscape : Fruit Trees, Full Landscaping, Mature Trees
 Lot Facts : Fenced Full, Secluded Yard, Sprinkler - Man Full, Terrain, Flat

Additnl Info : Garage Parking, Separate Water Htrs, Laundry Hookup, Yearly Leases

Exterior Feat : Animals Permitted, Awnings, Patio Covered, Porch Open

Interior Feat : Hardwood Floors, Range-Oven Free Std

Amenities : Cable TV wired, Electric Dryer Hookup, Home Warranty

Inclusions :

Exclusions :

Terms : FHA, Conventional, VA, Lease Option

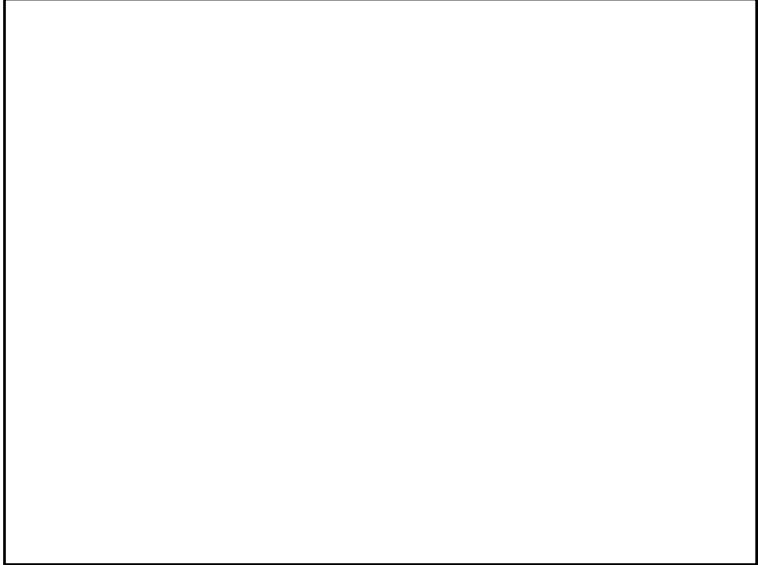
Remarks : Owner/Agent. Incredible location and great income property. Low maintenance with fantastic tenants. Big yard and garage. All info is courtesy. Buyer to verify all.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 847570 Area : 102
 List Price : \$299,900 Status : ACT
 List Dt : 11/18/2008
 Address : 618 S ELIZABETH ST
 Quadrant : SE NS : 618 EW : 1140
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv : SYLVAN SUB
 Tax ID : 16-05-458-016 Taxes : \$1,417
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Ensign Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|-------|-----------------------|------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1250 | 4 | 1 | 1 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ | 0 | Fourplex | Up and Down |
| Unit 2 | 650 | 1 | 0 | 1 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ | 0 | 1910 | Under Const : No |
| Unit 3 | 1250 | 4 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ | 0 | Deck Patio : 1 0 | |
| Unit 4 | 1250 | 4 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ | 0 | Gar Cap : 0 | |
| Totals | 4400 | 13 | 3 | 2 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$ | 0 | Crprt Cap : 0 | |
| | | | | | | | | | | | | | | | | | | | | | Prkg Sp : 0 | |
| | | | | | | | | | | | | | | | | | | | | | Possession : REC/FUND | |

Acres : 0.23 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Asbestos Shingles
 Heating : Forced Air, Gas Central
 Sewer : Connected, Private
 Water : Culinary
 Exterior : Brick
 Landscape : Mature Trees
 Lot Facts :

Additnl Info :

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions :

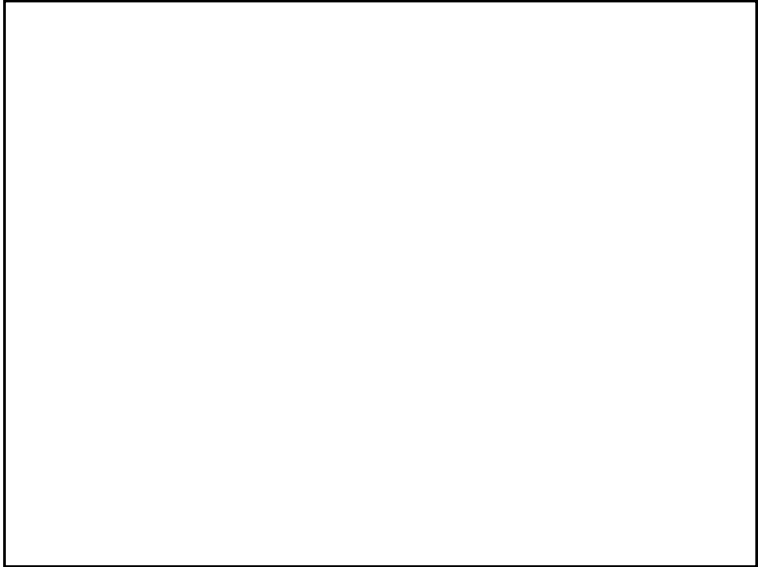
Terms : Conventional, Seller Finance, Cash
 Remarks : Invest. Special-2 homes are located on this eastside lot blocks from the U. Front home is livable with new paint/carpet. Basement and back home needs remodeling. Perfect owner/occupied investor deal. Delete 10.2 sold "as is" vacant/keyboxed

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 853084 **Area** : 103
List Price : \$299,900 **Status** : ACT
 List Dt : 12/18/2008
Address : 1657 E PHEBE LN
Quadrant : SE **NS** : 2015 **EW** : 1657
City : Salt Lake City UT, 84108
County : Salt Lake **Restrict** : No
Proj/Subdv : HYLAND GARDENS
Tax ID : 16-16-453-005 **Taxes** : \$1,800
Zoning : **HOA Fee** : \$0.00



School Dist : Salt Lake **Elem Sch** : Highland Park **Jr High** : Hillside
Sr High : Highland **Priv Sch** : **Other Sch** :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|---------------|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-------------|----------|----------|----------|----------|----------|----------|----------|---------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1324 | 2 | 1 | 1 | 0 | Y | Y | Y | Y | Y | Y | | | | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 2 | 1248 | 2 | 1 | 1 | 0 | Y | Y | Y | Y | Y | Y | | | | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2572 | 4 | 2 | 2 | 0 | 2 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | \$1700 | |

Type : Duplex
Style : Up and Down
Yr Built : 1973
Under Const : No
Deck|Patio : 0 | 0
Gar Cap : 0
Crprt Cap : 1
Prkg Sp : 0
Possession : RECORDING

Acres : 0.12 **Frontage** : 0 **Side** : 0 **Back** : 0 **Irregular** : No
 Refrigerators : 2 **Dishwashers** : 0 **Oven Ranges** : 2 **Disposals** : 2

Roof : Asphalt Shingle
Heating : Gas Central
Sewer : Connected, Public
Water : Culinary
Exterior : Aluminum/Vinyl
Landscape : Part Landscaping
Lot Facts : Cul-de-Sac, Fenced Part, Paved Road, Sidewalks, View, Mtn

Additnl Info :

Exterior Feat :

Interior Feat :

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions : Range, Refrigerator

Exclusions :

Terms : FHA, Conventional, Cash

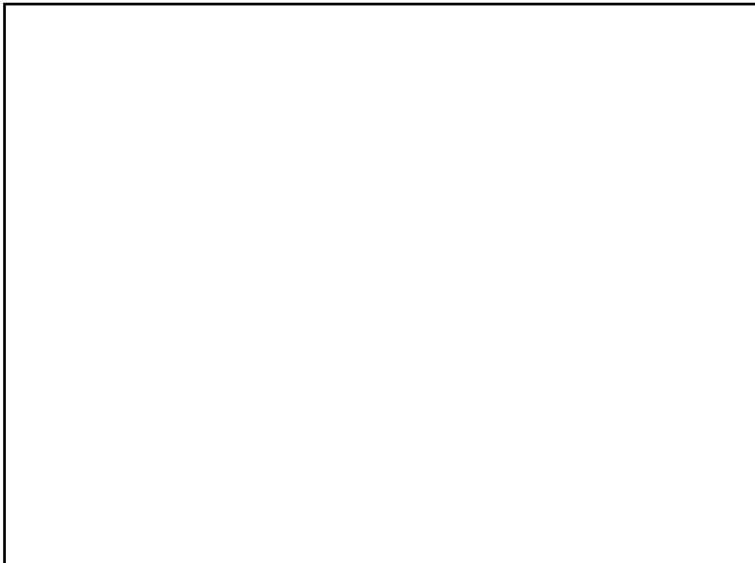
Remarks : Nice Duplex in Wonderful Sugarhouse area. Walking distance to sugarhouse Park, and shopping. Both units currently rented.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 842721 Area : 104
 List Price : \$300,000 Status : ACT
 List Dt : 10/27/2008
 Address : 5000 JONES CT
 Quadrant : SE NS : 5000 EW : 190
 City : Murray UT, 84107
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-07-157-036 Taxes : \$1,504
 Zoning : HOA Fee : \$0.00



School Dist : Murray Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1514 | 3 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 2 | 1514 | 3 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 3028 | 6 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | \$1700 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1906
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : ARRANGE

Acres : 0.17 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Additional Land Available, Terrain, Flat

Additnl Info : Laundry Hookup

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions : Range, Refrigerator

Terms : Conventional, Cash

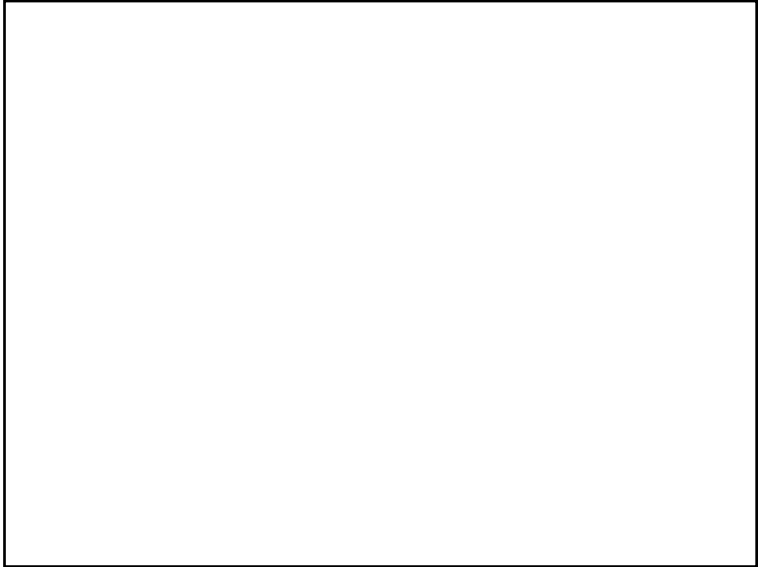
Remarks : PART OF AN AMAZING GROUP OF PROPERTIES, 2 DUPLEX, 1 SINGLE FAM HOME & 1 FOUR PLEX, CAN PURCHASE W/COMMERCIAL BLDGS OR WITHOUT, TOTAL LAND W/COMMERCIAL IS 2.12 ACRES. CALL AGENT FOR MORE DETAILS, GREAT AREA, EASY TO RENT, CLOSE TO IHC HOSPITAL. DELETE 10.2 OF REPC

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 842729 Area : 104
 List Price : \$300,000 Status : ACT
 List Dt : 10/27/2008
 Address : 5004 JONES CT
 Quadrant : SE NS : 5004 EW : 190
 City : Murray UT, 84107
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-07-157-032 Taxes : \$650
 Zoning : HOA Fee : \$0.00



School Dist : Murray Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 1514 | 3 | 1 | 0 | 0 | Y | Y | | | | | | | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 2 | 1514 | 3 | 1 | 0 | 0 | Y | Y | | | | | | | 0 | 0 | Y | 0 | \$ 850 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 3028 | 6 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | \$1700 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1906
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : ARRANGE

Acres : 0.20 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Additional Land Available, Terrain, Flat

Additnl Info : Laundry Hookup

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions : Range, Refrigerator

Terms : Conventional, Cash

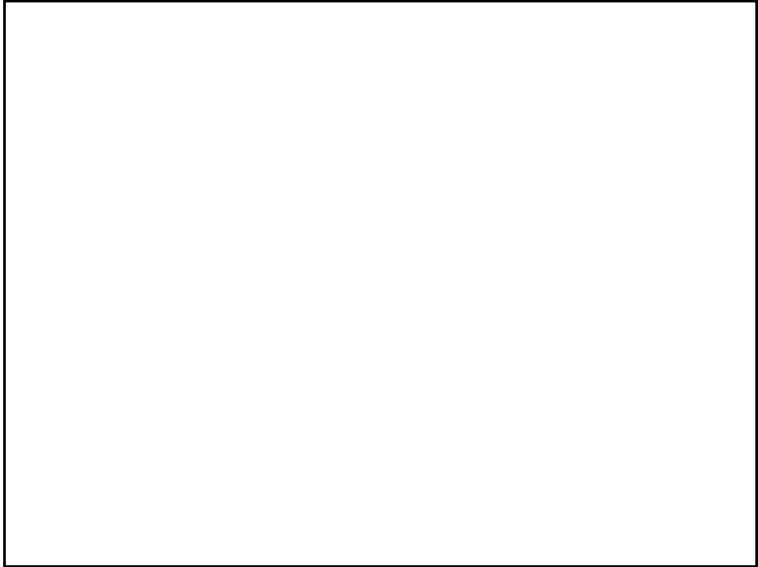
Remarks : PART OF AN AMAZING GROUP OF PROPERTIES, 2 DUPLEX, 1 SINGLE FAM HOME & 1 FOUR PLEX. CAN PURCHASE W/COMMERCIAL BLDGS OR WITHOUT. TOTAL LAND W/COMMERCIAL IS 2.12 ACRES. CALL AGENT FOR MORE INFO. GREAT AREA, EASY TO RENT & CLOSE TO IHC HOSPITAL. DELETE 10.2 OF REPC.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 832179 Area : 106
 List Price : \$304,900 Status : ACT
 List Dt : 09/11/2008
 Address : 4460 S GARDEN DR
 Quadrant : SE NS : 4460 EW : 950
 City : Salt Lake City UT, 84124
 County : Salt Lake Restrict : No
 Proj/Subdv : GARDEN ACRES
 Tax ID : 22-05-327-006 Taxes : \$1,735
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Crestview Jr High : Olympus
 Sr High : Olympus Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------------|--------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1077 | 3 | 1 | 1 | 0 | Y | Y | | | Y | | Y | | | 0 | 0 | Y | 0 | \$ 900 | Duplex | Side by Side | |
| Unit 2 | 1078 | 3 | 1 | 1 | 0 | Y | Y | | | Y | | Y | | | 0 | 0 | Y | 0 | \$ 900 | 1952 | Side by Side | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const | No | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Deck Patio | 0 1 | |
| Totals | 2155 | 6 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | \$1800 | Gar Cap | 0 | |
| | | | | | | | | | | | | | | | | | | | | Crprt Cap | 2 | |
| | | | | | | | | | | | | | | | | | | | | Prkg Sp | 4 | |
| | | | | | | | | | | | | | | | | | | | | Possession | 72HRS. | |

Acres : 0.24 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Fenced Part, Sprinkler, Auto-Full

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Air, Monthly Leases

Exterior Feat : Animals Permitted, Wheel Chair

Interior Feat : Dishwasher Built-In, Kitchen Updated

Amenities : Cable TV avail

Inclusions : Range, Range Hood

Exclusions : Microwave, Washer

Terms : FHA, Conventional, VA, Cash

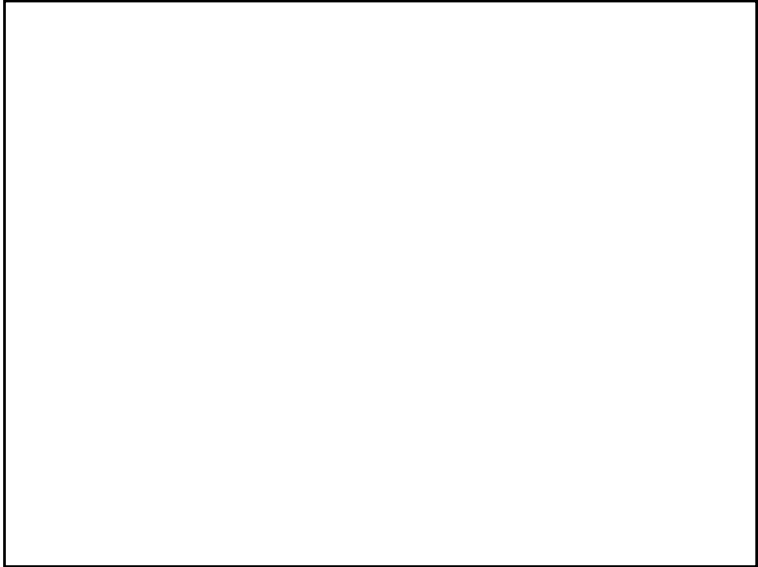
Remarks : DRIVE BY, AND IF CLIENTS ARE INTERESTED MAKE APPT., BRAND NEW DUPLEX, GREAT AREA CLOSE TO STORES, SCHOOLS, FWYS. FLEXIBLE TENANT TO MAKE APPT. LARGE YARD, NEW SIDING, REMODELED INSIDE & OUT. BUYER TO VERIFY ALL INFO. YOU WON'T BE DISAPPOINTED!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 856785 Area : 102
 List Price : \$313,900 Status : ACT
 List Dt : 01/06/2009
 Address : 2018 S DOUGLAS ST
 Quadrant : SE NS : 2018 EW : 1250
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv : SUGARHOUSE
 Tax ID : 16-17-476-036 Taxes : \$1,856
 Zoning : R-2 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Hawthorne Jr High : Clayton
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|--------|--------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | | | |
| Unit 1 | 1600 | 3 | 1 | 0 | 0 | | Y | | | | Y | | | | 1 | 0 | Y | 0 | \$ 900 | Duplex | Side by Side |
| Unit 2 | 1600 | 3 | 1 | 0 | 0 | | Y | | | | Y | | | | 1 | 0 | Y | 0 | \$ 950 | 1928 | Under Const : No |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Deck Patio : 0 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 2 | Crprt Cap : 0 |
| Totals | 3200 | 6 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | \$1850 | 0 | Prkg Sp : 0 |

Acres : 0.22 Frontage : 60 Side : 173 Back : 60 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 0

Roof : Asbestos Shingles
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Brick
 Landscape : Mature Trees
 Lot Facts : Fenced Part, Secluded Yard, Terrain, Flat, View, Mtn

Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup

Exterior Feat : Basement Entrance

Interior Feat : Hardwood Floors, Laundry Chute, Range-Oven Free Std

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions : DishWasher, Range, Refrigerator

Exclusions :

Terms :

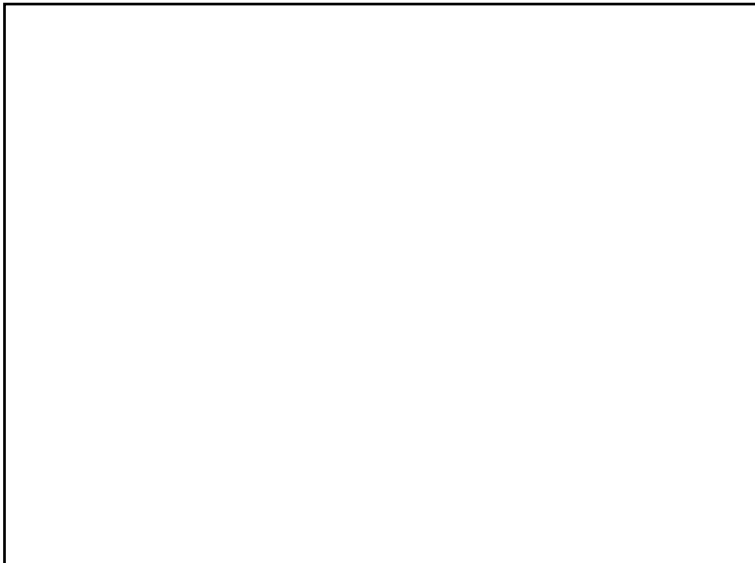
Remarks : EXCELLENT SUGARHOUSE LOCATION *NEXT TO SHOPPING CENTERS *SPACIOUS FLOOR PLANS *LIGHT, BRIGHT KITCHENS *HARDWOOD FLOORS *MATURE TREES *1 CAR GARAGE/SHEDS W/PRIVATE DRIVE WAYS * STEADY RENTAL HISTORY *PLEASE DO NOT DISTURB TENANTS *SHOW & SELL!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 857075 Area : 102
 List Price : \$318,000 Status : ACT
 List Dt : 01/12/2009
 Address : 1871 S 600 E
 Quadrant : SE NS : 1871 EW : 600
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-18-433-006 Taxes : \$1,679
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Hawthorne Jr High : Clayton
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 2190 | 4 | 1 | 1 | 0 | Y | Y | Y | | | | | | | 1 | 0 | Y | 1 | \$1200 | Duplex | |
| Unit 2 | 732 | 1 | 1 | 0 | 0 | Y | Y | Y | | | | | | | 1 | 0 | | 0 | \$ 650 | Front and Rear | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Yr Built : 1940 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const : No | |
| Totals | 2922 | 5 | 2 | 1 | 0 | 2 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 1 | \$1850 | Deck Patio : 0 1 | |

Acres : 0.15 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central, Wood Burnin
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Fruit Trees, Full Landscaping, Mature Trees, Vegetable Garden
 Lot Facts : Corner Lot, Fenced Full, Paved Road, Sidewalks, Terrain, Flat, View, Mtn

Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup

Exterior Feat : Animals Permitted, Double Pane, Entry(Foyer), Outdoor Lighting, Patio Covered

Interior Feat : Hardwood Floors, Mother-in-Law Apt, Oven-Gas, Range-Oven Free Std, Range Gas

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Ceiling Fan, Range, Refrigerator, TV Antenna

Exclusions : Dryer, Freezer, Microwave, Washer

Terms : FHA, Conventional, VA, Cash

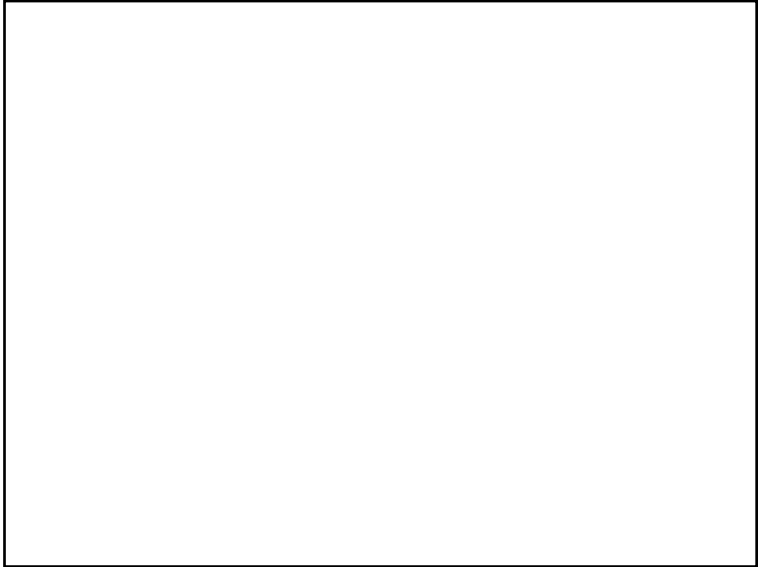
Remarks : SUGARHOUSE.Mature landscape.Close to 3 colleges.Roof complete redo 5yrs ago.Updated electrical,refinished red oak hardwood floors. New tile in basement.Updated bathrooms.New carpet.new garage doors.Price reduced \$22,000 from last year.Occupied dupl

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 847617 Area : 102
 List Price : \$319,000 Status : ACT
 List Dt : 11/18/2008
 Address : 1124 E GARFIELD AVE
 Quadrant : SE NS : 1835 EW : 1124
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : SUGARHOUSE
 Tax ID : 16-17-411-009 Taxes : \$1,472
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Hawthorne Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1100 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 1 | \$ 860 | |
| Unit 2 | 1290 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 680 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2390 | 3 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 1 | \$1540 |

Type : Duplex
 Style : Side by Side
 Yr Built : 1921
 Under Const : No
 Deck|Patio : 1 | 1
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 4
 Possession : IMMEDIATE

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 1

Roof : Asphalt Shingle
 Heating : Electric, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick, Cedar/Redwood
 Landscape : Fruit Trees, Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Full, Paved Road, Secluded Yard, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat
 Additnl Info : Garage Parking, Separate Power Meters, Joint Gas Meters, Separate Water Htrs, Laundry Hookup, Yearly Leases
 Exterior Feat : Double Pane, Outdoor Lighting, Porch Open

Interior Feat : French Doors, Hardwood Floors, Range-Countertop, Range-Oven Free Std, Range Gas

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Ceiling Fan, Range, Refrigerator, Window Covers

Exclusions : Alarm System, Dryer, Washer

Terms : Conventional, Cash

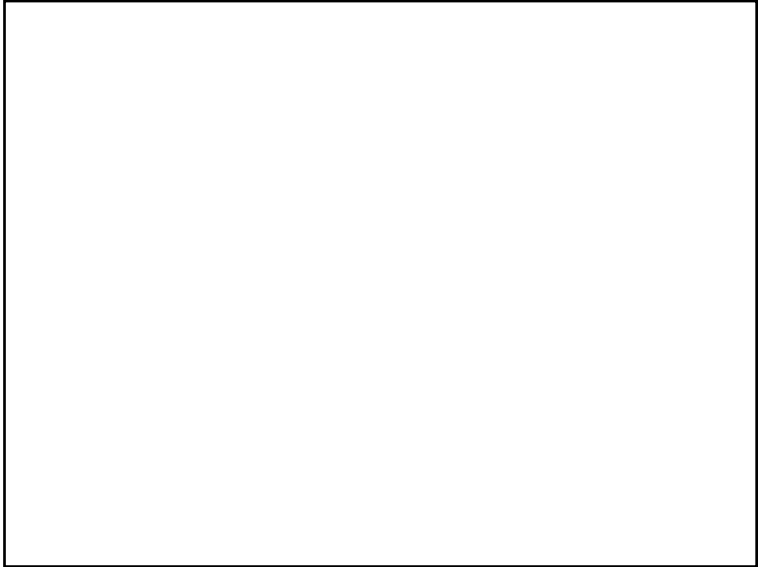
Remarks : Prime duplex*quite street*1/2 block from Westminster*curb appeal galore*beautiful interiors*hrdwoods*new roof*2car gar*easy & high rents*1024 ft divided bsmt w/sep keyed doors*sq ft per county*buyer to verify*call agent*DO NOT disturb tenants*owner/agent

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 842755 Area : 102
 List Price : \$319,900 Status : ACT
 List Dt : 10/27/2008
 Address : 844 S 500 E
 Quadrant : SE NS : 844 EW : 500
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-07-254-017 Taxes : \$1,691
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1516 | 3 | 1 | 1 | 0 | | Y | | | | | | | | 0 | 0 | Y | 2 | \$1300 | |
| Unit 2 | 775 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 780 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2291 | 5 | 2 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | \$2080 | |

Type : Duplex
 Style : Up and Down
 Yr Built : 1926
 Under Const : No
 Deck|Patio : 0 | 1
 Gar Cap : 1
 Crprt Cap : 0
 Prkg Sp : 0
 Possession :

Acres : 0.11 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 0 Oven Ranges : 3 Disposals : 0

Roof : Asphalt Shingle
 Heating : Electric Baseboard, Forced Air
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Stucco
 Landscape : Full Landscaping
 Lot Facts : Fenced Full

Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Laundry Hookup, Monthly Leases, Yearly Leases

Exterior Feat : Double Pane, Outdoor Lighting, Porch Open

Interior Feat :

Amenities :

Inclusions :

Exclusions :

Terms : FHA, Conventional, VA, Cash

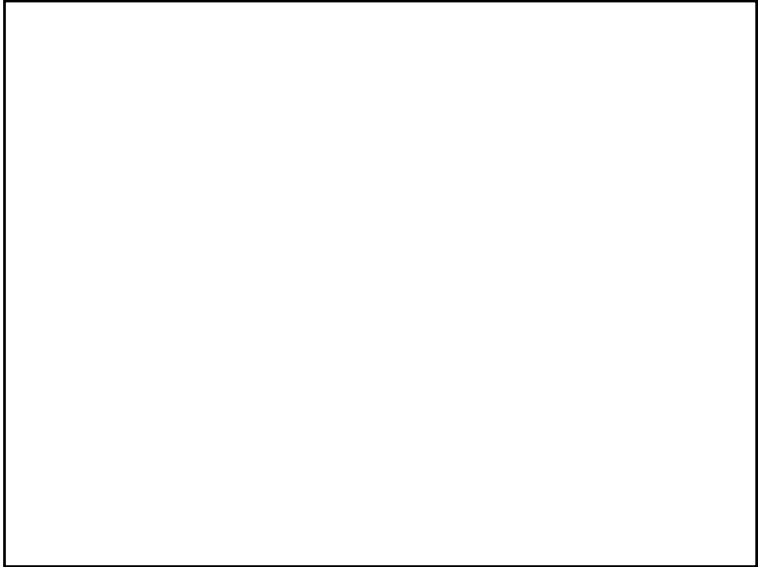
Remarks : Charming Triplex in an up and coming neighborhood! Walking distance to Liberty Park, artesian well, and shopping! Always rented and easy to rent. Rents could be increased

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 826119 Area : 102
 List Price : \$324,900 Status : ACT
 List Dt : 08/19/2008
 Address : 1582 ZENITH AVE
 Quadrant : SE NS : 2910 EW : 1582
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv : CLERMONT
 Tax ID : 16-28-178-001 Taxes : \$1,971
 Zoning : 1108 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Highland Park Jr High : Hillside
 Sr High : Highland Priv Sch : Carden Memorial Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|--------------------|------------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1647 | 3 | 1 | 1 | 0 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 0 | Duplex | Side by Side | |
| Unit 2 | 1647 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 0 | 1958 | Under Const : No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Deck Patio : 0 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Gar Cap : 0 | |
| Totals | 3294 | 5 | 2 | 1 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$ 0 | 0 | Crprt Cap : 2 | |
| | | | | | | | | | | | | | | | | | | | | 0 | Prkg Sp : 0 | |
| | | | | | | | | | | | | | | | | | | | | | 0 | Possession : RECORDING |

Acres : 0.15 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 1

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Brick, Frame
 Landscape : Full Landscaping
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup

Exterior Feat : Double Pane, Skylights

Interior Feat : Closet-Walk-In, Dishwasher Built-In, Kitchen Updated, Master Bath, Oven-Gas, Range-Oven Free Std, Range Gas

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Range, Refrigerator, Window Covers

Exclusions :

Terms : Conventional, Cash

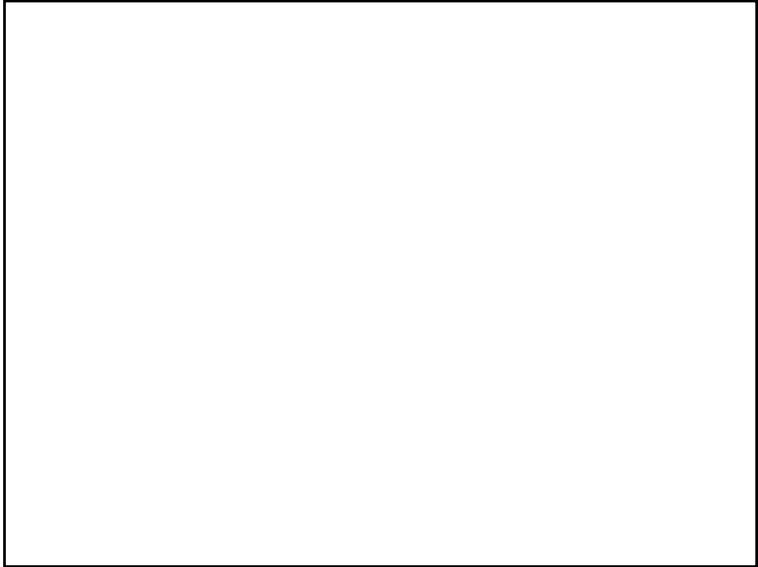
Remarks : WONDERFUL LOCATION, GREAT INVESTMENT! UPDATE COMPLETE! NEW PAINT, CARPET-KITCHENS-WASHER AND DRYER HOOKUPS - 1582 COULD MADE A WONDERFUL OWNER HOME, RENT COULD BE @ \$1100. -\$1200. CORNER OF ZENITH & GLENMERE. KEYBOX

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 844617 Area : 102
 List Price : \$324,900 Status : ACT
 List Dt : 11/04/2008
 Address : 924 S WINDSOR ST
 Quadrant : SE NS : 924 EW : 850
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-08-157-019 Taxes : \$1,849
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Emerson Jr High : Clayton
 Sr High : East Priv Sch : Rowland Hall-st Ma Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 762 | 2 | 1 | 0 | 0 | Y | | | | | | | | | 0 | 1 | | 1 | \$ 720 | |
| Unit 2 | 1462 | 2 | 0 | 1 | 0 | Y | | | | | | | | | 0 | 1 | | 0 | \$ 900 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2224 | 4 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | \$1620 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1909
 Under Const : No
 Deck|Patio : 1 | 0
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : ARRANGE

Acres : 0.14 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees, Vegetable Garden
 Lot Facts : Fenced Full, Paved Road, Secluded Yard, Sidewalks, Terrain, Flat

Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup, Monthly Leases, Yearly Leases

Exterior Feat : Basement Entrance, Bay/Box Windows, Double Pane, Porch Open, Skylights, Stained Glass, Storm Doors

Interior Feat : Hardwood Floors, Range-Oven Free Std

Amenities : Electric Dryer Hookup

Inclusions : Ceiling Fan, Dryer, Fireplace Insert, Range, Refrigerator, Washer, Window Covers

Exclusions :

Terms : FHA, Conventional, Cash

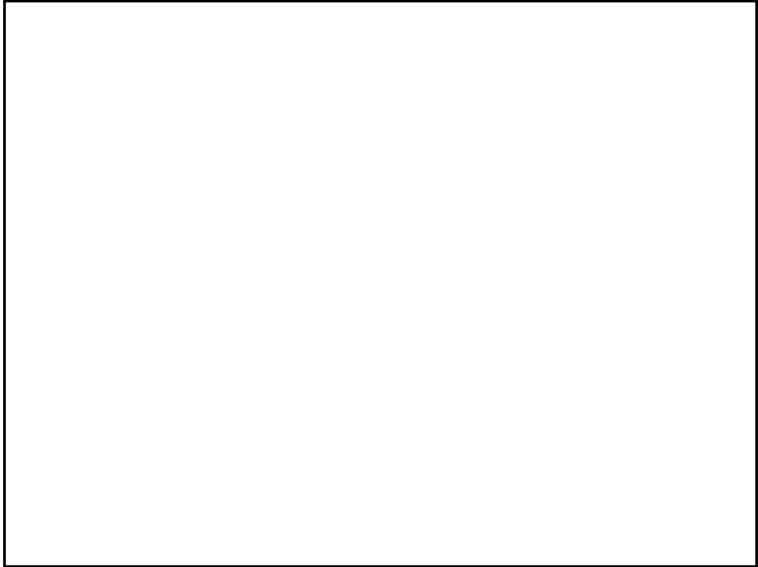
Remarks : RARE 9TH & 9TH CRAFTSMAN SIDE BY SIDE DUPLEX W/ 700 SQ FT UNFINISHED BASEMENT/LAUNDRY. HIGH CEILINGS, HARDWOODS/STAINED GLASS, 1900'S CHARM, 1 BEDROOM HAS NO CLOSET, FENCED BACKYARD, BIG DECK, APPOINTMENT ONLY, 24 HR NOTICE, DO NOT DISTURB TENANTS, AGENT HAS KEY

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 854676 Area : 102
 List Price : \$324,900 Status : ACT
 List Dt : 01/02/2009
 Address : 2924 HARTFORD ST
 Quadrant : NE NS : 2920 EW : 1610
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv : CLERMONT SUB
 Tax ID : 16-28-178-005 Taxes : \$1
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Highland Park Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1704 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 0 | |
| Unit 2 | 1704 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 0 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 3408 | 4 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$ 0 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1955
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 2
 Prkg Sp : 4
 Possession :

Acres : 0.15 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Public
 Water : Culinary
 Exterior : Brick, Concrete/Glass
 Landscape :
 Lot Facts : Corner Lot, Cul-de-Sac, Terrain, Flat

Additnl Info :

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions :

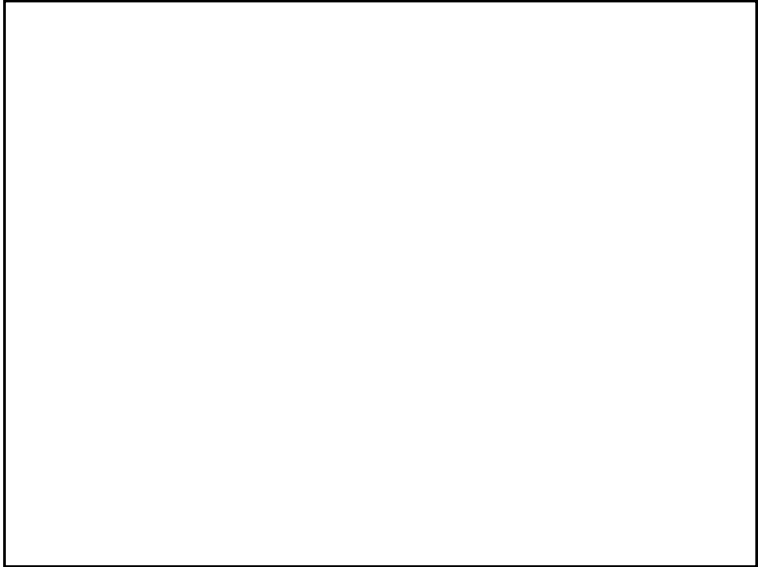
Terms : FHA, Conventional, Cash
 Remarks : FOR SHOW INSTRUCTIONS AND KEYBOX CODE CLICK ON "VIEW AGENT REMARKS." A Pre-Qual Letter or Proof of Funds MUST accompany ALL offers. 10.2 of the REPC does not apply. Buyer/ Buyer Broker to verify all info. Home sold AS IS

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 772309 Area : 102
 List Price : \$329,000 Status : ACT
 List Dt : 02/13/2008
 Address : 1815 E HILLCREST AVE
 Quadrant : SE NS : 2500 EW : 1815
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-21-403-015 Taxes : \$2,110
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Highland Park Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 1233 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 1 | \$ 925 | Duplex | |
| Unit 2 | 1233 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 1 | Y | 1 | \$ 825 | Up and Down | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 1952 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const : No | |
| Totals | 2466 | 4 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 2 | \$1750 | Deck Patio : 1 2 | |

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick, Cedar/Redwood
 Landscape : Full Landscaping, Mature Trees, Pines, Terraced Yard
 Lot Facts : Curb & Gutter, Fenced Part, Sidewalks, Terrain, Grad Slope, Wooded

Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat : Awnings, Balcony, Outdoor Lighting, Patio Covered, Storm Doors

Interior Feat : Dishwasher Built-In, Hardwood Floors, Kitchen, Second, Kitchen Updated, Mother-in-Law Apt, Oven-Double, Range-Countertop, Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Dryer, Range, Refrigerator, Satellite Dish, Washer, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Cash

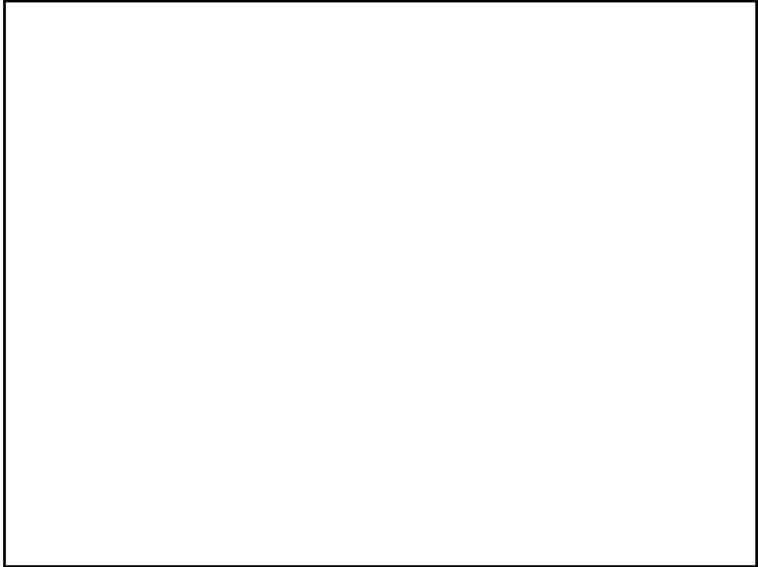
Remarks : Awesome Up-and-Down Brick Duplex! Does not show as legal duplex on city records. Separate meters, furnaces, water heaters! Huge windows give great natural sunlight! Downstairs full walk-out basement! Do not disturb tenants!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 839388 Area : 105
 List Price : \$329,777 Status : ACT-TimeCl
 List Dt : 10/10/2008
 Address : 4538 S RANGE CIR
 Quadrant : SE NS : 4538 EW : 1085
 City : Salt Lake City UT, 84117
 County : Salt Lake Restrict : No
 Proj/Subdv : HOLMAN
 Tax ID : 22-05-406-020 Taxes : \$2,043
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Spring Lane Jr High : Bonneville
 Sr High : Cottonwood Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|-------------|-------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 2208 | 4 | 1 | 0 | 1 | Y | Y | | Y | | | Y | | | 0 | 0 | Y | 1 | \$ 0 | Duplex | See Remarks | |
| Unit 2 | 1368 | 2 | 1 | 0 | 1 | Y | Y | | | | Y | Y | | | 0 | 0 | Y | 1 | \$ 0 | 1959 | See Remarks | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const | No | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Deck Patio | 1 1 | |
| Totals | 3576 | 6 | 2 | 0 | 2 | 2 | 2 | 0 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | \$ 0 | Gar Cap | 3 | |
| | | | | | | | | | | | | | | | | | | | | Crprt Cap | 0 | |
| | | | | | | | | | | | | | | | | | | | | Prkg Sp | 6 | |
| | | | | | | | | | | | | | | | | | | | | Possession | RECORDING | |

Acres : 0.24 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asbestos Shingles
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Fenced Full, Secluded Yard, Sprinkler - Auto-Part

Additnl Info : Garage Parking, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup

Exterior Feat : Balcony, Deck Covered, Patio Covered

Interior Feat : Dishwasher Built-In, Formal Dining Room, Gas Log

Amenities : Cable TV avail, Cable TV wired

Inclusions : Ceiling Fan, Range Hood, Refrigerator

Exclusions :

Terms : FHA, Conventional, VA, See Remarks

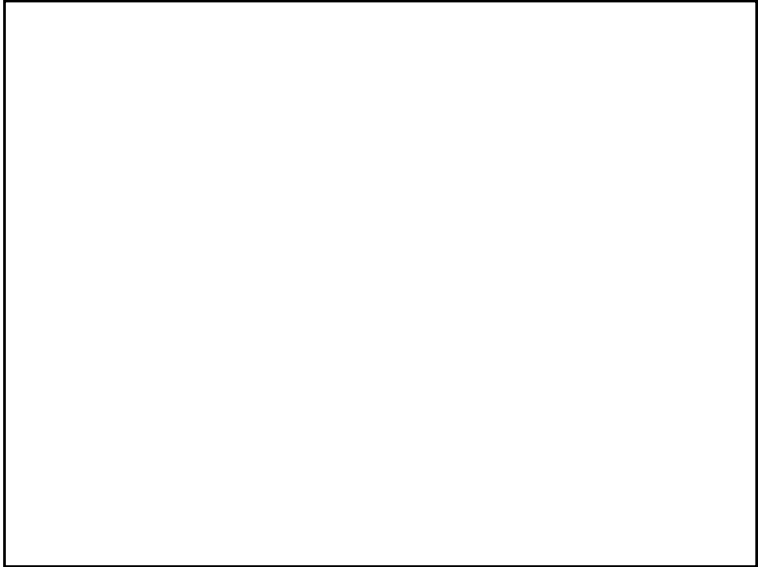
Remarks : Two homes in one! Homes are connected by a door, gorgeous back yard, with trex deck and covered patio and water feature, close to shopping, schools and bus lines, ready for immediate occupancy, not legal duplex, buyer to verify all

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 782844 Area : 102
 List Price : \$329,900 Status : ACT
 List Dt : 03/20/2008
 Address : 2776 S 1000 E
 Quadrant : SE NS : 2776 EW : 1000
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-29-128-026 Taxes : \$2,225
 Zoning : HOA Fee : \$0.00



School Dist : Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 1904 | 4 | 1 | 1 | 0 | Y | Y | | | | | | | | 1 | 0 | Y | 0 | \$1250 |
| Unit 2 | 1904 | 3 | 1 | 1 | 0 | Y | Y | | | | | | | | 2 | 0 | Y | 0 | \$1150 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 3808 | 7 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 2 | 0 | \$2400 |

Type : Duplex
 Style : Side by Side
 Yr Built : 1972
 Under Const : No
 Deck|Patio : 1 | 1
 Gar Cap : 0
 Crprt Cap : 4
 Prkg Sp : 5
 Possession : FUNDING

Acres : 0.21 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 2 Oven Ranges : 4 Disposals : 4

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Brick
 Landscape : Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Secluded Yard

Additnl Info : Covered Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases

Exterior Feat : Basement Entrance

Interior Feat : Mother-in-Law Apt, Range-Oven Free Std

Amenities :

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional, Seller Finance, Cash

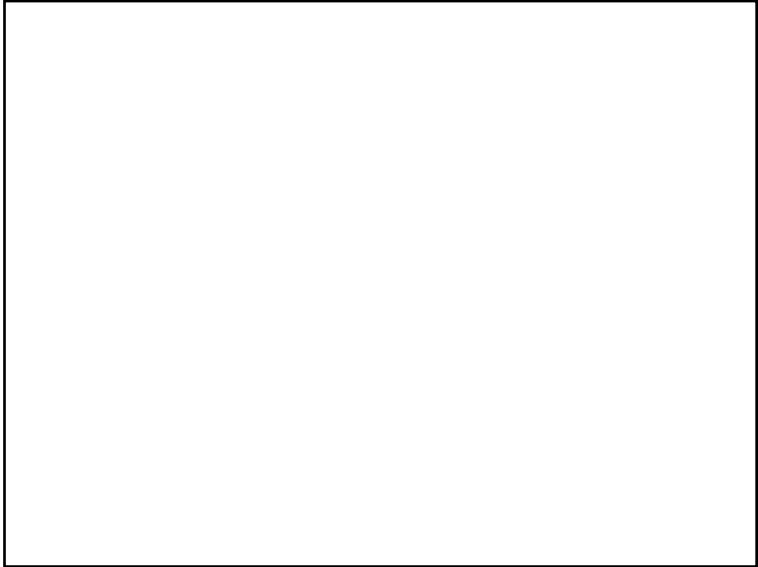
Remarks : SECLUDED LOT*LARGE DECK*3-KITCHENS*4 ENTRANCES*4 LIVING RMS*GREAT FOR OWNER OCCUP.* MOTHER-IN-LAW APT POSS. BOTH SIDES*MAINTENANCE FREE*EASY TO RENT* LOOK AT RENT INCOME! LOWEST PER SQ FT PRICE IN AREA* OWNER LICENSED BROKER*OFFER SUBJECT TO INSPECT.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 830181 Area : 104
 List Price : \$335,000 Status : ACT
 List Dt : 09/04/2008
 Address : 7083 S TERRELL CIR
 Quadrant : SE NS : 7083 EW : 190
 City : Midvale UT, 84047
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-30-127-026 Taxes : \$2,063
 Zoning : HOA Fee : \$0.00



School Dist : Jordan Elem Sch : East Midvale Jr High : Midvale
 Sr High : Hillcrest Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|-------------|--------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1920 | 5 | 2 | 0 | 0 | Y | Y | | | Y | | | | | Y | 0 | 0 | Y | 1 | \$1050 | Duplex | Side by Side |
| Unit 2 | 1920 | 4 | 2 | 0 | 0 | Y | Y | | | Y | | | | | | 0 | 0 | Y | 1 | \$1200 | 1976 | Side by Side |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const | No |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Deck Patio | 0 0 |
| Totals | 3840 | 9 | 4 | 0 | 0 | 2 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 2 | \$2250 | Gar Cap | 0 |
| | | | | | | | | | | | | | | | | | | | | | Crprt Cap | 4 |
| | | | | | | | | | | | | | | | | | | | | | Prkg Sp | 0 |
| | | | | | | | | | | | | | | | | | | | | | Possession | TBD |

Acres : 0.26 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 1 Dishwashers : 1 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick, Frame
 Landscape : Full Landscaping
 Lot Facts : Cul-de-Sac, Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Terrain, Flat

Additnl Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup, Monthly Leases, See Remarks

Exterior Feat : Double Pane

Interior Feat : Dishwasher Built-In, Gas Log, Range-Oven Free Std

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions : Range, Refrigerator

Exclusions : Refrigerator, See Remarks

Terms : FHA, Conventional, VA, Cash

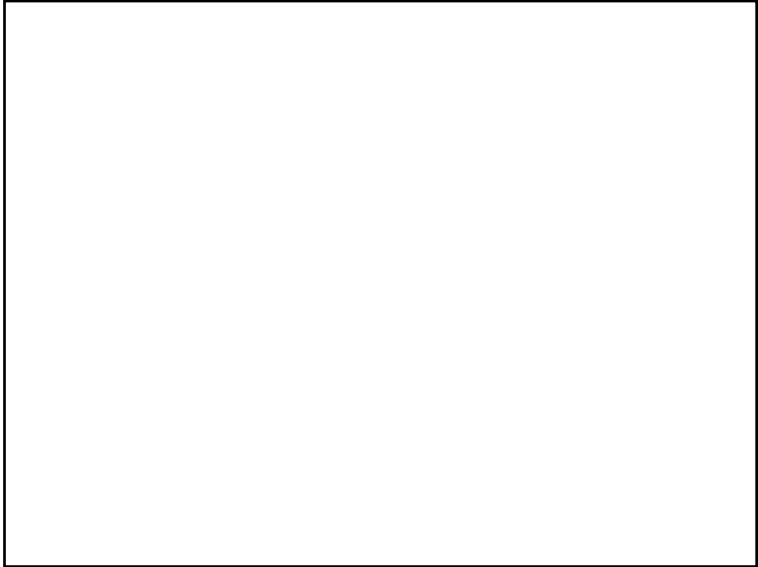
Remarks : Great investment or owner occupied. Complete interior/exterior remodel including new kitchens, bathrooms, flooring, doors, paint, furnaces, windows, gutters, soffitts, fascia. Great neighborhood in Ft Union area. Well maintained yard w/ large lot. Owner agent.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 839113 Area : 105
 List Price : \$337,000 Status : ACT
 List Dt : 10/09/2008
 Address : 1869 E 7200 S
 Quadrant : SE NS : 7200 EW : 1869
 City : Cottonwood Heights UT, 84121
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-28-232-005 Taxes : \$2,316
 Zoning : HOA Fee : \$0.00



School Dist : Jordan Elem Sch : Ridgecrest Jr High : Butler
 Sr High : Brighton Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1400 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 0 | |
| Unit 2 | 1100 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 715 | |
| Unit 3 | 800 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 715 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 3300 | 6 | 3 | 0 | 0 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 1 | 0 | \$1430 | |

Type : Triplex
 Style : Up and Down
 Yr Built : 1950
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : ARRANGE

Acres : 0.21 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 3 Oven Ranges : 3 Disposals : 3

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape : Mature Trees, Vegetable Garden
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Sidewalks, Sprinkler - Man Full, View, Mtn

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Yearly Leases

Exterior Feat : Double Pane

Interior Feat : Dishwasher Built-In, Gas Log, Kitchen Updated, Range-Countertop

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions : Ceiling Fan, Dryer, Range, Range Hood, Refrigerator

Exclusions :

Terms : FHA, Conventional, Cash

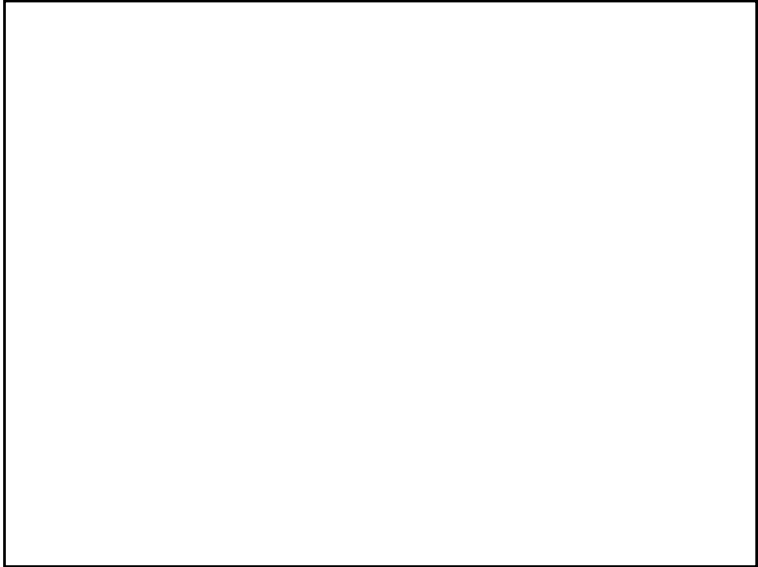
Remarks : Very clean legal conforming duplex in fantastic Cottonwood Heights neighborhood! 3 units non conforming tri-plex. Great for owner occupy. Travertine in one unit. Do not disturb tenants. Buyer to verify all.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 838612 Area : 102
 List Price : \$339,000 Status : ACT
 List Dt : 10/08/2008
 Address : 2551 S HIGHLAND DR
 Quadrant : SE NS : 2551 EW : 1150
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-20-435-004 Taxes : \$1,405
 Zoning : res HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Highland Park Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1475 | 3 | 2 | 0 | 0 | Y | | | Y | | | | | Y | 0 | 0 | Y | 1 | \$1295 | |
| Unit 2 | 923 | 2 | 0 | 1 | 0 | | | | Y | | | | | | 0 | 0 | Y | 0 | \$ 695 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2398 | 5 | 2 | 1 | 0 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 1 | \$1990 | |

Type : Duplex
 Style : Up and Down
 Yr Built : 1913
 Under Const : No
 Deck|Patio : 0 | 2
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 6
 Possession : FUNDING

Acres : 0.14 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 0 Oven Ranges : 3 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part

Additnl Info : Uncovered Parking, Joint Power Meters, Joint Gas Meters, Joint Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup, Yearly Leases

Exterior Feat : Animals Permitted, Basement Entrance, Bay/Box Windows, Outdoor Lighting, Patio Covered, Porch Open

Interior Feat : Closet-Walk-In, Formal Dining Room, Hardwood Floors, Range-Oven Free Std

Amenities : Cable TV wired, Electric Dryer Hookup, Home Warranty

Inclusions :

Exclusions :

Terms : Conventional, Exchange, Cash

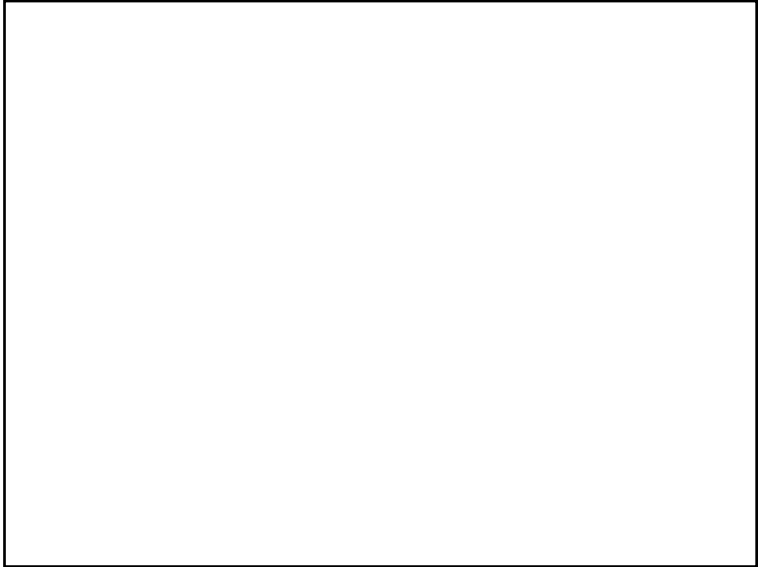
Remarks : Awesome income producing property. Always rented. Hardwoods on main. Formal dining. Newer carpet, paint. Great tenants. Extra large living room. Lots of off stree parking. Sq. ft. is approximate. Owner/Agent. Buyer verify all.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 841659 Area : 106
 List Price : \$339,500 Status : ACT
 List Dt : 10/21/2008
 Address : 4430 S 2300 E
 Quadrant : SE NS : 4430 EW : 2300
 City : Holladay UT, 84124
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-03-180-006 Taxes : \$2,221
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Crestview Jr High : Olympus
 Sr High : Olympus Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 1785 | 4 | 2 | 0 | 0 | Y | Y | | | | | | | Y | 0 | 0 | Y | 2 | \$ 850 | Duplex | |
| Unit 2 | 1785 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 650 | Side by Side | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 1960 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const : No | |
| Totals | 3570 | 6 | 3 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 2 | \$1500 | Deck Patio : 0 0 | |

Acres : 0.24 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 1 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary, Irrigation
 Exterior : Brick
 Landscape : Fruit Trees, Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Secluded Yard, Sidewalks, Sprinkler, Auto-Full, Terrain, Grad Slope, View, Mtn
 Additnl Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup
 Exterior Feat : Basement Entrance, Porch Open, Storm Doors
 Interior Feat : Dishwasher Built-In, Hardwood Floors, Range-Oven Free Std
 Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, RV Parking
 Inclusions : Range, Refrigerator, Storage Sheds, Window Covers
 Exclusions : Dryer, Washer

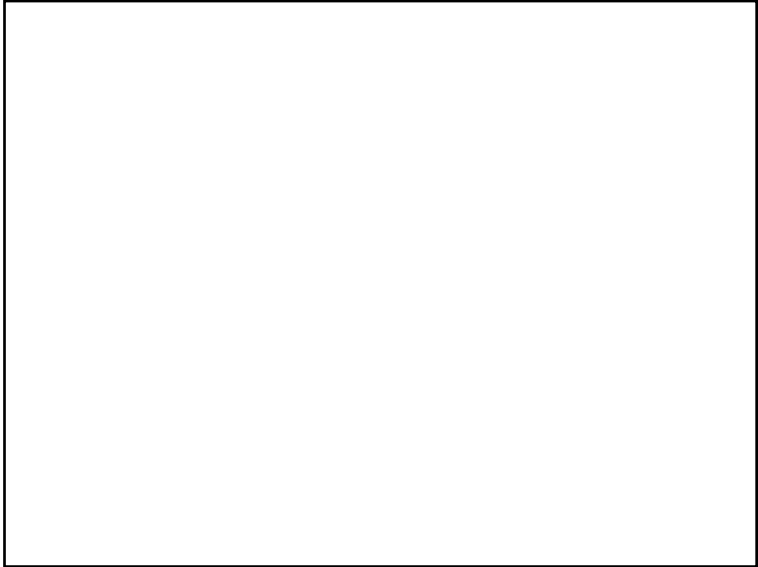
Terms : FHA, Conventional, VA, Cash
 Remarks : Each Unit Has 892 Sq.Ft. on Main Plus 892 Down. Unit 1 has a Finished Basement. Unit 2 Basement is Unfinished. Solid Brick Duplex in the Heart of Holladay! Rents are Low, Long Term Tenants (18&14 Years) Now Month to Month. Incl 4 Shares Holladay Water.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 836614 Area : 102
 List Price : \$339,900 Status : ACT
 List Dt : 09/30/2008
 Address : 427 DOWNINGTON AVE
 Quadrant : SE NS : 1820 EW : 427
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-18-409-018 Taxes : \$1,598
 Zoning : HOA Fee : \$0.00



School Dist : Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents | |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | | Elc |
| Unit 1 | 820 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 1 | \$ 800 | |
| Unit 2 | 820 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 1 | \$ 800 | |
| Unit 3 | 820 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$ 800 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2460 | 6 | 3 | 0 | 0 | 3 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 2 | \$2400 |

Type : Triplex
 Style : Side by Side
 Yr Built : 1963
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 3
 Prkg Sp : 0
 Possession : REC

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 3 Oven Ranges : 3 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air
 Sewer : Connected
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Mature Trees
 Lot Facts : Fenced Full

Additnl Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup, Yearly Leases

Exterior Feat :

Interior Feat :

Amenities : Cable TV wired, Home Warranty

Inclusions : Range, Range Hood, Refrigerator

Exclusions :

Terms : FHA, Conventional, Seller Finance, Cash

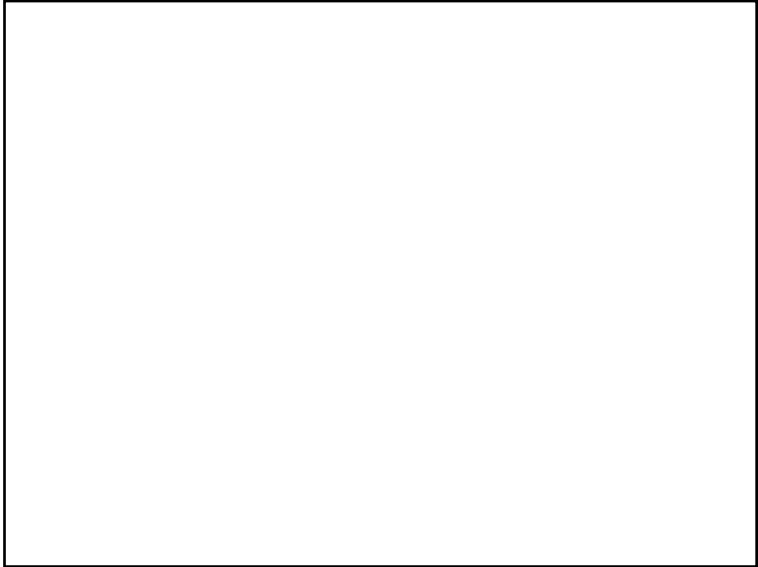
Remarks : Do Not Disturb Tenants! Seller Financing! Look..Better rents than most 4-Plex buildings on MLS! Tenants Pay Utilities! All Remodeled! Super Clean, Tile, Hardwood, Sprinkler, Storage Units, Quality Tenants. Owner/Agent Buyer to Verify sq/ft.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 848949 Area : 103
 List Price : \$339,900 Status : ACT
 List Dt : 11/24/2008
 Address : 3216 VERDANT CIR
 Quadrant : SE NS : 3216 EW : 2120
 City : Salt Lake City UT, 84109
 County : Salt Lake Restrict : No
 Proj/Subdv : VERDANT HEIGHTS
 Tax ID : 16-27-306-003 Taxes : \$1,786
 Zoning : R-2 HOA Fee : \$0.00



School Dist : Granite Elem Sch : Jr High : Evergreen
 Sr High : Olympus Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents | Type | Style | |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|--------|--------------------|--------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | | | | Elc |
| Unit 1 | 1222 | 3 | 1 | 1 | 0 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 900 | Duplex | Side by Side | |
| Unit 2 | 1222 | 3 | 1 | 1 | 0 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 900 | 1966 | Under Const : No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Deck Patio : 0 2 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Gar Cap : 0 | |
| Totals | 2444 | 6 | 2 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$1800 | 0 | Crprt Cap : 2 | |
| | | | | | | | | | | | | | | | | | | | | 0 | Prkg Sp : 0 | |
| | | | | | | | | | | | | | | | | | | | | | 0 | Possession : |

Acres : 0.30 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Rubber
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Cul-de-Sac, Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat, View, Mtn
 Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup
 Exterior Feat : Animals Permitted, Outdoor Lighting

Interior Feat : Hardwood Floors

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions : Ceiling Fan, Range, Range Hood, Refrigerator, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Cash

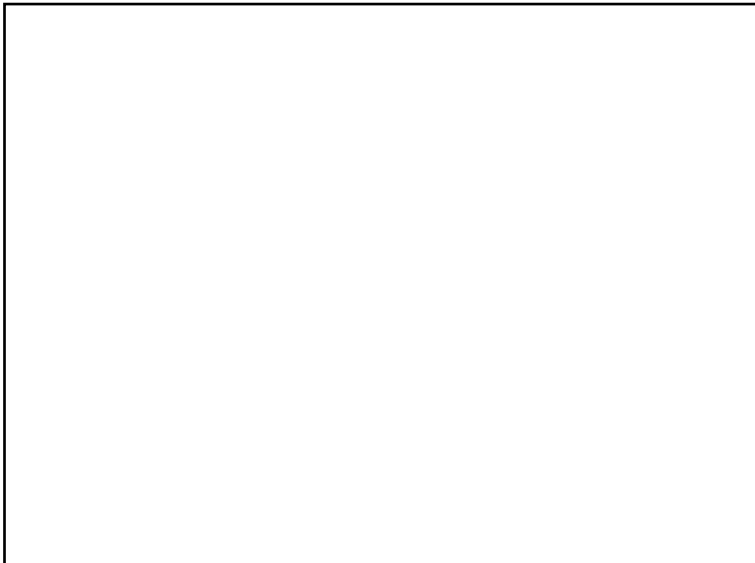
Remarks : AWESOME LOCATION! QUIET CUL-DE-SAC IN HIGHLY DESIRABLE HOLLADAY LOCATION. LARGE SECLUDED BACK YARD. GREAT INVESTMENT OPPORTUNITY! CALL AGENT FOR APPT.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 834920 Area : 101
 List Price : \$342,000 Status : ACT
 List Dt : 09/23/2008
 Address : 233 N B ST
 Quadrant : NE NS : 233 EW : 250
 City : Salt Lake City UT, 84103
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 09-31-335-015 Taxes : \$2,468
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Lowell Jr High : Bryant
 Sr High : West Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 943 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 1 | \$ 850 | |
| Unit 2 | 886 | 2 | 1 | 0 | 0 | Y | Y | | Y | Y | | | | | 0 | 0 | | 0 | \$ 750 | |
| Unit 3 | 1000 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | Y | 0 | \$ 575 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2829 | 5 | 3 | 0 | 0 | 3 | 3 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 1 | \$2175 |

Type : Triplex
 Style : Up and Down
 Yr Built : 1900
 Under Const : No
 Deck|Patio : 0 | 1
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 6
 Possession : ARRANGED

Acres : 0.09 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 1 Oven Ranges : 3 Disposals : 1

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Public
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape :
 Lot Facts : Curb & Gutter, Sidewalks, View, Mtn

Additnl Info : Garage Parking, Uncovered Parking, Joint Power Meters, Separate Water Htrs, Laundry Hookup

Exterior Feat : Basement Entrance

Interior Feat : Dishwasher Built-In, Formal Dining Room, Gas Log

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions :

Exclusions :

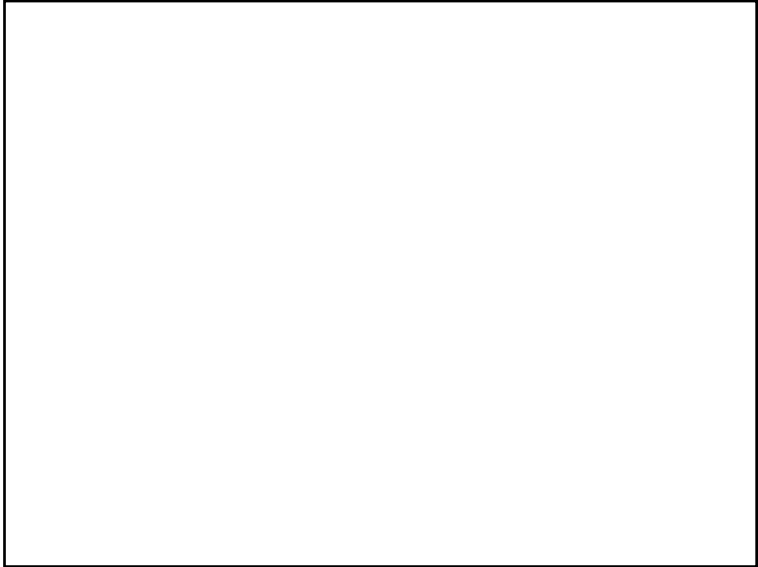
Terms :
 Remarks : Reduced Price! Wonderful Avenues Tri-plex! Always rented and well maintained. Units 1 & 3 recently updated and remodeled. Conveniently located near bus stop and downtown. Can be owner occupied. Easy to show.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 846645 Area : 101
 List Price : \$348,900 Status : ACT
 List Dt : 11/13/2008
 Address : 277 N E ST
 Quadrant : NE NS : 277 EW : 585
 City : Salt Lake City UT, 84103
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 09-31-406-010 Taxes : \$2,000
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Lowell Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|------------------------|------------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1563 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 1 | 0 | | 1 | \$ 0 | Duplex | Up and Down | |
| Unit 2 | 1118 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 1 | Y | 0 | \$ 0 | 1908 | Under Const : No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Deck Patio : 1 1 | Gar Cap : 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Crprt Cap : 0 | Prkg Sp : 2 | |
| Totals | 2681 | 4 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | \$ 0 | Possession : RECORDING | | |

Acres : 0.07 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Sidewalks, Sprinkler - Auto-Part, Terrain, Grad Slope, View, Mtn

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup, Monthly Leases

Exterior Feat : Deck Covered

Interior Feat : Bath-Sep Tub/Shower, Hardwood Floors, Kitchen Updated, Range-Oven Free Std

Amenities : Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Fireplace Insert, Humidifier, Range, Refrigerator

Exclusions :

Terms : FHA, Conventional, Cash

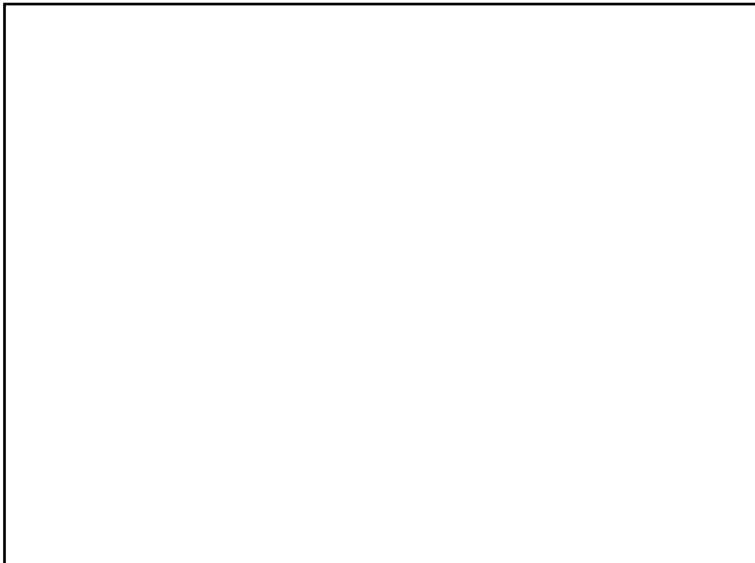
Remarks : MAKE US AN OFFER!! REDUCED 20K!! MOTIVATED SELLER!! PRIME LOCATION ACROSS FROM SMITH'S IN THE HEART OF THE AVE'S*NEW CARPET & PT*EASILY RENTED-RARELY VACANT DUPLEX*ATTIC COULD BE FINISHED FOR MORE FINISHED SQUARE FOOTAGE(NOT INCLUDED PRESENTLY IN TOTALS)*

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 791877 Area : 102
 List Price : \$349,000 Status : ACT
 List Dt : 04/18/2008
 Address : 1145 PRINCETON AVE
 Quadrant : SE NS : 1155 EW : 1145
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-08-430-027 Taxes : \$1,875
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Emerson Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------|-------------|-------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 892 | 2 | 1 | 0 | 0 | | Y | | | | Y | | | | 1 | 0 | Y | 1 | \$1050 | Duplex | See Remarks | |
| Unit 2 | 550 | 1 | 1 | 0 | 0 | | Y | | | | Y | | | | 0 | 1 | | 0 | \$ 600 | 1891 | See Remarks | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | No | See Remarks | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | See Remarks | |
| Totals | 1442 | 3 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | \$1650 | 0 | See Remarks |

Yr Built : 1891
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 4
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.17 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 1 Oven Ranges : 3 Disposals : 1

Roof : Asphalt Shingle
 Heating : Forced Air, Wall Heater
 Sewer : Connected
 Water : Culinary
 Exterior : Frame
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Sidewalks, Terrain, Flat, Terrain, Grad Slope

Additnl Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Joint Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup

Exterior Feat : Balcony, Entry(Foyer)

Interior Feat : Dishwasher Built-In, Mother-in-Law Apt, Range-Oven Free Std

Amenities : Cable TV avail

Inclusions : Ceiling Fan, Dryer, Range, Refrigerator, Storage Sheds, Washer, Workshop

Exclusions :

Terms : Conventional, Cash

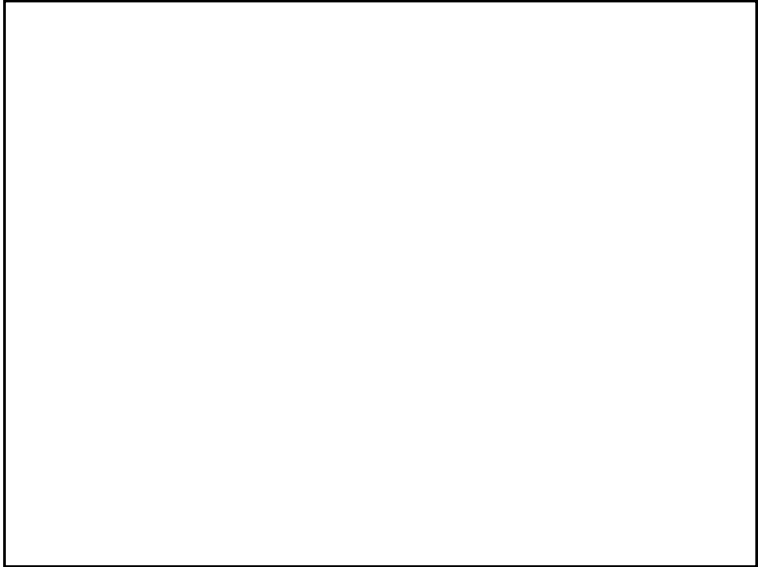
Remarks : **BRING ALL OFFERS!**MOTIVATED SELLER! REDUCED, WAS \$399,900-won't last. SUGARHOUSE AFFORDABLE? YEAH! 3UNITS! DUPLEX+MOTHER-IN-LAW ADDS 528'=EXTRA \$500. BUILD EQUITY! LIVE IN 1 RENT 2. RENTS APPEAR LOW AS PROPERTY IS OWNER OCCUPIED. 24 hr notice to show

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 817022 Area : 105
 List Price : \$349,000 Status : ACT
 List Dt : 07/15/2008
 Address : 2168 E FARDOWN AVE
 Quadrant : SE NS : 5910 EW : 2168
 City : Salt Lake City UT, 84121
 County : Salt Lake Restrict : No
 Proj/Subdv : JOHNSONVILLE
 Tax ID : 22-15-306-001 Taxes : \$1,911
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Oakwood Jr High : Bonneville
 Sr High : Cottonwood Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 1364 | 3 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 0 | \$ 875 | Duplex | |
| Unit 2 | 1364 | 3 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 0 | \$ 975 | Side by Side | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 1952 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const : No | |
| Totals | 2728 | 6 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$1850 | Deck Patio : 0 0 | |

Acres : 0.26 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle, Composition
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary, Shares, Rights, Owned
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Fenced Part, Paved Road, Sprinkler - Man-part, Terrain, Flat

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup, Monthly Leases, Yearly Leases, APOD

Exterior Feat : Double Pane, Out Bldgs, Outdoor Lighting

Interior Feat : Dishwasher Built-In, Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Range, Range Hood, Refrigerator, Storage Sheds, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Seller Finance, Exchange, Cash

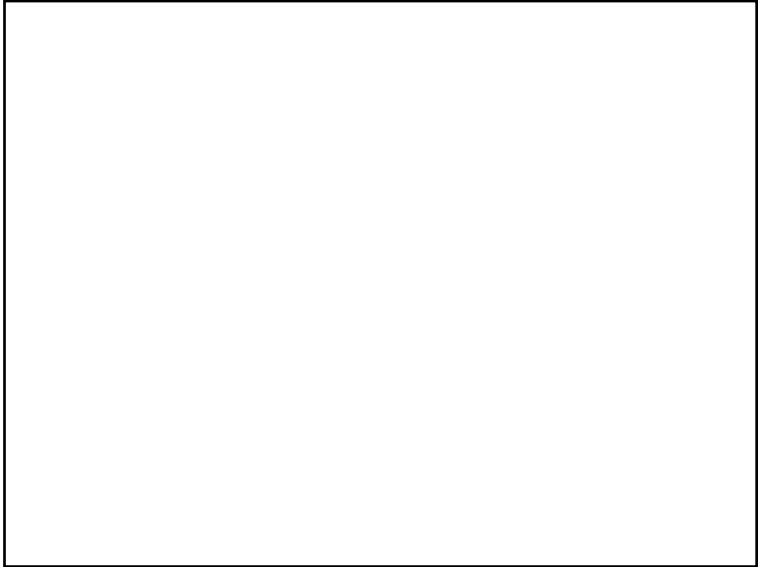
Remarks : Price reduced on prime investment property in desirable location. Two large units, fenced yards, storage. Easy to rent. Water share included. Owner willing to carry personal contract. Buyer to verify

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 848116 Area : 103
 List Price : \$349,000 Status : ACT
 List Dt : 11/20/2008
 Address : 2838 S WAINWRIGHT RD
 Quadrant : SE NS : 2838 EW : 2605
 City : Salt Lake City UT, 84109
 County : Salt Lake Restrict : No
 Proj/Subdv : VETERAN HEIGHTS
 Tax ID : 16-27-229-008 Taxes : \$1,613
 Zoning : 1208 HOA Fee : \$0.00



School Dist : Granite Elem Sch : Rosecrest Jr High : Evergreen
 Sr High : Skyline Priv Sch : Reid School Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 1337 | 2 | 1 | 0 | 0 | Y | | | Y | | | | | | 0 | 0 | Y | 0 | \$1100 | Duplex | |
| Unit 2 | 1337 | 2 | 0 | 2 | 0 | | Y | Y | | | | | | | 0 | 0 | | 0 | \$1100 | Up and Down | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 1948 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | No | |
| Totals | 2674 | 4 | 1 | 2 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | \$2200 | 0 2 | |

Acres : 0.24 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 4 Dishwashers : 2 Oven Ranges : 4 Disposals : 2

Roof : Tile
 Heating : Gas Radiant
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Full, Paved Road, Secluded Yard, Sidewalks, Sprinkler - Auto-Part, Terrain, Flat, View, Mtn
 Additnl Info : Garage Parking, Uncovered Parking, RV Storage, Joint Power Meters, Joint Gas Meters, Joint Water Htrs, Some Utilities in Rent, Studio, Monthly Leases, See Remarks
 Exterior Feat : Basement Entrance, Deck Covered, Entry(Foyer), Out Bldgs, Patio Covered, Porch Open
 Interior Feat : Closet-Walk-In, Dishwasher Built-In, Hardwood Floors, Kitchen, Second, Mother-in-Law Apt, Range-Oven Free Std
 Amenities : Cable TV avail

Inclusions : Ceiling Fan, Dryer, Range, Refrigerator, Storage Sheds, Washer, Window Covers, Workshop

Exclusions :

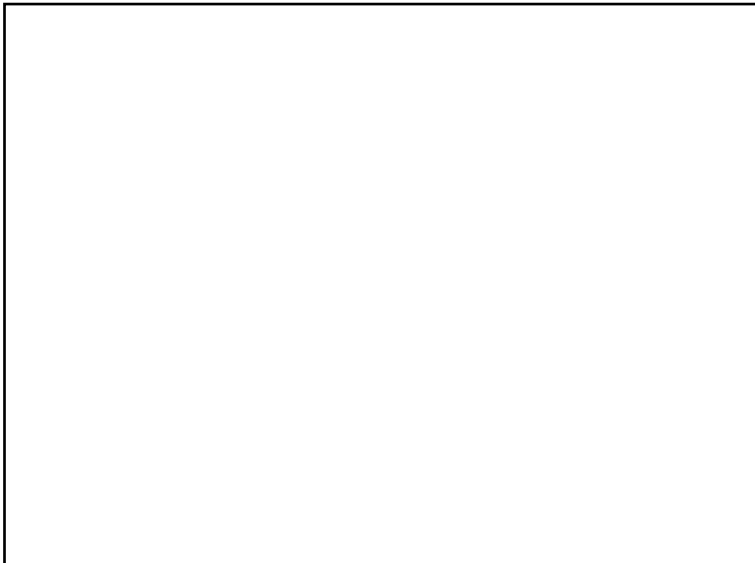
Terms : FHA, Conventional, Cash
 Remarks : Non-conforming 4-plex. Current rents are \$1100, \$550, \$550, \$550. Month-to-month There is a studio apt in back of house w/ just under 400 sq ft, not included in house total. Rented as 4-plex since 2007. Lot has 2 driveways and all have separate entrances.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 855390 Area : 103
 List Price : \$349,000 Status : ACT
 List Dt : 01/06/2009
 Address : 2270 S BRENTWOOD CIR
 Quadrant : SE NS : 2270 EW : 2550
 City : Salt Lake City UT, 84109
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-22-280-011 Taxes : \$2,176
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Dilworth Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1265 | 3 | 1 | 0 | 0 | Y | Y | | | Y | Y | Y | | | 0 | 0 | | 1 | \$1380 | |
| Unit 2 | 1249 | 2 | 0 | 1 | 0 | Y | Y | | | Y | | | | | 0 | 0 | Y | 1 | \$1075 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2514 | 5 | 1 | 1 | 0 | 2 | 2 | 0 | 0 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | \$2455 | |

Type : Duplex
 Style : Up and Down
 Yr Built : 1954
 Under Const : No
 Deck|Patio : 1 | 1
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 3
 Possession : NEGOTIATE

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 1 Oven Ranges : 2 Disposals : 1

Roof : Asphalt Shingle
 Heating : Forced Air
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Mature Trees
 Lot Facts : Cul-de-Sac, Sprinkler, Auto-Full, View, Mtn, View, Valley

Additnl Info : Garage Parking, Uncovered Parking, Joint Power Meters, Joint Gas Meters, Joint Water Htrs, Joint Air, Some Utilities in Rent, See Remarks

Exterior Feat : Animals Permitted, Basement Entrance, Double Pane

Interior Feat : Dishwasher Built-In, Hardwood Floors, Kitchen, Second, Kitchen Updated, Mother-in-Law Apt, Oven-Wall, Range-Countertop, Range-Oven Free Std, Range Gas

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup

Inclusions : Ceiling Fan, Dryer, Range, Refrigerator, Storage Sheds, Washer

Exclusions :

Terms : FHA, Conventional, VA, Cash

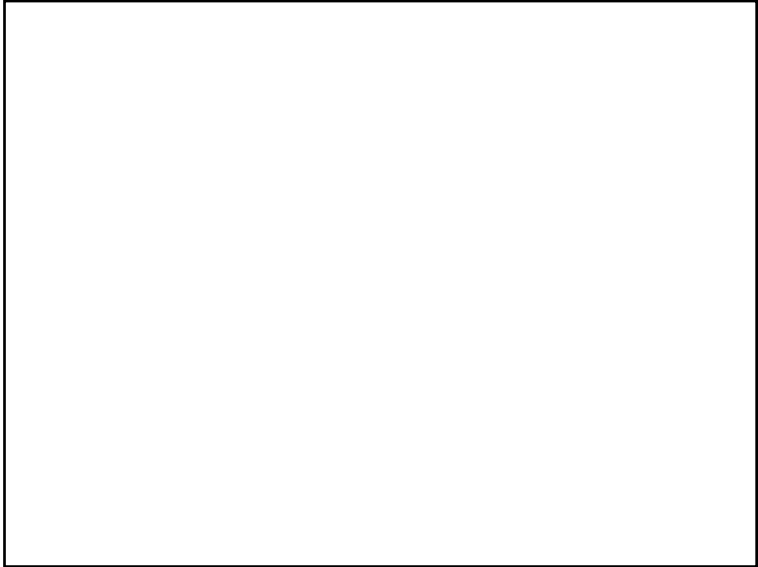
Remarks : This is a single family home that offers a "mother in law apartment" separate entrance. I currently rent out both units of the home. Excellent location in quiet neighborhood. One central air and heating unit. Owner/Agent selling

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 838494 Area : 102
 List Price : \$349,900 Status : ACT
 List Dt : 10/03/2008
 Address : 2544 S HIGHLAND DR
 Quadrant : SE NS : 2544 EW : 1290
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv : SUGARHOUSE
 Tax ID : 16-20-434-014 Taxes : \$1,280
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Nibley Park Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 650 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 625 | |
| Unit 2 | 1162 | 4 | 2 | 0 | 0 | Y | Y | | | | | | | | 1 | 0 | | 0 | \$1100 | |
| Unit 3 | 1000 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | | 0 | Y | 0 | \$ 500 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2812 | 6 | 4 | 0 | 0 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | \$2225 | |

Type : Triplex
 Style : Up and Down
 Yr Built : 1912
 Under Const : No
 Deck|Patio : 0 | 1
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.15 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 1 Oven Ranges : 3 Disposals : 0

Roof : Asphalt Shingle, Tar-Gravel
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Paved Road, View, Mtn

Additnl Info : Garage Parking, Uncovered Parking, Separate Water Htrs, Coin Laundry, Yearly Leases

Exterior Feat : Basement Entrance, Out Bldgs

Interior Feat : Dishwasher Built-In, Kitchen Updated, Range Gas

Amenities : Cable TV avail, Cable TV wired

Inclusions : Ceiling Fan, Dryer, Freezer, Range, Range Hood

Exclusions :

Terms : Conventional, Cash

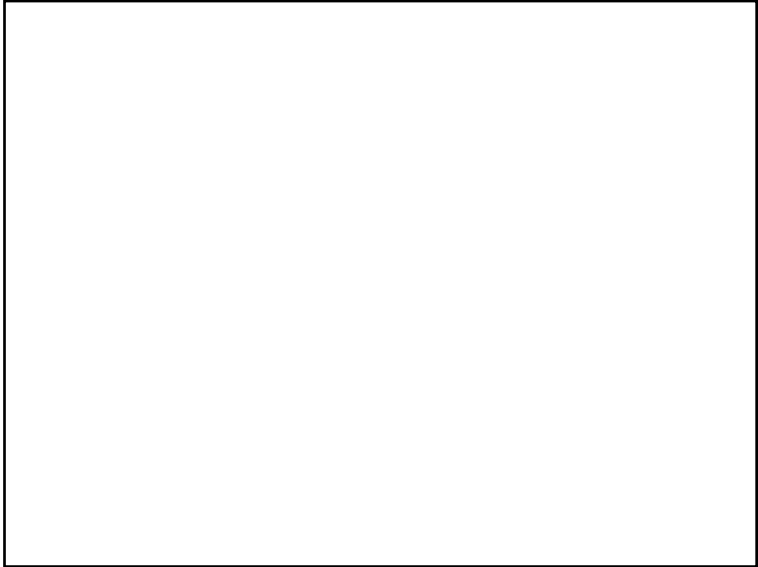
Remarks : Fantastic legal sugarhouse triplex. Easy to rent. Great location close to University, Restaurants & shops. 4 furnaces, all sep utilities, coin-op laundry. Elec & Plumb updated. Coin-op laundry profits approx \$25 mo. Seller very motivated! Bring all offers

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 847266 Area : 103
 List Price : \$349,900 Status : ACT
 List Dt : 11/17/2008
 Address : 2711 S CONNOR ST
 Quadrant : SE NS : 2711 EW : 2150
 City : Salt Lake City UT, 84109
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-22-379-023 Taxes : \$2,137
 Zoning : DUPX HOA Fee : \$0.00



School Dist : Granite Elem Sch : Rosecrest Jr High : Evergreen
 Sr High : Olympus Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1593 | 4 | 1 | 0 | 1 | Y | Y | | | Y | | | | | Y | 0 | 0 | Y | 0 | \$1150 |
| Unit 2 | 1593 | 4 | 2 | 0 | 0 | Y | Y | | | Y | | | | | Y | 0 | 0 | Y | 0 | \$1150 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 3186 | 8 | 3 | 0 | 1 | 2 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$2300 |

Type : Duplex
 Style : Side by Side
 Yr Built : 1967
 Under Const : No
 Deck|Patio : 0 | 2
 Gar Cap : 0
 Crprt Cap : 2
 Prkg Sp : 0
 Possession : IMMEDIATE

Acres : 0.14 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick, Cedar/Redwood
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full

Additnl Info : Covered Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup

Exterior Feat : Double Pane, Sliding Glass

Interior Feat :

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Range, Refrigerator, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Seller Finance

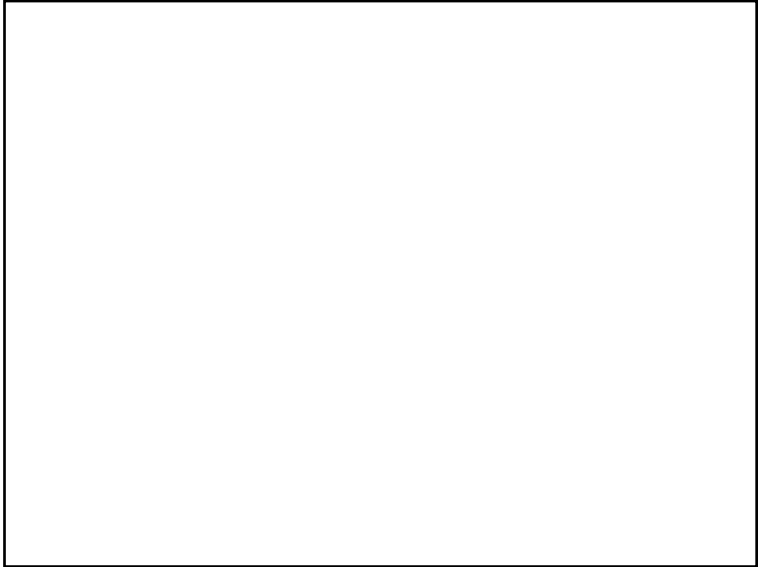
Remarks : Incredible value-Large 4 bedroom units-Excellent location-Close to schools, shopping and freeways-Can purchase with next door duplex, MLS #847287-Contact Agent for details-2nd bath in west unit needs to be finished-Available to show with reasonable notice

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 848290 Area : 102
 List Price : \$349,995 Status : ACT
 List Dt : 11/20/2008
 Address : 359 E 900 S
 Quadrant : SE NS : 900 EW : 359
 City : Salt Lake City UT, 84111
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-07-252-022 Taxes : \$1,559
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Lincoln Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 576 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 1 | \$ 715 | |
| Unit 2 | 576 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 1 | \$ 715 | |
| Unit 3 | 576 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 715 | |
| Unit 4 | 576 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 715 | |
| Totals | 2304 | 4 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | \$2860 | |

Type : Fourplex
 Style : Up and Down
 Yr Built : 1931
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 8
 Possession : RECORDING

Acres : 0.14 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 1 Oven Ranges : 4 Disposals : 1

Roof : Asphalt Shingle
 Heating : Electric Baseboard, Forced Air, Gas
 Sewer : Connected
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Joint Water Htrs, Some Utilities in Rent, Yearly Leases, APOD Avail

Exterior Feat : Double Pane, Porch Open

Interior Feat : Hardwood Floors, Kitchen Updated

Amenities :

Inclusions : Fireplace Insert, Range, Refrigerator, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Owner 2nd, Seller Finance, Cash

Remarks : Cash flowing all brick 4-plex near Liberty park. All units recently remodeled and professionally managed with guaranteed rents! Off-street parking, 12-mo leases. Call agent for seller finance terms, up to 100% financing available. Owner/agent.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 842657 Area : 104
 List Price : \$350,000 Status : ACT
 List Dt : 10/27/2008
 Address : 190 E VINE ST
 Quadrant : SE NS : 5000 EW : 190
 City : Murray UT, 84107
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-07-157-030 Taxes : \$1,391
 Zoning : HOA Fee : \$0.00



School Dist : Murray Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 875 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 700 | |
| Unit 2 | 875 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 700 | |
| Unit 3 | 875 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 600 | |
| Unit 4 | 875 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 600 | |
| Totals | 3500 | 6 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$2600 | |

Type : Fourplex
 Style : Side by Side
 Yr Built : 1906
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : ARRANGE

Acres : 0.18 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Additional Land Available, Terrain, Flat

Additnl Info : Laundry Hookup

Exterior Feat :

Interior Feat :

Amenities :

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional, Cash

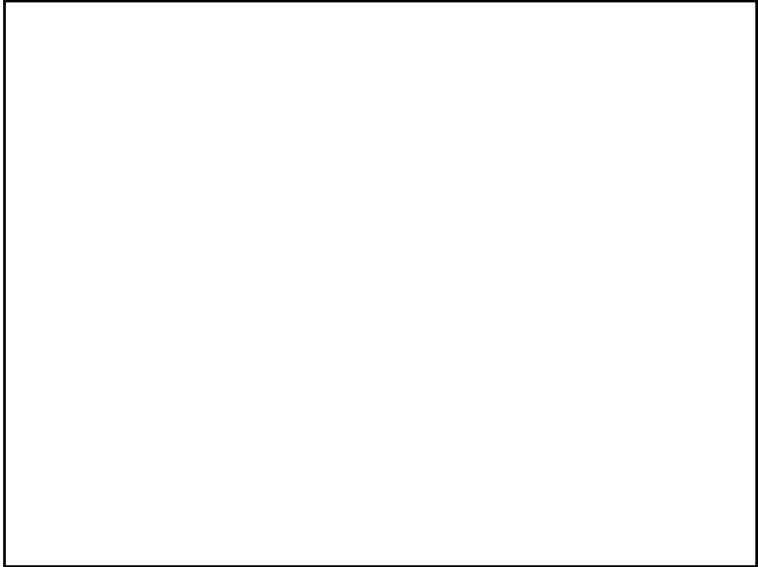
Remarks : PART OF AN AMAZING GROUP OF PROPERTIES, 2 DUPLEX, 1 SINGLE FAM HOME & 1 FOUR PLEX. CAN BE PURCHASED W/COMMERCIAL BLDG OR WITHOUT, TOTAL LAND W.COMMERCIAL IS 2.12 ACRES. CALL AGENT FOR MORE DETAILS, GREAT AREA, EASY TO RENT & CLOSE TO IHC HOSPITAL. DELETE 10.2.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 843579 Area : 106
 List Price : \$350,000 Status : ACT
 List Dt : 10/30/2008
 Address : 1933 E WOODSIDE DR
 Quadrant : SE NS : 4005 EW : 1933
 City : Holladay UT, 84124
 County : Salt Lake Restrict : No
 Proj/Subdv : BOND SUBDIVISION
 Tax ID : 16-33-478-008 Taxes : \$1,786
 Zoning : 1208 HOA Fee : \$0.00



School Dist : Granite Elem Sch : Crestview Jr High : Olympus
 Sr High : Olympus Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|----------|--------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1967 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 1 | \$ 950 | Duplex | Side by Side | |
| Unit 2 | 1478 | 3 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | 0 | 0 | Y | 0 | \$ 850 | 1964 | Side by Side | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | No | Side by Side | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 1964 | Side by Side | |
| Totals | 3445 | 5 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 1 | \$1800 | ARRANGED | Side by Side | |

Acres : 0.18 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

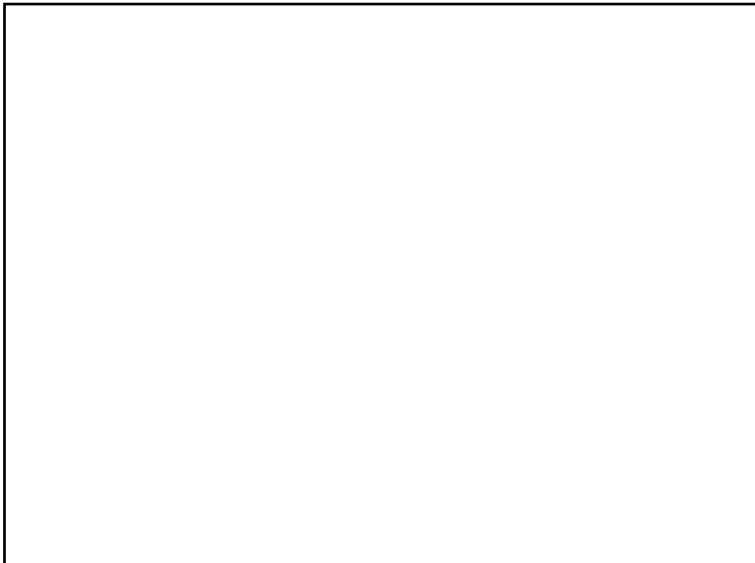
Roof : Rubber
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary, Shares
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat, View, Mtn
 Additnl Info : Covered Parking, Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Yearly Leases
 Exterior Feat : Basement Entrance, Deck Covered, Sliding Glass
 Interior Feat : Dishwasher Built-In, Range-Oven Free Std
 Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup
 Inclusions : Range, Refrigerator
 Exclusions : Dryer, Washer
 Terms : Conventional, Cash
 Remarks : All Brick Duplex*Awesome Investment Opportunity*Desirable Holladay Location*Low Rents, Average Rents Much Higher*Same Tenants for 7 Years*Open Floor Plan, Great Space, Nice & Clean, Good Tenants*Fantastic Owner Occupied Property*Do Not Disturb Tenants

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 809091 Area : 108
 List Price : \$359,000 Status : ACT
 List Dt : 06/16/2008
 Address : 9038 S 300 E 1-4
 Quadrant : SE NS : 9038 EW : 300
 City : Sandy UT, 84070
 County : Salt Lake Restrict : No
 Proj/Subdv : ROTH GARDENS
 Tax ID : 28-06-328-013 Taxes : \$2,106
 Zoning : Res HOA Fee : \$0.00



School Dist : Jordan Elem Sch : Sandy Jr High : Mount Jordan
 Sr High : Jordan Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 575 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 575 | |
| Unit 2 | 600 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 650 | |
| Unit 3 | 990 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 650 | |
| Unit 4 | 1550 | 3 | 1 | 0 | 0 | Y | Y | | | | | | | | 1 | 0 | Y | 1 | \$ 900 | |
| Totals | 3715 | 8 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | \$2775 | |

Type : Fourplex
 Style : Side by Side
 Yr Built : 1969
 Under Const : No
 Deck|Patio : 1 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 12
 Possession : RECORDING

Acres : 0.35 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 2 Oven Ranges : 4 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Clapboard/Masonite
 Landscape : Mature Trees
 Lot Facts : Fenced Full, Sidewalks, Terrain, Flat

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Laundry Hookup, Coin Laundry

Exterior Feat :

Interior Feat : Dishwasher Built-In, Kitchen Updated, Range-Oven Free Std

Amenities : Cable TV avail

Inclusions : Dryer, Range, Refrigerator, Washer

Exclusions :

Terms : Conventional

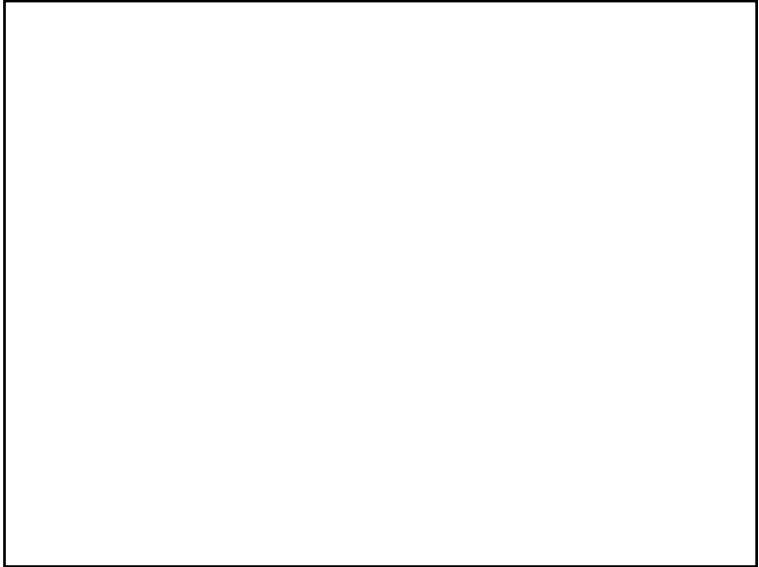
Remarks : CASH FLOW! Many updates. Largest unit like separate home w/wood flrs, fireplc & updated kit, private yard, drive, trees. New Kit.-2 units. Coin-op washer income. Strong rental history, can raise rents. Walk to Trax. No sign. Offer subject to inspection.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 828117 Area : 102
 List Price : \$359,900 Status : ACT
 List Dt : 08/27/2008
 Address : 2315 S 500 E
 Quadrant : SE NS : 2315 EW : 500
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv : FOREST DALE
 Tax ID : 16-19-277-010 Taxes : \$1,917
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Hawthorne Jr High : Clayton
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 725 | 2 | 1 | 0 | 0 | Y | Y | | | | Y | | | Y | 0 | 0 | Y | 0 | \$ 700 |
| Unit 2 | 625 | 1 | 1 | 0 | 0 | Y | Y | | | | Y | | | Y | 0 | 0 | Y | 0 | \$ 475 |
| Unit 3 | 625 | 1 | 1 | 0 | 0 | Y | Y | | | | Y | | | Y | 0 | 0 | Y | 0 | \$ 475 |
| Unit 4 | 625 | 1 | 1 | 0 | 0 | Y | Y | | | | Y | | | Y | 0 | 0 | Y | 0 | \$ 475 |
| Totals | 2600 | 5 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | \$2125 |

Type : Fourplex
 Style : Side by Side
 Yr Built : 1959
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.18 Frontage : 57 Side : 155 Back : 57 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Paved Road, Sidewalks, Terrain, Flat

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Joint Water Htrs, Some Utilities in Rent, Laundry Hookup

Exterior Feat : Wheel Chair

Interior Feat : Range-Oven Free Std

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions : Range, Refrigerator

Exclusions :

Terms :

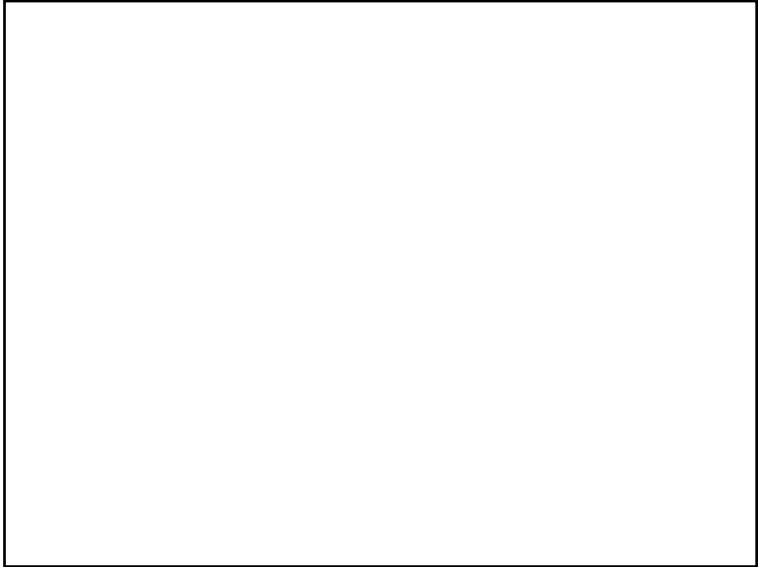
Remarks : Great investment property prime Sugarhouse location separately metered utility's laundry hookups all units no signs on property. DO NOT DISTURB TENANTS.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 845598 Area : 102
 List Price : \$365,900 Status : ACT
 List Dt : 11/09/2008
 Address : 2854 S DEARBORN ST
 Quadrant : SE NS : 2854 EW : 1455
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-28-105-030 Taxes : \$1,991
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Highland Park Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------|--------------------|----------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1430 | 3 | 1 | 1 | 0 | Y | Y | | | Y | | | | | Y | 0 | 0 | Y | 0 | \$1200 | Duplex | Side by Side |
| Unit 2 | 1430 | 3 | 2 | 0 | 0 | Y | Y | Y | Y | | | | | Y | 0 | 0 | Y | 0 | \$1200 | 1942 | Under Const : No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Deck Patio : 0 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 3 | Crprt Cap : 0 | |
| Totals | 2860 | 6 | 3 | 1 | 0 | 2 | 2 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$2400 | 1 | Prkg Sp : 1 |
| | | | | | | | | | | | | | | | | | | | | | | Possession : CLOSING |

Acres : 0.22 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 0 Oven Ranges : 3 Disposals : 2

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape : Fruit Trees, Full Landscaping, Mature Trees, Terraced Yard, Vegetable Garden
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Secluded Yard, Sidewalks, Terrain, Flat

Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Laundry Hookup, Studio, Monthly Leases, Yearly Leases

Exterior Feat : Basement Entrance, Porch Open, See Remarks

Interior Feat : Bar Wet, Hardwood Floors, Kitchen, Second, Mother-in-Law Apt, Range-Oven Free Std

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions : Dryer, Refrigerator, Washer, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Owner 2nd, Seller Finance, Exchange, Cash

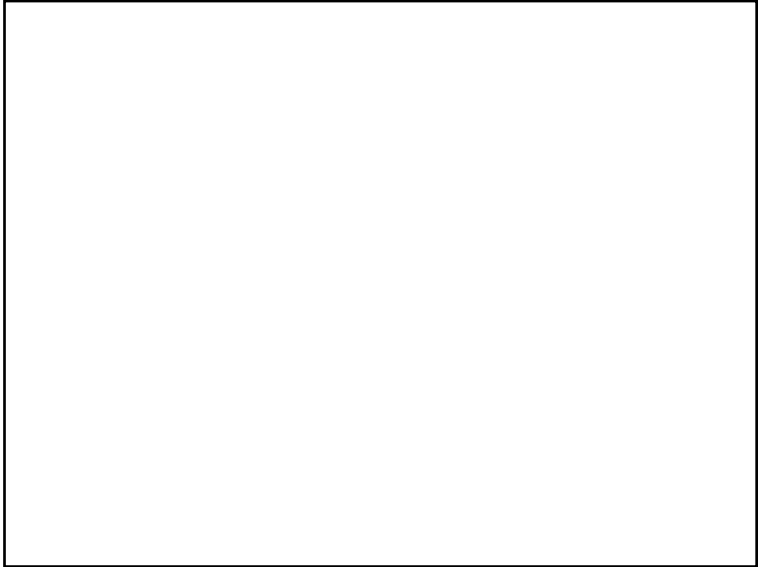
Remarks : Highland Park Gem! Legal Duplex, one unit has a mother-in-law apt. with separate entrance. Solid rental history. Many interior upgrades with Hardwood Floors, Tile, Carpet, 2-Tone Paint. Spacious Yard with fruit trees. 2-car and 1-car garages. ownr/agnt

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 837175 Area : 102
 List Price : \$369,000 Status : ACT
 List Dt : 10/01/2008
 Address : 552 S 1200 E
 Quadrant : SE NS : 552 EW : 1200
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-05-476-023 Taxes : \$2,164
 Zoning : R1 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : M Lynn Bennion Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1370 | 2 | 0 | 2 | 0 | | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 0 | |
| Unit 2 | 1550 | 2 | 1 | 0 | 0 | | Y | | Y | | | | | | 0 | 0 | | 0 | \$1300 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2920 | 4 | 1 | 2 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | \$1300 | |

Type : Duplex
 Style : Up and Down
 Yr Built : 1911
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : TO ARRANGE

Acres : 0.12 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 0 Oven Ranges : 2 Disposals : 1

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick, Composition
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Full, Sidewalks, View, Mtn, View, Valley

Additnl Info :

Exterior Feat :

Interior Feat : Hardwood Floors, Kitchen, Second, Mother-in-Law Apt, Range Gas

Amenities : Cable TV avail, Cable TV wired

Inclusions : Range, Refrigerator, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Cash

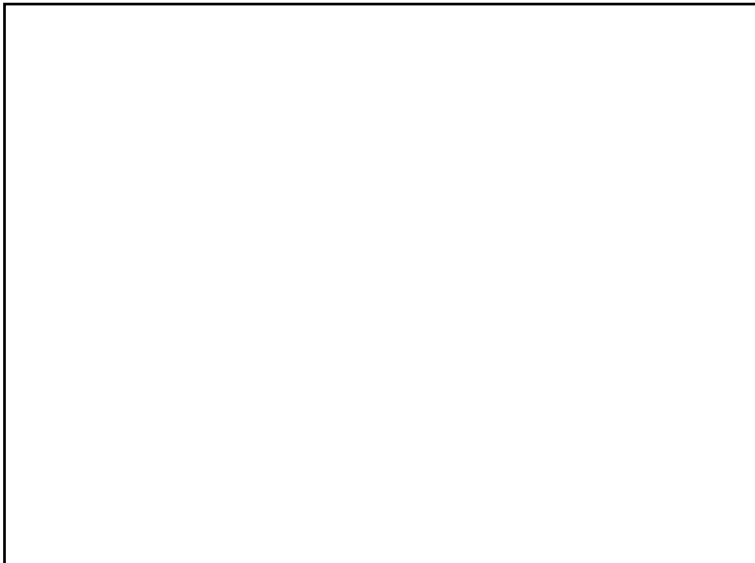
Remarks : GREAT OWNER OCCUPIED/INVESTMENT PROPERTY IN HIGH DEMAND RENTAL AREA. CONVENIENT TO TRAX, U OR U & DOWNTOWN. INCLUDES STUDIO APARTMENT DOWN. SHARED LAUNDRY ROOM. EASY TO SHOW. (SPRINKLERS NOT WARRANTED UNDER REPC SECTION 10.2)

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 847922 Area : 102
 List Price : \$369,000 Status : ACT
 List Dt : 11/19/2008
 Address : 1195 E PRINCETON AVE
 Quadrant : SE NS : 1160 EW : 1195
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : GARDEN PARK
 Tax ID : 16-08-430-035 Taxes : \$2,258
 Zoning : res HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Emerson Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1295 | 2 | 1 | 0 | 0 | Y | Y | Y | | | | | | Y | 0 | 0 | Y | 1 | \$1200 | |
| Unit 2 | 1528 | 2 | 1 | 1 | 0 | | Y | Y | | | | | | | 0 | 1 | Y | 0 | \$ 750 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2823 | 4 | 2 | 1 | 0 | 1 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 1 | \$1950 | |

Type : Duplex
 Style : See Remarks
 Yr Built : 1907
 Under Const : No
 Deck|Patio : 1 | 2
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.25 Frontage : 75 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 1 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape : Fruit Trees, Full Landscaping, Mature Trees, Pines, Vegetable Garden
 Lot Facts : Curb & Gutter, Fenced Full, Secluded Yard, Sidewalks, Terrain, Flat

Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Yearly Leases
 Exterior Feat : Deck Covered, Out Bldgs, Sliding Glass, Storm Doors

Interior Feat :
 Amenities :

Inclusions : Ceiling Fan, DishWasher, Dryer, Range, Refrigerator, Washer, Window Covers, Workshop
 Exclusions :

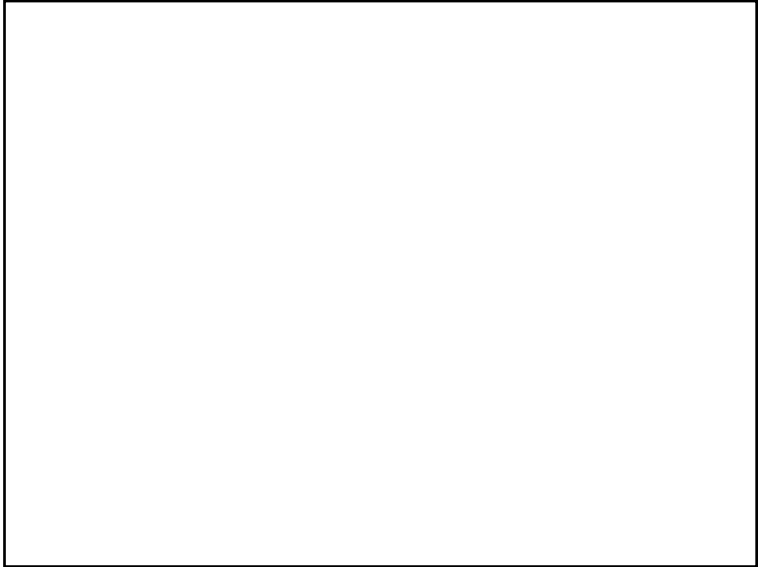
Terms : FHA, Conventional, Cash
 Remarks : Two homes on one oversized lot in Garden Park! Completely updated with bamboo floors, 2-tone paint, mosaic tile, carpet, furnace. 2 Car garage, mature landscaping. Long term renters. Curb appeal low, but must see the lot! Appt is mandatory! Owner/agent

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 823628 Area : 106
 List Price : \$369,900 Status : ACT
 List Dt : 08/10/2008
 Address : 4468 S ALBRIGHT DR
 Quadrant : SE NS : 4500 EW : 2200
 City : Holladay UT, 84124
 County : Salt Lake Restrict : No
 Proj/Subdv : HOLLADAY
 Tax ID : 22-03-304-008 Taxes : \$2,500
 Zoning : R-2 HOA Fee : \$0.00



School Dist : Granite Elem Sch : Jr High : Olympus
 Sr High : Olympus Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------|--------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1790 | 3 | 1 | 0 | 1 | Y | Y | | | | | Y | | | 0 | 0 | Y | 1 | \$1150 | Duplex | Side by Side | |
| Unit 2 | 1790 | 3 | 1 | 0 | 1 | Y | Y | | | | | Y | | | 0 | 0 | Y | 1 | \$1200 | 1975 | No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 2 | 2 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 1 | 0 | |
| Totals | 3580 | 6 | 2 | 0 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | \$2350 | 0 | 0 | |

Acres : 0.18 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Wood Shakes Shingles
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick, Cedar/Redwood, Stucco
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Fenced Part, Sidewalks, Sprinkler, Auto-Full, View, Mtn

Additnl Info : Garage Parking, RV Storage, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air

Exterior Feat : Outdoor Lighting

Interior Feat : Dishwasher Built-In, Range-Oven Free Std

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions : Range, Range Hood, Refrigerator

Exclusions : Dryer, Washer

Terms : FHA, Conventional, VA

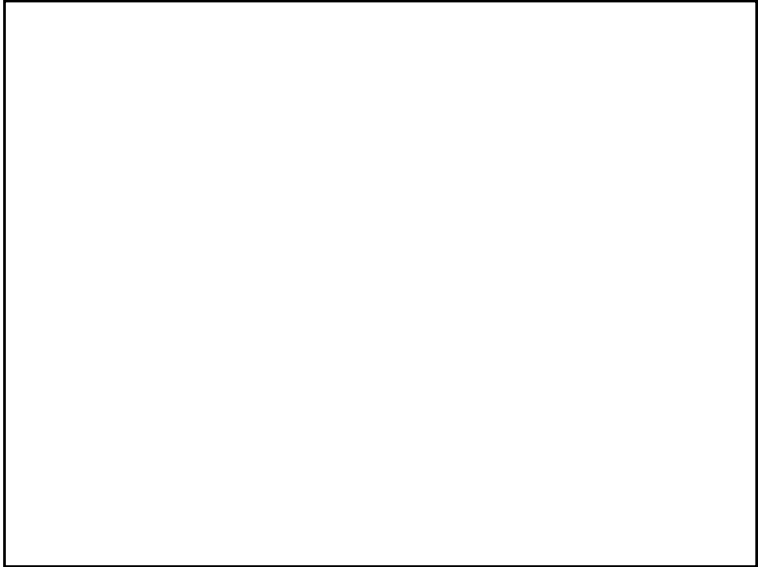
Remarks : Located in desirable Holladay City you're sure to enjoy either living there or having tenants lining up to rent. It's rare to find an owner who treats his investment as well as his home; this property has been meticulously cared for and updated.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 808949 Area : 108
 List Price : \$374,900 Status : ACT
 List Dt : 06/16/2008
 Address : 8689 S 620 E
 Quadrant : SE NS : 8689 EW : 620
 City : Sandy UT, 84070
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 28-06-228-007 Taxes : \$2,493
 Zoning : HOA Fee : \$0.00



School Dist : Jordan Elem Sch : Sandy Jr High : Union
 Sr High : Jordan Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 850 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 625 | |
| Unit 2 | 850 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 625 | |
| Unit 3 | 850 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 625 | |
| Unit 4 | 850 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 625 | |
| Totals | 3400 | 8 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | \$2500 | |

Type : Fourplex
 Style : Up and Down
 Yr Built : 1974
 Under Const : No
 Deck|Patio : 2 | 0
 Gar Cap : 0
 Crprt Cap : 4
 Prkg Sp : 0
 Possession : NEGOTIABLE

Acres : 0.17 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Fruit Trees, Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat, View, Mtn

Additnl Info : Covered Parking

Exterior Feat : Deck Covered

Interior Feat : Range-Oven Free Std

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions : Range, Refrigerator

Exclusions :

Terms : FHA, Conventional, VA, Seller Finance, Cash

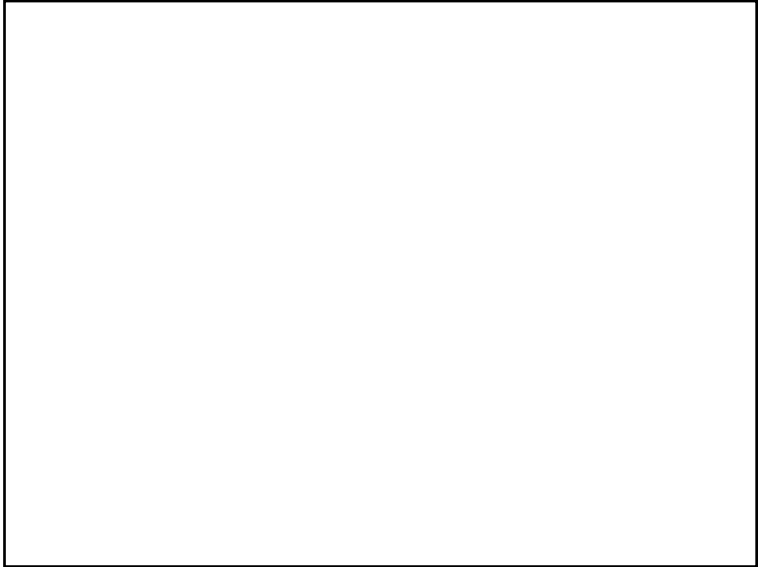
Remarks : Awesome location! Covered parking. Rents could be higher. Seller would finance to qualified buyer with reasonable down.Owner/broker

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 842530 Area : 102
 List Price : \$374,900 Status : ACT
 List Dt : 10/25/2008
 Address : 2420 S 900 E
 Quadrant : SE NS : 2420 EW : 900
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv : COUNTRY CLUB PLACE
 Tax ID : 16-20-326-022 Taxes : \$2,018
 Zoning : RMF-30 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Highland Park Jr High : Clayton
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 950 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | Y | 0 | \$ 720 | Fourplex | |
| Unit 2 | 950 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | Y | 0 | \$ 720 | Up and Down | |
| Unit 3 | 950 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | | 0 | \$ 670 | 1950 | |
| Unit 4 | 950 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | | 0 | \$ 670 | Under Const : No | |
| Totals | 3800 | 8 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | \$2780 | Deck Patio : 0 0 | |

Acres : 0.25 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Clapboard/Masonite
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Paved Road, Sidewalks, Terrain, Flat

Additnl Info : Covered Parking, Garage Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup, Monthly Leases

Exterior Feat : Patio Covered

Interior Feat : Hardwood Floors, Range-Oven Free Std

Amenities : Cable TV avail

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional, Seller Finance, Cash

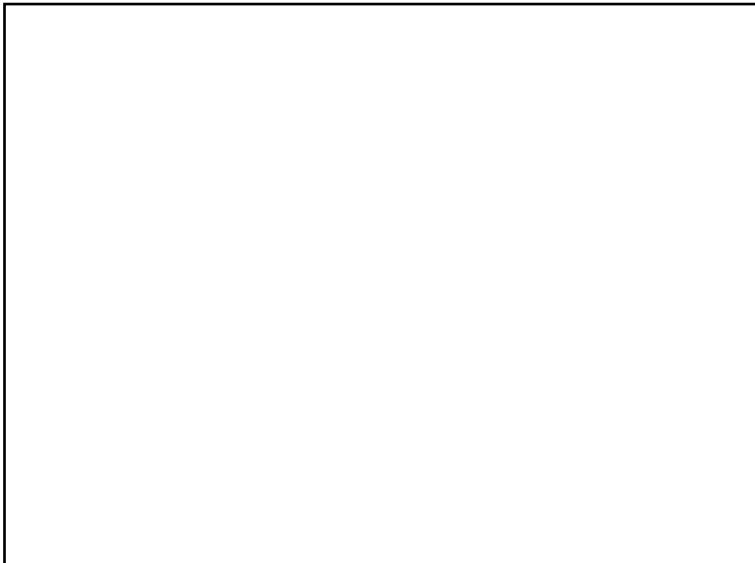
Remarks : Excellent return for the area! Legal 4-plex with RMF-30 zoning! Right across from Forest Dale Golf Course! All 4 units on month-to-month leases. Small shared laundry room, but 2 units also have their own hook-ups. Property is in average rental condition.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 818172 Area : 102
 List Price : \$375,000 Status : ACT
 List Dt : 05/12/2008
 Address : 1075 E HARVARD AVE
 Quadrant : SE NS : 1110 EW : 1075
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : 9TH AND 9TH
 Tax ID : 16-08-407-017 Taxes : \$1,902
 Zoning : R-1 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Emerson Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 1000 | 1 | 0 | 1 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 650 |
| Unit 2 | 551 | 0 | 0 | 1 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 400 |
| Unit 3 | 550 | 0 | 0 | 1 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 495 |
| Unit 4 | 550 | 1 | 0 | 1 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 600 |
| Totals | 2651 | 2 | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$2145 |

Type : Fourplex
 Style : See Remarks
 Yr Built : 1902
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 4
 Possession : RECORDING

Acres : 0.22 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary, See Remarks
 Exterior : Stucco
 Landscape : Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full

Additnl Info : Some Utilities in Rent, Monthly Leases, Yearly Leases

Exterior Feat :

Interior Feat :

Amenities : Cable TV avail

Inclusions : Range Hood, Refrigerator, Storage Sheds

Exclusions : Dryer, Satellite Equip, Satellite Dish, TV Antenna, Washer

Terms : Conventional

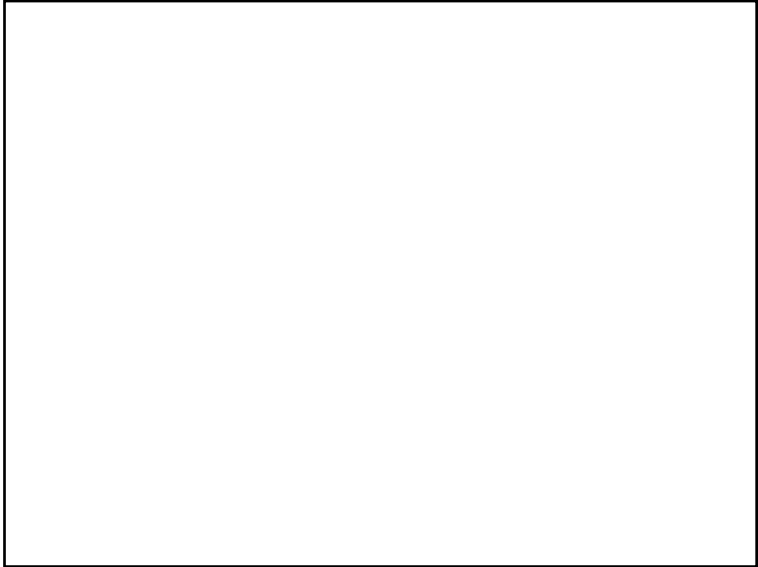
Remarks : DO NOT DISTURB THE TENANTS! Property can't be shown. Make offers subject to walk though. 9th & 9th location on a lovely 2 parcel lot that abuts Red Butte Creek. Unit Sq. Ft. is a guess and not accurate. Total Sq.Ft. is per county records. Buyer 2 verify.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 770110 Area : 102
 List Price : \$384,900 Status : ACT
 List Dt : 02/05/2008
 Address : 1463 E 2700 S
 Quadrant : SE NS : 2700 EW : 1463
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-21-355-021 Taxes : \$2,107
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Backman Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1800 | 4 | 2 | 0 | 0 | Y | Y | | Y | | | Y | | | | 0 | 0 | Y | 1 | \$1450 |
| Unit 2 | 1200 | 2 | 1 | 0 | 0 | Y | Y | | Y | | | Y | | | | 0 | 0 | | 0 | \$ 750 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 3000 | 6 | 3 | 0 | 0 | 2 | 2 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | \$2200 |

Type : Duplex
 Style : Up and Down
 Yr Built : 1942
 Under Const : No
 Deck|Patio : 0 | 2
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 6
 Possession : RECORDING

Acres : 0.17 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2
 Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Cedar/Redwood
 Landscape : Full Landscaping
 Lot Facts : Corner Lot

Additnl Info : Garage Parking

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions :

Terms : Conventional, Seller Finance, Cash

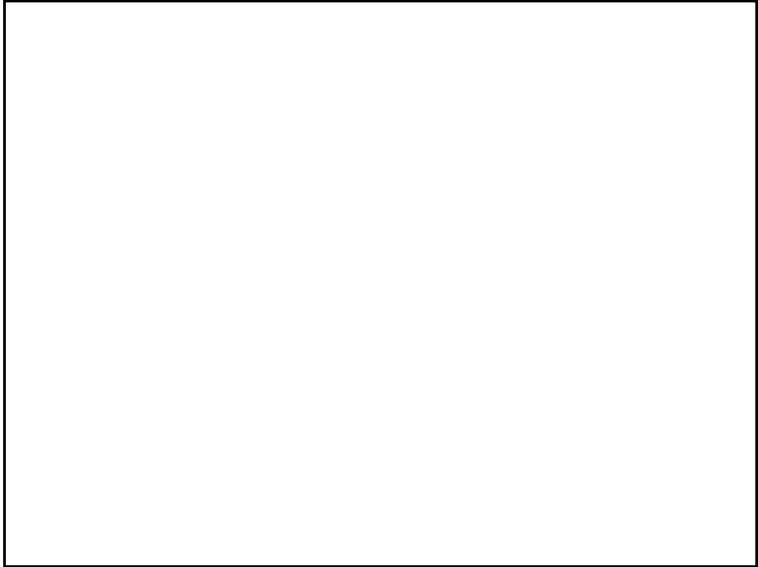
Remarks : Nice Highland Park Duplex. Great rental history, easy to rent. Units are in great condition with new furnace and water heater. Little maintenance required. Excellent investment property. Sellers motivated, possible seller finance, make offer.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 839622 Area : 101
 List Price : \$384,900 Status : ACT
 List Dt : 10/13/2008
 Address : 132 N B ST
 Quadrant : NE NS : 132 EW : 350
 City : Salt Lake City UT, 84103
 County : Salt Lake Restrict : No
 Proj/Subdv : AVENUES
 Tax ID : 09-31-451-002 Taxes : \$1,693
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Lowell Jr High : Bryant
 Sr High : West Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 750 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 600 | |
| Unit 2 | 900 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 800 | |
| Unit 3 | 675 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 650 | |
| Unit 4 | 675 | 1 | 1 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | | 0 | \$ 660 | |
| Totals | 3000 | 4 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$2710 | |

Type : Fourplex
 Style : Up and Down
 Yr Built : 1896
 Under Const : No
 Deck|Patio : 2 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.13 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 1 Oven Ranges : 4 Disposals : 0

Roof : Rubber
 Heating : Hot Water
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Secluded Yard, Sidewalks, Sprinkler - Man Full, View, Mtn

Additnl Info : Joint Power Meters, Separate Gas Meters, Monthly Leases, APOD Avail

Exterior Feat : Entry(Foyer), Porch Open

Interior Feat : Dishwasher Built-In, Range-Countertop, Range-Oven Free Std

Amenities : Cable TV avail

Inclusions : Range, Refrigerator

Exclusions :

Terms : FHA, Conventional, Cash

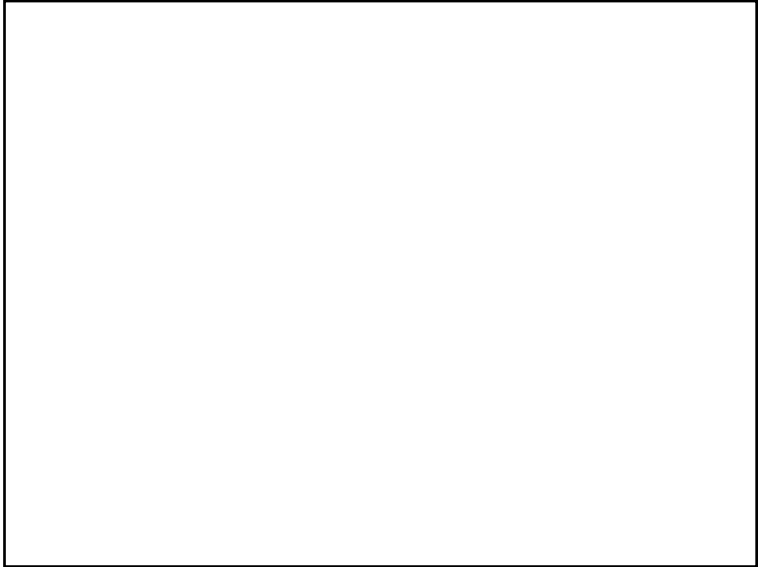
Remarks : 3 units renovated 06*New tile,cab. baths,carpets & 3 tone paints*New roof & furnace* Elec. meter & panel update 2002*No deferred maint.*Great invest.* No sign. Make offer subject to insp. Do not disturb tenant. Owner is Licensed Utah Real Estate Agent.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 850286 Area : 102
 List Price : \$384,900 Status : ACT
 List Dt : 11/30/2008
 Address : 3190 S 300 E
 Quadrant : SE NS : 3190 EW : 300
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-30-327-022 Taxes : \$2,135
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Woodrow Wilson Jr High : Granite Park
 Sr High : Cottonwood Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 792 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$ 675 | Fourplex | Side by Side | |
| Unit 2 | 792 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$ 625 | 1971 | Under Const : No | |
| Unit 3 | 792 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$ 700 | Deck Patio : 0 0 | Gar Cap : 0 | |
| Unit 4 | 792 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$ 700 | Crprt Cap : 0 | Prkg Sp : 0 | |
| Totals | 3168 | 8 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 0 | \$2700 | Possession : | | |

Acres : 0.21 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Tar-Gravel
 Heating : Gas Central
 Sewer : Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees, Pines
 Lot Facts : Curb & Gutter, Fenced Full, Sprinkler, Auto-Full

Additnl Info : Covered Parking, Separate Gas Meters, Separate Water Htrs, Separate Air

Exterior Feat :

Interior Feat :

Amenities : Cable TV avail, Clubhouse, Electric Dryer Hookup

Inclusions :

Exclusions :

Terms : Conventional, Cash

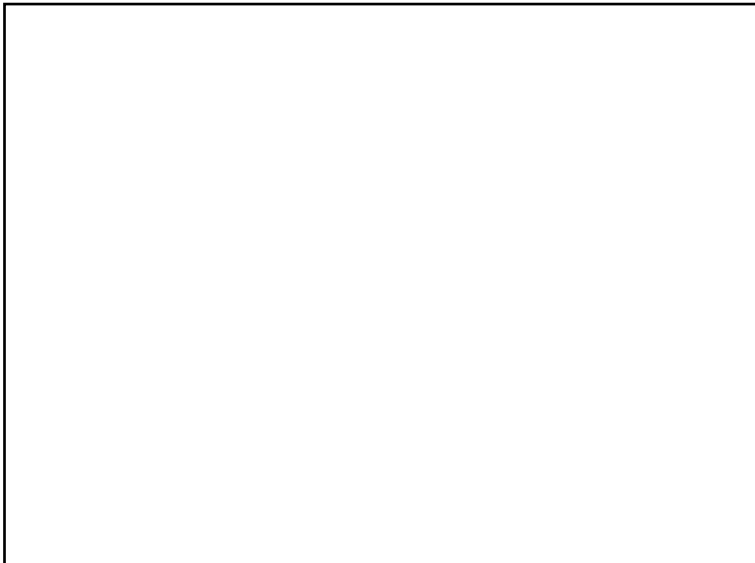
Remarks : ***UNITS HAVE BEEN UPGRADED WITHIN THE LAST 12 MONTHS***NEW CENTRAL AIR***GREAT LOCATION!***

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 850411 Area : 102
 List Price : \$385,000 Status : ACT
 List Dt : 12/03/2008
 Address : 1478 S 400 E E
 Quadrant : SE NS : 1478 EW : 400
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-18-208-073 Taxes : \$2,153
 Zoning : RMF-35 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Uintah Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 900 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 625 | |
| Unit 2 | 900 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 625 | |
| Unit 3 | 900 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 1 | 0 | | 0 | \$ 625 | |
| Unit 4 | 900 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 1 | 0 | | 0 | \$ 625 | |
| Totals | 3600 | 8 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | \$2500 | |

Type : Fourplex
 Style : Up and Down
 Yr Built : 1963
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 8
 Possession : RECORDING

Acres : 0.19 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 4

Roof : Tar-Gravel
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Corner Lot, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Joint Water Htrs

Exterior Feat : Balcony, Storm Doors

Interior Feat : Range-Oven Free Std

Amenities : Electric Dryer Hookup

Inclusions : Range, Refrigerator, Window Covers

Exclusions :

Terms : FHA, Conventional, Cash

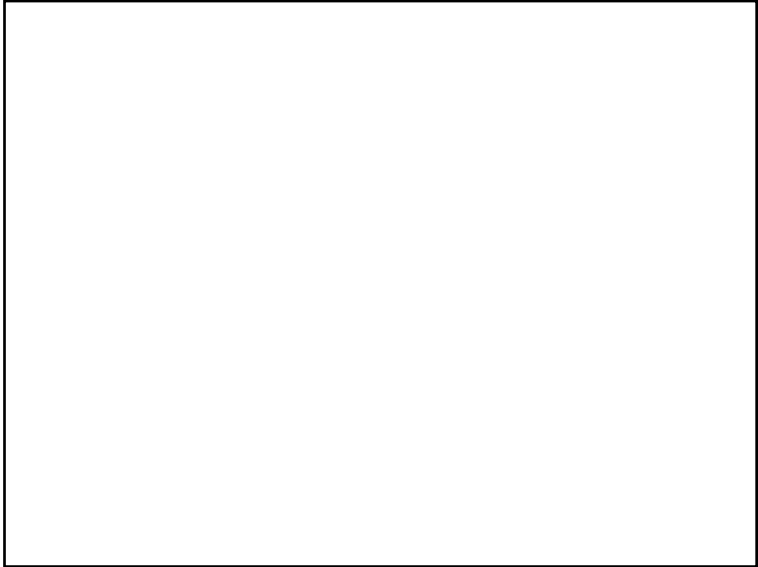
Remarks : Nice , well maintained 4 plex , close to Salt Lake Comunity east campus. great rental History investment property fully rented with excellent tenants.Do not disturb Tenants. call agent for appointment.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 825601 Area : 102
 List Price : \$389,000 Status : ACT
 List Dt : 08/18/2008
 Address : 1237 LAKE ST
 Quadrant : SE NS : 1237 EW : 740
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : LIBERTY PARK ADD
 Tax ID : 16-08-355-008 Taxes : \$2,099
 Zoning : Multi HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Uintah Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 812 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 600 | |
| Unit 2 | 812 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | | 0 | \$ 600 | |
| Unit 3 | 600 | 1 | 1 | 0 | 0 | | Y | | | | Y | | | | 0 | 0 | | 0 | \$ 595 | |
| Unit 4 | 600 | 1 | 1 | 0 | 0 | | Y | | | | Y | | | | 0 | 0 | | 0 | \$ 595 | |
| Totals | 2824 | 6 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | \$2390 | |

Type : Fourplex
 Style : Up and Down
 Yr Built : 1951
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 4
 Crprt Cap : 0
 Prkg Sp : 6
 Possession : RECORDING

Acres : 0.24 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 4

Roof : Asphalt Shingle
 Heating : Hot Water
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees, Vegetable Garden
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Garage Parking, Separate Power Meters, Joint Gas Meters, Joint Water Htrs, Separate Air, Coin Laundry, Monthly Leases

Exterior Feat : Awnings, Basement Entrance, Outdoor Lighting

Interior Feat : Closet-Walk-In, Hardwood Floors, Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired

Inclusions : Dryer, Range, Refrigerator, Washer, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Cash

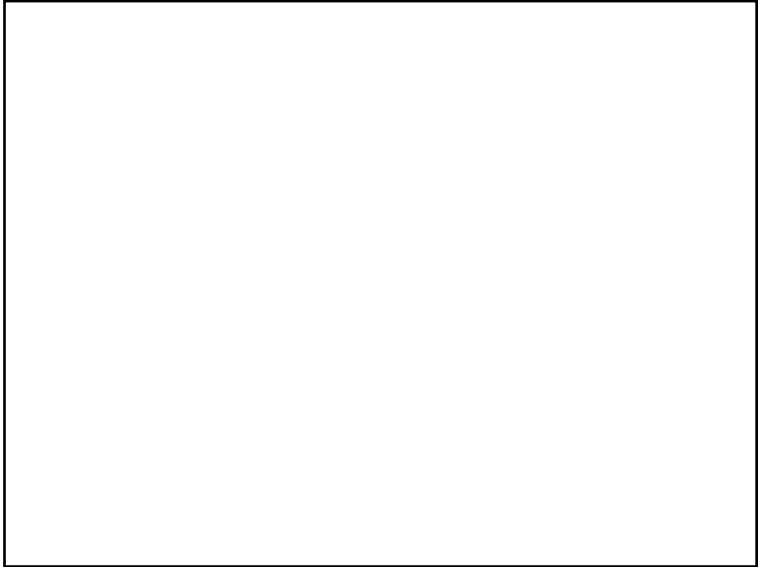
Remarks : DO NOT DISTURB TENANTS. OK TO WALK AROUND THE PROPERTY. VERY NICE BACK YARD & 4 SINGLE GARAGES IN BACK OFF OF ALLEY. 2,824 SQ FT PLUS 424 SQ FT FOR FURNANCE ROOM, STORAGE, COIN OPERATED WASHER & DRYER, TOTAL SQ FT 3,248. CLEAN FRESH UNITS. NEAR TWO PARKS.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 847287 Area : 103
 List Price : \$389,900 Status : ACT
 List Dt : 11/17/2008
 Address : 2717 S CONNOR ST
 Quadrant : SE NS : 2717 EW : 2150
 City : Salt Lake City UT, 84109
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-22-379-024 Taxes : \$2,392
 Zoning : DUPLX HOA Fee : \$0.00



School Dist : Granite Elem Sch : Rosecrest Jr High : Evergreen
 Sr High : Olympus Priv Sch : Carden Memorial Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------|--------------------|------------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1960 | 4 | 2 | 0 | 0 | Y | Y | | | Y | | | | | 1 | 0 | Y | 0 | \$1450 | Duplex | Side by Side | |
| Unit 2 | 1960 | 4 | 1 | 1 | 0 | Y | Y | | | Y | | Y | | | 0 | 0 | Y | 0 | \$ 0 | 1967 | Under Const : No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Deck Patio : 0 2 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 0 | Gar Cap : 0 | |
| Totals | 3920 | 8 | 3 | 1 | 0 | 2 | 2 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 0 | \$1450 | 0 | Crprt Cap : 2 | |
| | | | | | | | | | | | | | | | | | | | | 0 | Prkg Sp : 0 | |
| | | | | | | | | | | | | | | | | | | | | | 0 | Possession : IMMEDIATE |

Acres : 0.14 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick, Cedar/Redwood
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks

Additnl Info : Covered Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Joint Water Htrs, Separate Air, Laundry Hookup

Exterior Feat : Double Pane, Sliding Glass

Interior Feat : Dishwasher Built-In, Kitchen Updated

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Microwave, Range, Range Hood, Refrigerator

Exclusions :

Terms : FHA, Conventional, VA, Seller Finance

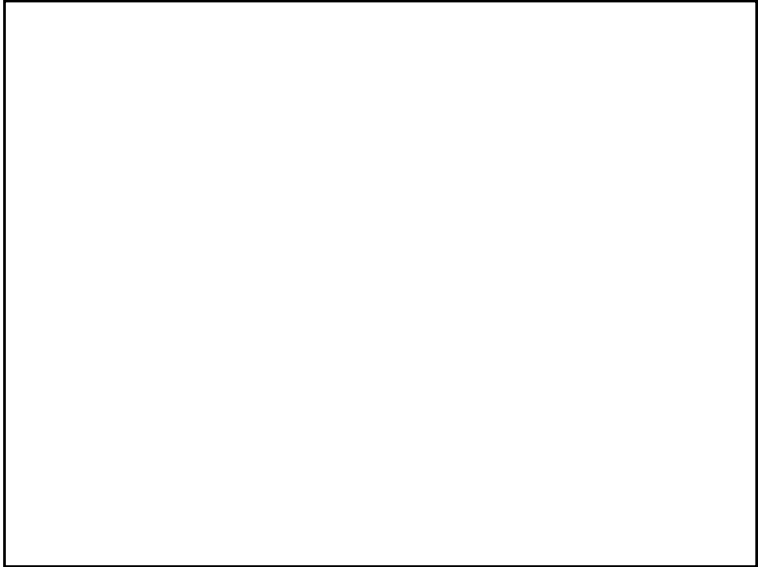
Remarks : Unbelievable value-Incredible location-Huge units-Both of these have been remodled-West unit has granite counters-Owner lives in west unit-Easy to show with reasonable notice-Contact agent for more info-Can be sold with unit next door, MLS #847266.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 844445 Area : 101
 List Price : \$390,000 Status : ACT
 List Dt : 11/04/2008
 Address : 129 U ST
 Quadrant : NE NS : 129 EW : 1250
 City : Salt Lake City UT, 84103
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 09-32-478-011 Taxes : \$3,085
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Wasatch Jr High : Bryant
 Sr High : West Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 3900 | 0 | 0 | 0 | 0 | | | | Y | | | Y | | | 0 | 0 | | 0 | \$ 0 |
| Unit 2 | 600 | 1 | 1 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 4500 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$ 0 |

Type : Duplex
 Style :
 Yr Built : 1908
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 2
 Prkg Sp : 0
 Possession : FUND & REC

Acres : 0.11 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 1 Dishwashers : 1 Oven Ranges : 1 Disposals : 0

Roof : Asphalt Shingle
 Heating :
 Sewer : Connected
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Terrain, Flat, View, Mtn

Additnl Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs

Exterior Feat : Basement Entrance

Interior Feat : Formal Dining Room

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions :

Exclusions :

Terms : Conventional, Cash

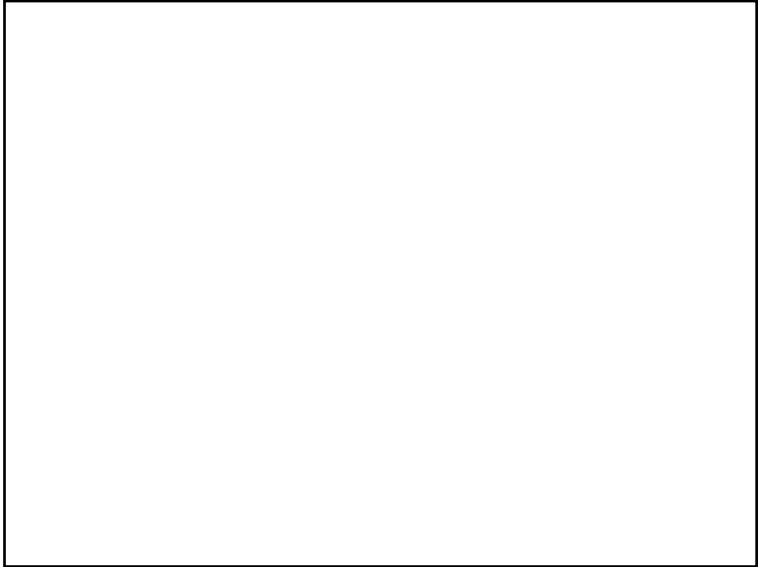
Remarks : LEGAL DUPLEX SHORT SALE! INVESTORS SPECIAL*APPROX 4400 SQ.FT TOTAL*HOME RETAINS THE ORIGINAL CHARM OF THE 1900'S*NEW A/C & FURNACE*PLANS BY MICHAEL UPWALL*PROPERTY GUTTED & WILL NEED \$100K IN REMODEL WORK*CLOSE TO U,HOSPITALS,DOWNTOWN*BUYER TO VERIFY INFO!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 856563 Area : 101
 List Price : \$395,000 Status : ACT
 List Dt : 01/08/2009
 Address : 335 G ST
 Quadrant : NE NS : 335 EW : 500
 City : Salt Lake City UT, 84103
 County : Salt Lake Restrict : No
 Proj/Subdv : AVENUES
 Tax ID : 09-31-289-007 Taxes : \$1
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Lowell Jr High : Bryant
 Sr High : West Priv Sch : Rowland Hall-st Ma Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/ Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|----------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 1601 | 3 | 1 | 0 | 0 | | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$1250 |
| Unit 2 | 1601 | 3 | 1 | 0 | 0 | | Y | | | | | Y | | | 0 | 0 | Y | 0 | \$1250 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 3202 | 6 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | \$2500 |

Type : Duplex
 Style : Side by Side
 Yr Built : 1948
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 2
 Possession : ARRANGE

Acres : 0.17 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Public
 Water : Culinary
 Exterior : Brick, Clapboard/Masonite, Frame
 Landscape : Full Landscaping
 Lot Facts : Corner Lot, Curb & Gutter, Paved Road, Sidewalks, Sprinkler, Auto-Full, View, Valley

Additnl Info : Garage Parking, Separate Power Meters, Separate Water Htrs, Separate Air, Laundry Hookup

Exterior Feat : Double Pane

Interior Feat : Dishwasher Built-In, Kitchen Updated

Amenities : Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional, Cash

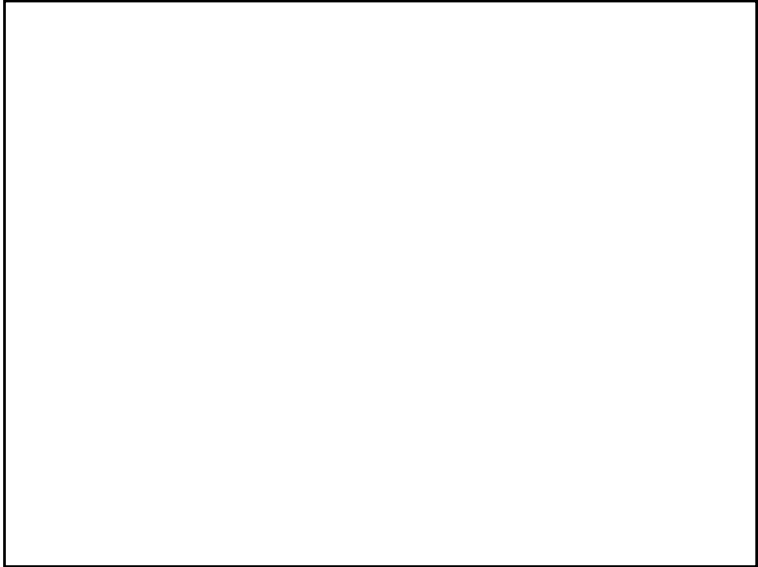
Remarks : Remodeled 5 yrs. ago with new windows, roof, 2 a/c, 2 furnaces, carpet, tile & appliances. Rents are actual. WSG approx. 800 annually, only expense pd other than taxes. Due to increase in activity make appt w/ 24 hr notice as to combine showings.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 820058 **Area** : 107
List Price : \$399,900 **Status** : ACT
 List Dt : 07/25/2008
Address : 1377 E 11400 S
Quadrant : SE NS : 11400 EW : 1377
City : Sandy UT, 84092
County : Salt Lake **Restrict** : No
Proj/Subdv :
Tax ID : 28-21-153-026 **Taxes** : \$1,769
Zoning : **HOA Fee** : \$0.00



School Dist : Jordan **Elem Sch** : Sunrise **Jr High** : Indian Hills
Sr High : Alta **Priv Sch** : **Other Sch** :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents |
|---------------|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-------------|----------|----------|----------|----------|----------|----------|----------|---------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | |
| Unit 1 | 1922 | 4 | 2 | 0 | 1 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$1200 |
| Unit 2 | 1922 | 4 | 2 | 0 | 1 | Y | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$1375 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 3844 | 8 | 4 | 0 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | \$2575 |

Type : Duplex
Style : Side by Side
Yr Built : 1978
Under Const : No
Deck|Patio : 0 | 0
Gar Cap : 2
Crprt Cap : 0
Prkg Sp : 6
Possession : ARRANGE

Acres : 0.23 **Frontage** : 0 **Side** : 0 **Back** : 0 **Irregular** : No
 Refrigerators : 2 **Dishwashers** : 2 **Oven Ranges** : 2 **Disposals** : 2

Roof : Asbestos Shingles
Heating : Forced Air, Gas Central
Sewer : Connected, Public
Water : Culinary
Exterior : Brick, Cedar/Redwood
Landscape : Full Landscaping, Mature Trees
Lot Facts : Curb & Gutter, Fenced Full, Paved Road, Sidewalks, Sprinkler, Auto-Full

Additnl Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Some Utilities in Rent

Exterior Feat :

Interior Feat : Dishwasher Built-In, Kitchen Updated, Master Bath

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions : Range, Range Hood, Refrigerator

Exclusions : Dryer, Washer

Terms : FHA, Conventional, VA, Cash

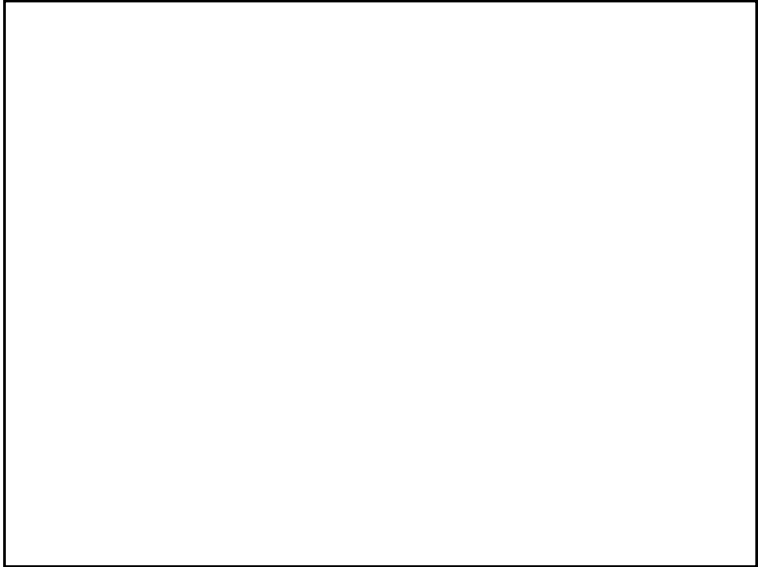
Remarks : Legal conforming duplex. Great investment opportunity with excellent renters. Lots of upgrades in an excellent area. Please allow 24 hrs. to show. Only unit 1375 can be seen, unit 1377 is identical (offer made subject to inspection of unit 1377).

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 823111 Area : 102
 List Price : \$400,000 Status : ACT
 List Dt : 08/07/2008
 Address : 2758 S 500 E
 Quadrant : SE NS : 2758 EW : 500
 City : Salt Lake City UT, 84106
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-19-458-022 Taxes : \$1,058
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Nibley Park Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|----------|-------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 2105 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | | | 1 | \$ 775 | Fourplex | See Remarks |
| Unit 2 | 484 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | | | 0 | \$ 535 | 1915 | No |
| Unit 3 | 640 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | | | 0 | \$ 740 | 0 | 0 |
| Unit 4 | 576 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | | | 0 | \$ 700 | 0 | 10 |
| Totals | 3805 | 8 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | \$2750 | 0 | 0 |

Acres : 0.28 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 4 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air
 Sewer : Connected
 Water : Culinary
 Exterior : Brick, Frame, Stucco
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Paved Road, Secluded Yard, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases

Exterior Feat : Double Pane, Outdoor Lighting

Interior Feat : Formal Dining Room, Hardwood Floors, Kitchen Updated, Range-Oven Free Std

Amenities : Cable TV avail, Electric Dryer Hookup, See Remarks

Inclusions : Microwave, Range, Refrigerator

Exclusions :

Terms : FHA, Conventional

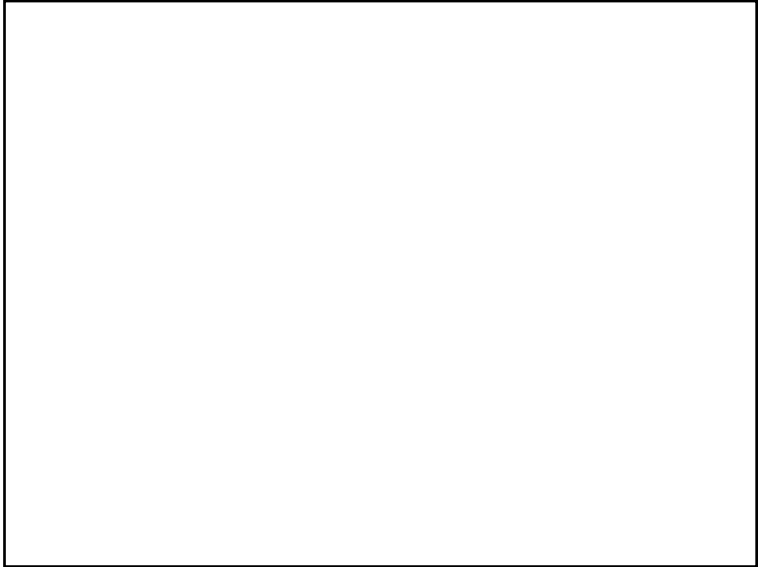
Remarks : 4 seperate homes on 1 parcel. These units are in great shape. All but one have newer carpet, paint, tile & granite countertops. Great rental history and rents could be raised. Tenants love having their own home. Do not disturb tenants.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 845647 Area : 102
 List Price : \$400,000 Status : ACT
 List Dt : 11/10/2008
 Address : 956 S 500 E
 Quadrant : SE NS : 956 EW : 500
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-07-260-031 Taxes : \$1,387
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1300 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | | 1 | 0 | | 0 | \$ 850 |
| Unit 2 | 1350 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | | 1 | 0 | | 0 | \$ 995 |
| Unit 3 | 877 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | Y | | 1 | 0 | | 0 | \$ 850 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 3527 | 6 | 3 | 0 | 0 | 3 | 3 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 2 | 3 | 0 | 0 | 0 | \$2695 |

Type : Triplex
 Style : Up and Down
 Yr Built : 1915
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 1
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : RECORDING

Acres : 0.21 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 3 Dishwashers : 0 Oven Ranges : 3 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected
 Water : Culinary
 Exterior : Brick, Concrete/Glass, Stone
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Secluded Yard, Sprinkler, Auto-Full

Additnl Info : Separate Power Meters, Separate Gas Meters, Joint Gas Meters

Exterior Feat :

Interior Feat :

Amenities : Cable TV avail

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional, Seller Finance, Cash

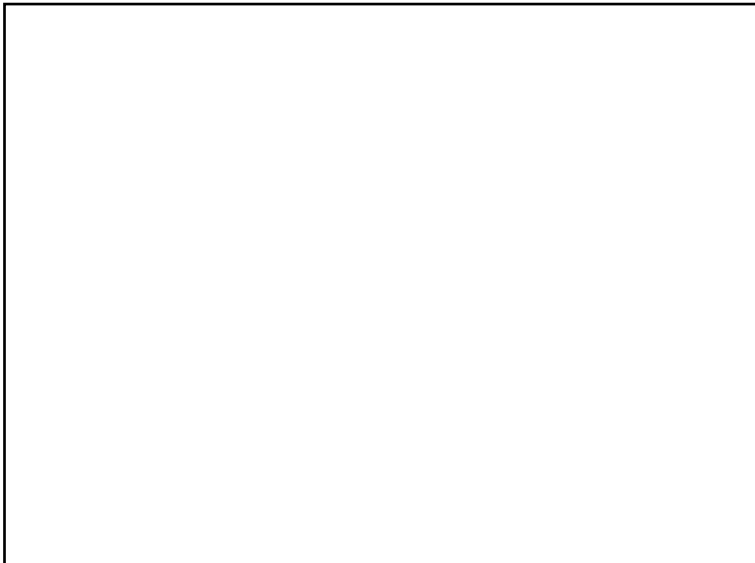
Remarks : Gorgeous investment property right across from Liberty Park! Large units* Excellent condition* Perfect investment-always occupied* Beautiful interiors* On-site laundry* Don't miss out on this great deal* Buyer to verify all.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 856363 Area : 102
 List Price : \$400,000 Status : ACT
 List Dt : 01/09/2009
 Address : 1158 E RAMONA AVE
 Quadrant : SE NS : 1935 EW : 1158
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : SUGARHOUSE
 Tax ID : 16-17-457-024 Taxes : \$1,161
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Hawthorne Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 687 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 1 | 0 | | 0 | \$ 600 | |
| Unit 2 | 492 | 0 | 0 | 1 | 0 | | Y | | | | | | | | 1 | 0 | | 0 | \$ 500 | |
| Unit 3 | 797 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 875 | |
| Unit 4 | 759 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 800 | |
| Totals | 2735 | 5 | 3 | 1 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 2 | 0 | \$2775 | |

Type : Fourplex
 Style : Side by Side
 Yr Built : 1913
 Under Const : No
 Deck|Patio : 0 | 1
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 4
 Possession : RECORDING

Acres : 0.21 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 1 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central, Gas Radiant
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Fenced Full, Sidewalks

Additnl Info : Uncovered Parking, RV Storage, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Studio, Monthly Leases

Exterior Feat : Balcony, Double Pane, Porch Open

Interior Feat : Range-Oven Free Std, Range Gas

Amenities : Cable TV avail, Electric Dryer Hookup, RV Parking

Inclusions : DishWasher, Range, Refrigerator, Storage Sheds

Exclusions :

Terms : FHA, Conventional, VA, Cash

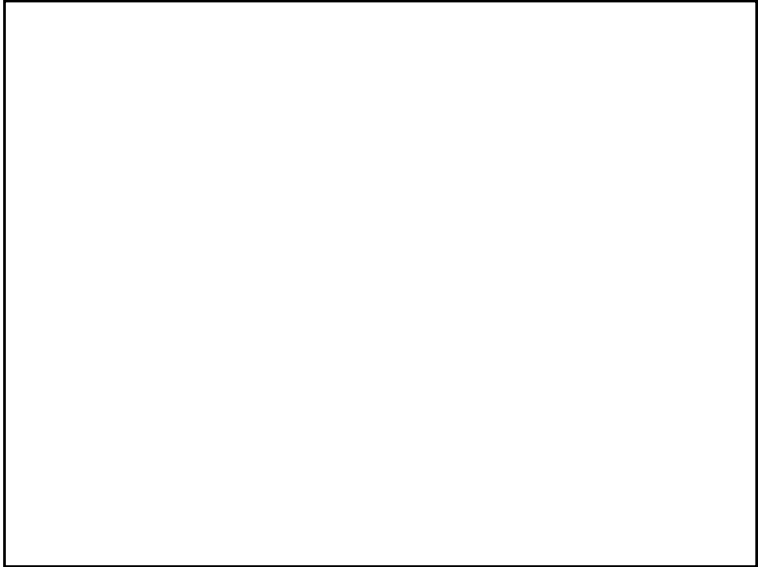
Remarks : Fantastic Sugarhouse Location! Unit 1&2 are U/D 3&4 are S/S. Some updating done inc: Studio all new carpet/paint/tile/fridge/range. Near Westminster College, sugarhouse park & sugarhouse charm! Fantastic tenants! Do Not Disturb. All new windows. Owner/agent.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 840613 Area : 102
 List Price : \$410,000 Status : ACT
 List Dt : 10/16/2008
 Address : 282 E DOWNINGTON AVE
 Quadrant : SE NS : 1850 EW : 282
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-18-335-017 Taxes : \$2,247
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Whittier Jr High : Hillside
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 860 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 525 | |
| Unit 2 | 860 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 525 | |
| Unit 3 | 860 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 525 | |
| Unit 4 | 860 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 1 | 0 | | 0 | \$ 500 | |
| Totals | 3440 | 8 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 3 | 0 | \$2075 | |

Type : Fourplex
 Style : Up and Down
 Yr Built : 1963
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 6
 Possession : UPON CLOSE

Acres : 0.17 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Tar-Gravel
 Heating : Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Curb & Gutter, Fenced Part, Sidewalks, Sprinkler - Man Full, Terrain, Flat

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup, See Remarks

Exterior Feat : Outdoor Lighting

Interior Feat :

Amenities :

Inclusions : Range, Refrigerator

Exclusions :

Terms : FHA, Conventional, VA, Cash

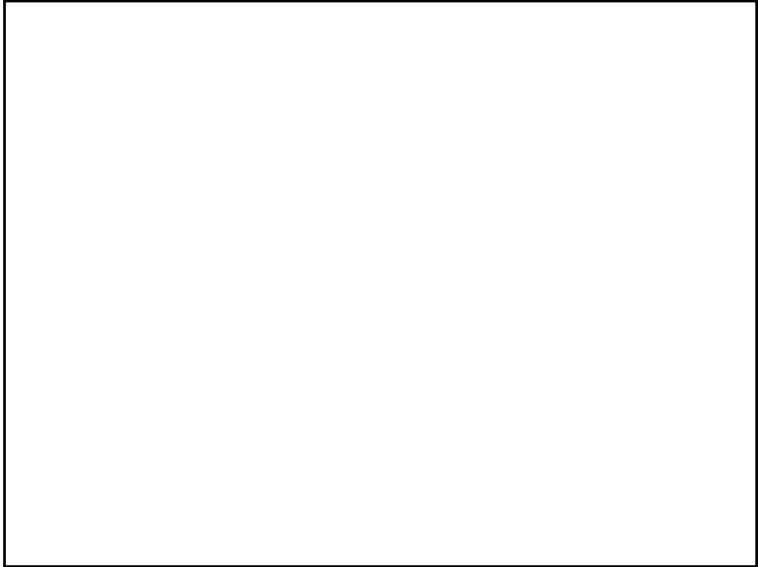
Remarks : Great location. All 4 units updated. Great rental history, rents are low. 2 tenants are long term month to month. 2 have part of 1 year leases. 2 bed 1 bath w/laundry hookups. Off street parking has lots of additional street parking. Do not disturb tenants.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 845651 Area : 102
 List Price : \$415,000 Status : ACT
 List Dt : 11/10/2008
 Address : 1521 S 500 E
 Quadrant : SE NS : 1521 EW : 500
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-18-276-001 Taxes : \$2,189
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Hawthorne Jr High : Clayton
 Sr High : Highland Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 900 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | Y | 0 | 0 | | 0 | \$ 675 |
| Unit 2 | 660 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | | | 0 | 0 | | 0 | \$ 595 |
| Unit 3 | 900 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | Y | 0 | 0 | | 0 | \$ 675 |
| Unit 4 | 900 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | Y | 0 | 0 | | 0 | \$ 675 |
| Totals | 3360 | 7 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | \$2620 |

Type : Fourplex
 Style : Up and Down
 Yr Built : 1952
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 4
 Prkg Sp : 8
 Possession : RECORDING

Acres : 0.24 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Hot Water
 Sewer : Connected
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Secluded Yard, Sidewalks, Sprinkler, Auto-Full

Additnl Info : Covered Parking, Separate Power Meters, Joint Gas Meters, Joint Water Htrs, Coin Laundry, Monthly Leases

Exterior Feat : Awnings, Double Pane, Outdoor Lighting

Interior Feat :

Amenities : Cable TV avail, Cable TV wired

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional, Seller Finance, Cash

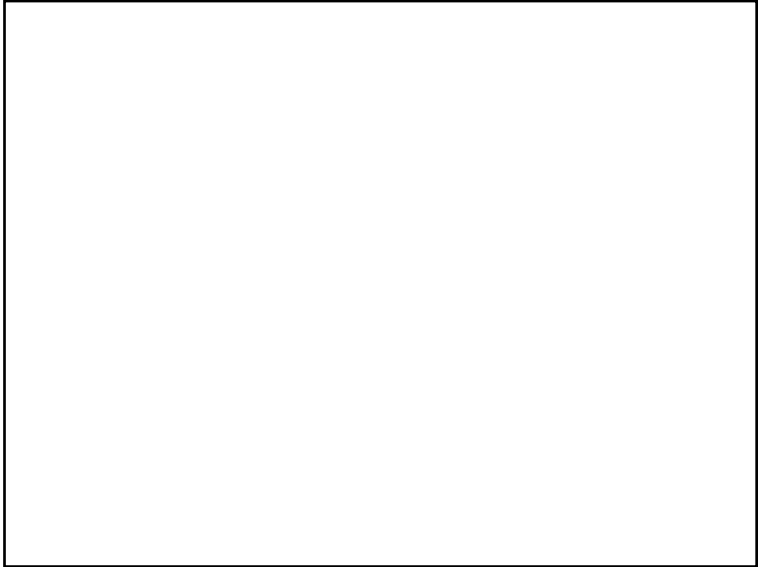
Remarks : Turn key investor's dream in Sugarhouse! Updated units w/new tile, windows, carpet* New vinyl fencing* Private yard* Off street covered parking* Private secure entrance* Rarely vacant* Desirable east side location* Don't miss this great opportunity*

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 845464 Area : 105
 List Price : \$419,000 Status : ACT
 List Dt : 11/07/2008
 Address : 2050 E 4675 S
 Quadrant : SE NS : 4675 EW : 2050
 City : Holladay UT, 84117
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-03-355-004 Taxes : \$1,991
 Zoning : HOA Fee : \$0.00



School Dist : Granite Elem Sch : Driggs Jr High : Olympus
 Sr High : Olympus Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1044 | 2 | 1 | 0 | 0 | Y | Y | | | Y | Y | | | | 0 | 0 | Y | 1 | \$ 830 | |
| Unit 2 | 1489 | 4 | 1 | 1 | 0 | Y | Y | | | Y | Y | | | | 0 | 0 | Y | 2 | \$1200 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 2533 | 6 | 2 | 1 | 0 | 2 | 2 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 3 | \$2030 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1963
 Under Const : No
 Deck|Patio : 0 | 2
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 4
 Possession :

Acres : 0.27 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Shares
 Exterior : Brick
 Landscape : Fruit Trees, Mature Trees, Vegetable Garden
 Lot Facts : Curb & Gutter, Fenced Full, Secluded Yard, Sidewalks, Sprinkler, Auto-Full, View, Mtn

Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup, Yearly Leases

Exterior Feat : Attic Fan, Sliding Glass

Interior Feat : Dishwasher Built-In, Gas Log, Hardwood Floors, Kitchen Updated, Range-Oven Free Std

Amenities : Cable TV wired, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions :

Exclusions : Ceiling Fan, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Window Covers

Terms : FHA, Conventional, VA, Cash

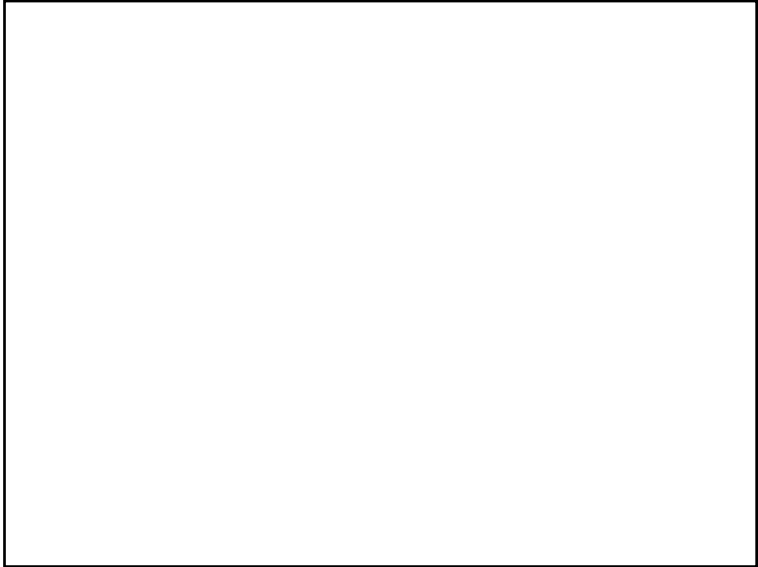
Remarks : Prestine Location! New Roof, New Tile Surrond and Cabinets in Bathroom, Stainless Steel Appliances, Light Fixtures. Newer Kitchen Remodel and Furnace/AC in Both Units. Too much to Mention. No sign, make offer subject to inspection, do not disturb tenants.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 813631 Area : 102
 List Price : \$425,000 Status : ACT
 List Dt : 07/02/2008
 Address : 1000 DENVER ST
 Quadrant : SE NS : 1000 EW : 440
 City : Salt Lake City UT, 84111
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-07-402-014 Taxes : \$2,189
 Zoning : R15 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Emerson Jr High : Bryant
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 800 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 575 | |
| Unit 2 | 800 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 0 | | 0 | \$ 600 | |
| Unit 3 | 800 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 1 | | 0 | \$ 675 | |
| Unit 4 | 800 | 1 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 1 | | 0 | \$ 650 | |
| Totals | 3200 | 4 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | \$2500 | |

Type : Fourplex
 Style : Side by Side
 Yr Built : 1919
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 8
 Possession : ARRANGE

Acres : 0.17 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 2 Oven Ranges : 4 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Sidewalks, Sprinkler - Man Full, Terrain, Flat

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Joint Water Htrs, Coin Laundry

Exterior Feat :

Interior Feat : Range-Oven Free Std

Amenities : Cable TV wired

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional, Cash

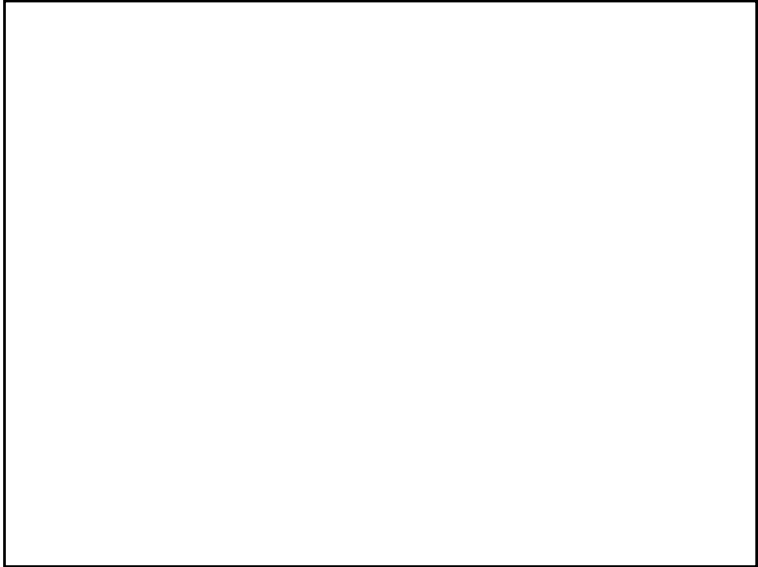
Remarks : Great Downtown Fourplex. Close to shopping, transit, 9th & 9th, U of U, Westminster. Excellent occupancy with valid financials. Please do not disturb tenants. All offers subject to Buyer's inspection. Buyer to verify all information.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 831666 Area : 102
 List Price : \$425,000 Status : ACT
 List Dt : 09/10/2008
 Address : 1704 WINDSOR ST
 Quadrant : SE NS : 1704 EW : 840
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : PARADISE ADD
 Tax ID : 16-17-159-007 Taxes : \$2,247
 Zoning : Multi HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | |
| Unit 1 | 870 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 650 | Fourplex | |
| Unit 2 | 870 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 1 | Y | 0 | \$ 700 | Up and Down | |
| Unit 3 | 870 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 1 | Y | 0 | \$ 650 | 1963 | |
| Unit 4 | 870 | 2 | 1 | 0 | 0 | | Y | | | | | | | | 0 | 1 | Y | 0 | \$ 650 | Under Const : No | |
| Totals | 3480 | 8 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 4 | 0 | \$2650 | Deck Patio : 0 0 | |

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 4

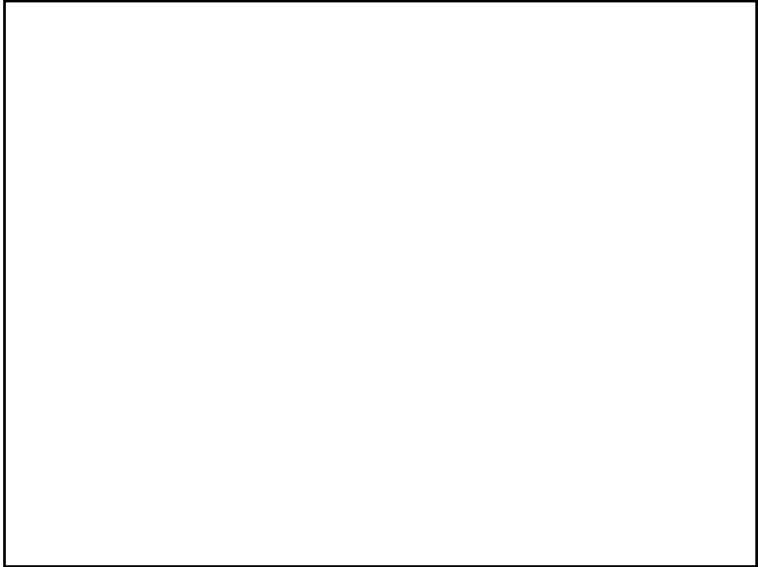
Roof :
 Heating : Forced Air
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat, View, Mtn
 Additnl Info : Covered Parking, Separate Gas Meters, Separate Water Htrs, Some Utilities in Rent, Laundry Hookup, Monthly Leases
 Exterior Feat : Animals Permitted, Balcony, Double Pane
 Interior Feat : Hardwood Floors, Range-Oven Free Std
 Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup
 Inclusions : Range, Range Hood, Refrigerator, Storage Sheds
 Exclusions :
 Terms : FHA, Conventional, Seller Finance, Cash
 Remarks : Check this one out!!! Same owner for 28 years. Kept in great condition. Always rented. No sign, no keybox. Do not disturb renters. Make offers contingent upon visual inspection. Call with any questions. Seller Financing available.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 838108 Area : 101
 List Price : \$439,900 Status : ACT
 List Dt : 10/04/2008
 Address : 31 E GIRARD AVE
 Quadrant : NE NS : 560 EW : 31
 City : Salt Lake City UT, 84103
 County : Salt Lake Restrict : No
 Proj/Subdv : CAPITOL HILL
 Tax ID : 09-31-102-034 Taxes : \$2,427
 Zoning : Duplex HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Washington Jr High : Bryant
 Sr High : West Priv Sch : Rowland Hall-st Ma Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 2384 | 3 | 1 | 1 | 0 | Y | | | | | Y | | | | 0 | 0 | Y | 0 | \$1300 | |
| Unit 2 | 1486 | 3 | 1 | 0 | 0 | | | | | | | | | | 0 | 0 | Y | 0 | \$ 800 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 3870 | 6 | 2 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | \$2100 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1951
 Under Const : No
 Deck|Patio : 1 | 0
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : ARRANGE

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 1 Oven Ranges : 2 Disposals : 1

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Sidewalks, Sprinkler, Auto-Full, Terrain, Grad Slope, View, Lake, View, Mtn
 Additnl Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup, Monthly Leases
 Exterior Feat : Basement Entrance

Interior Feat : Dishwasher Built-In, Hardwood Floors, Range-Oven Free Std

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions : Dryer, Microwave, Range, Refrigerator, Washer

Exclusions :

Terms : FHA, Conventional, Cash

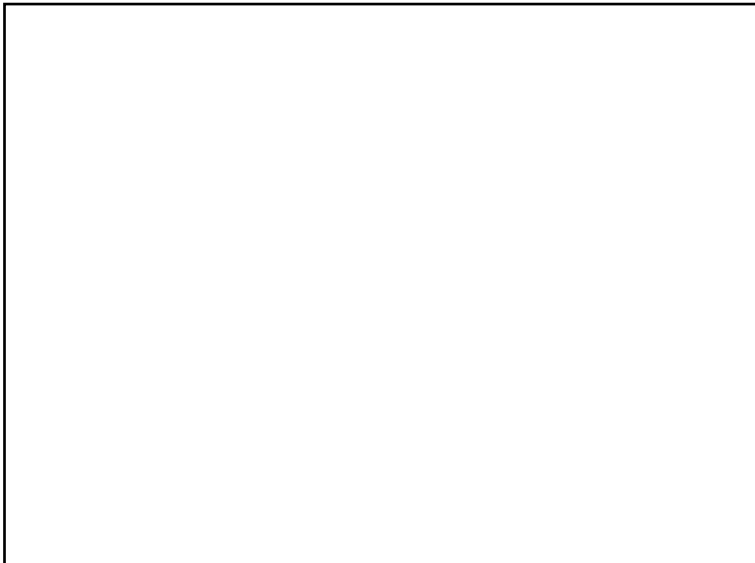
Remarks : GRT LOCATION*WALK DWNTWN,CAPITOL OR CITY CREEK*ORIG TOWNHOUSE STYLE DUPLEX*WEST UNIT NICELY UPDATED W/HRDWD FLRS-GRT OWNR/OCCUPIED UNIT*EAST UNIT NEEDS SOME UPDATES BUT HAS GRT POTENTIAL*PLEASE INCLUDE "AS-IS" ADDENDUM*CALL LIST AGNT FOR DAY BEFORE NOTICE

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 850524 **Area** : 102
List Price : \$439,900 **Status** : ACT
 List Dt : 12/03/2008
Address : 1300 ATKIN AVE
Quadrant : SE **NS** : 2830 **EW** : 1300
City : Salt Lake City UT, 84106
County : Salt Lake **Restrict** : No
Proj/Subdv :
Tax ID : 16-29-235-002 **Taxes** : \$2,312
Zoning : **HOA Fee** : \$0.00



School Dist : Salt Lake **Elem Sch** : Highland Park **Jr High** : Hillside
Sr High : Highland **Priv Sch** : **Other Sch** :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|---------------|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-------------|----------|----------|----------|----------|----------|----------|----------|----------|-------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1658 | 1 | 1 | 0 | 0 | | Y | | | | | Y | | | | 0 | 0 | Y | 0 | \$ 0 |
| Unit 2 | 1012 | 2 | 1 | 0 | 0 | Y | Y | | | | | Y | | | | 0 | 0 | Y | 0 | \$ 0 |
| Unit 3 | 530 | 1 | 0 | 1 | 0 | | Y | | | | | Y | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 3200 | 4 | 2 | 1 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 2 | 0 | \$ 0 |

Type : Triplex
Style : Side by Side
Yr Built : 1892
Under Const : No
Deck|Patio : 0 | 0
Gar Cap : 2
Crprt Cap : 1
Prkg Sp : 0
Possession : ARRANGE

Acres : 0.29 **Frontage** : 0 **Side** : 0 **Back** : 0 **Irregular** : No
 Refrigerators : 3 **Dishwashers** : 3 **Oven Ranges** : 3 **Disposals** : 3

Roof : Asphalt Shingle
Heating : Forced Air, Gas Central
Sewer : Connected
Water : Culinary
Exterior : Brick
Landscape : Fruit Trees
Lot Facts : Sidewalks

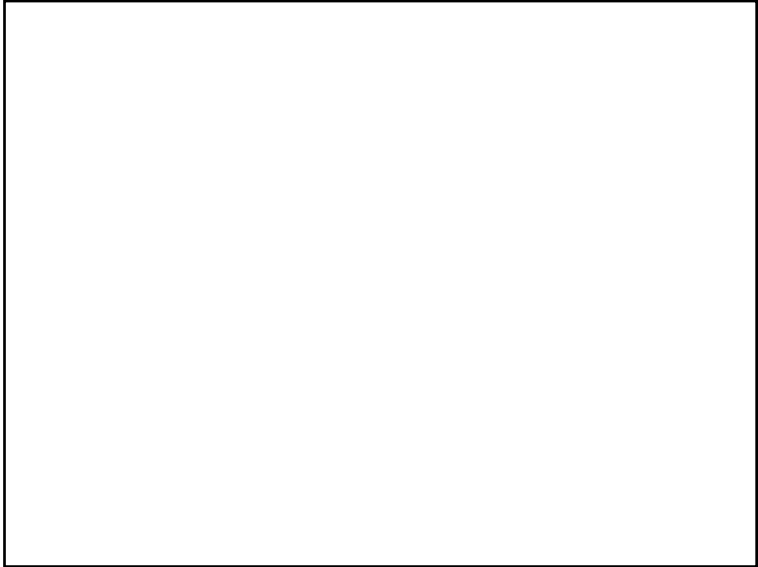
Additnl Info : Covered Parking, Garage Parking, Joint Air, Laundry Hookup
Exterior Feat : Double Pane, Porch Open
Interior Feat : Den/Office, Dishwasher Built-In, Hardwood Floors, Kitchen, Second, Kitchen Updated, Laundry Chute, Range Gas
Amenities :
Inclusions : Microwave, Range, Range Hood, Refrigerator
Exclusions :
Terms : Conventional, Cash
Remarks : Excellent property for owner occupant. Best use is lrg home (units 1&2) w/ rental (unit 3). High quality updates incl roof, windows, gourmet kitchen, furnace, AC, plumb & elec. Buyer to participate in 1031 exchange. Buyer to verify all info. Must see!

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 841676 Area : 104
 List Price : \$449,900 Status : ACT
 List Dt : 10/22/2008
 Address : 4484 FAIRBOURNE AVE
 Quadrant : SE NS : 4490 EW : 190
 City : Murray UT, 84107
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-06-326-002 Taxes : \$2,266
 Zoning : RM-20 HOA Fee : \$0.00



School Dist : Murray Elem Sch : Horizon Jr High : Hillcrest
 Sr High : Murray Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|----------------------|------------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1110 | 3 | 1 | 0 | 1 | Y | Y | | | Y | | | | | 1 | 0 | Y | 0 | \$ 825 | Fourplex | Up and Down | |
| Unit 2 | 1110 | 3 | 1 | 0 | 1 | Y | Y | | | Y | | | | | 1 | 0 | Y | 0 | \$ 800 | 1978 | Under Const : No | |
| Unit 3 | 1110 | 3 | 1 | 0 | 1 | Y | Y | | | Y | | Y | | | 0 | 0 | Y | 0 | \$ 800 | Deck Patio : 0 0 | Gar Cap : 4 | |
| Unit 4 | 1110 | 3 | 1 | 0 | 1 | Y | Y | | | Y | | Y | | | 0 | 0 | Y | 0 | \$1000 | Crprt Cap : 4 | Prkg Sp : 10 | |
| Totals | 4440 | 12 | 4 | 0 | 4 | 4 | 4 | 0 | 0 | 4 | 0 | 2 | 0 | 0 | 2 | 0 | 4 | 0 | \$3425 | Possession : ARRANGE | | |

Acres : 0.35 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 4 Oven Ranges : 4 Disposals : 4

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl, Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat
 Additnl Info : Covered Parking, Garage Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases
 Exterior Feat : Double Pane, Outdoor Lighting

Interior Feat : Dishwasher Built-In, Range-Oven Free Std

Amenities : Cable TV wired, Electric Dryer Hookup

Inclusions : Range, Range Hood, Refrigerator

Exclusions : Dryer, Microwave, Washer

Terms : FHA, Conventional, VA, Cash

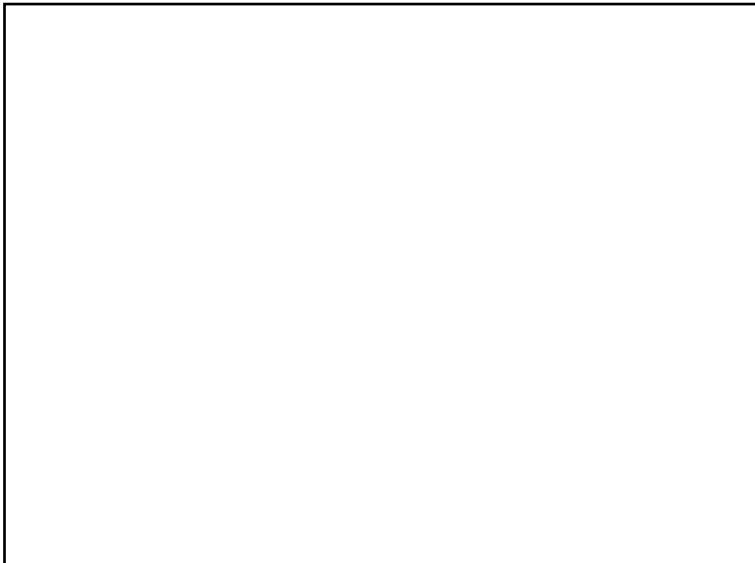
Remarks : Reduced Even More 12/9/08! It is hard to top this 9.15% Rent-to-Sales Price Ratio! Reduced \$75,000! Previously \$524,900! 4,440 sq ft 4-plex w/additional 836 sq ft RV sized attached garage! Garage rented @\$200(incl. in unit 4 rent total above). Owner/agent.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 846726 Area : 102
 List Price : \$449,900 Status : ACT
 List Dt : 11/14/2008
 Address : 1573 S 1000 E
 Quadrant : SE NS : 1573 EW : 1000
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-17-252-001 Taxes : \$2,103
 Zoning : RM HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Emerson Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|----------|--------------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 780 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | | 0 | \$ 850 | Fourplex | Side by Side | |
| Unit 2 | 780 | 2 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | | 0 | \$ 755 | 1959 | Under Const : No | |
| Unit 3 | 780 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | | 0 | \$ 630 | 0 | Deck Patio : 0 0 | |
| Unit 4 | 780 | 1 | 1 | 0 | 0 | Y | Y | | | Y | | | | | 0 | 0 | | 0 | \$ 655 | 0 | Crprt Cap : 0 | |
| Totals | 3120 | 6 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$2890 | 0 | Prkg Sp : 6 | |

Acres : 0.20 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Gas Radiant, Hot Water
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Uncovered Parking, Separate Power Meters, Joint Gas Meters, Joint Water Htrs, Separate Air, Some Utilities in Rent, Coin Laundry, Yearly Leases

Exterior Feat : Animals Permitted, Outdoor Lighting

Interior Feat :

Amenities : Cable TV avail, Cable TV wired

Inclusions :

Exclusions :

Terms : FHA, Conventional, VA, Cash

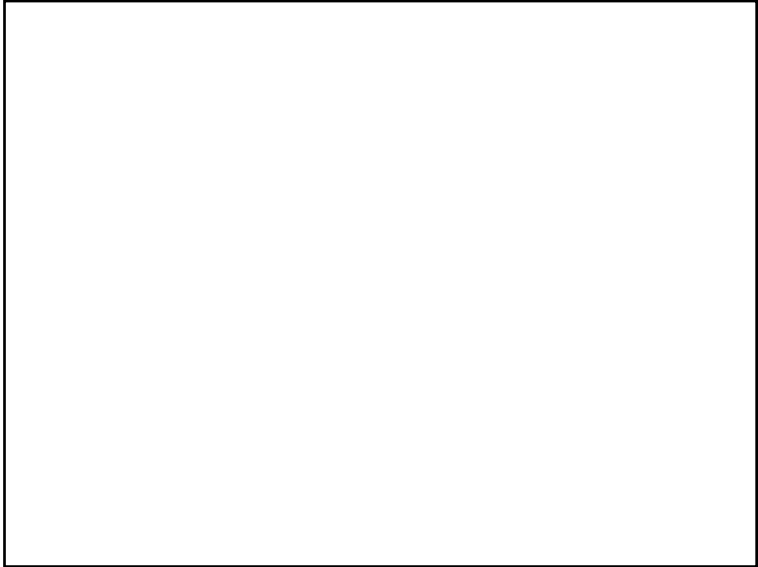
Remarks : FANTASTIC LEGAL SUGARHOUSE ALL BRIK 4PLEX* NEAR U OF U, WESTMINSTER & DOWNTOWN* COIN-UP LAUNDRY & INDIVIDUAL STORAGE UNITS IN CLOSE COMMON AREA* UNITS REFURBISHED RECENTLY* DO NOT DISTURB TENANTS* MAKE OFFER SUBJECT TO INSPECTION*

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 813803 Area : 102
 List Price : \$450,000 Status : ACT
 List Dt : 07/02/2008
 Address : 2175 S 300 E
 Quadrant : SE NS : 2175 EW : 300
 City : Salt Lake City UT, 84115
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-19-135-012 Taxes : \$2,028
 Zoning : R-1 HOA Fee : \$0.00



School Dist : Granite Elem Sch : Woodrow Wilson Jr High : Granite Park
 Sr High : Granite Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 846 | 2 | 1 | 0 | 0 | | Y | | | | | Y | | | 0 | 0 | Y | 1 | \$ 600 | |
| Unit 2 | 846 | 2 | 1 | 0 | 0 | | Y | | | | | Y | | | 0 | 0 | Y | 1 | \$ 600 | |
| Unit 3 | 846 | 2 | 1 | 0 | 0 | | Y | | | | | Y | | | 0 | 0 | Y | 1 | \$ 600 | |
| Unit 4 | 846 | 2 | 1 | 0 | 0 | | Y | | | | | Y | | | 0 | 0 | Y | 1 | \$ 600 | |
| Totals | 3384 | 8 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 4 | \$2400 | |

Type : Fourplex
 Style : Up and Down
 Yr Built : 1974
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 1
 Crprt Cap : 7
 Prkg Sp : 8
 Possession : FUNDING

Acres : 0.22 Frontage : 130 Side : 0 Back : 75 Irregular : No
 Refrigerators : 4 Dishwashers : 4 Oven Ranges : 4 Disposals : 4

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Paved Road, Sidewalks, Sprinkler - Man Full, Terrain, Flat

Additnl Info : Covered Parking, Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases, Yearly Leases

Exterior Feat : Outdoor Lighting

Interior Feat : Dishwasher Built-In, Range-Oven Free Std

Amenities : Cable TV wired, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Range, Range Hood, Refrigerator

Exclusions :

Terms : Conventional, Cash

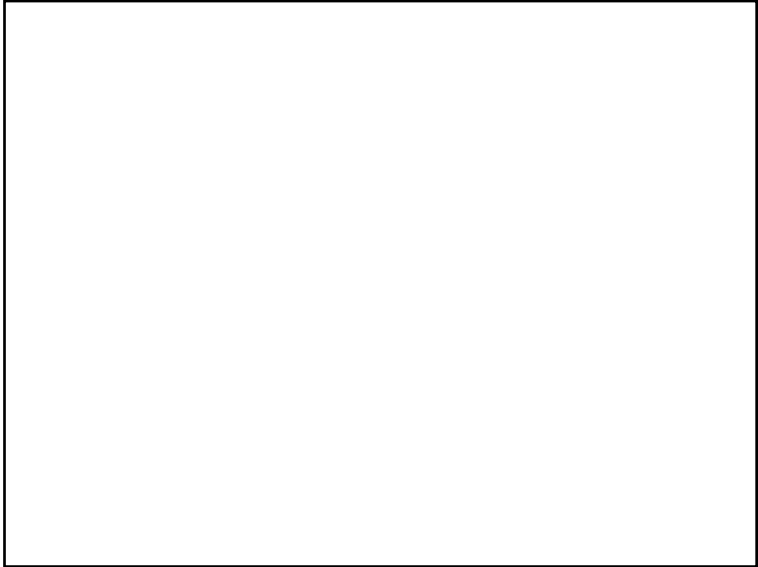
Remarks : GREAT ALL BRICK 4-PLEX. EACH UNIT HAS CENTRAL AIR, LAUNDRY ROOM W/HOOK UPS, GAS FIREPLACE, RANGE, REFRIGERATOR, DISHWASHER. MONTHLY & YEARLY LEASES. RENTS ARE BELOW MARKET. CALL AGENT FOR SHOWING INSTRUCTIONS.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 816886 Area : 101
 List Price : \$462,450 Status : ACT
 List Dt : 07/11/2008
 Address : 195 E GIRARD AVE
 Quadrant : NE NS : 560 EW : 195
 City : Salt Lake City UT, 84103
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 09-31-104-036 Taxes : \$2,705
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Washington Jr High : Bryant
 Sr High : West Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------|--------------------|------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1400 | 3 | 1 | 1 | 0 | | | | | | | | | | 1 | 0 | Y | 1 | \$1400 | Duplex | Up and Down | |
| Unit 2 | 1400 | 3 | 2 | 0 | 0 | | | | | | | | | | 1 | 0 | Y | 1 | \$1400 | 1964 | Under Const : No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 2 2 | Deck Patio : 2 2 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | 4 | Gar Cap : 4 | |
| Totals | 2800 | 6 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | \$2800 | 0 | Crprt Cap : 0 | |
| | | | | | | | | | | | | | | | | | | | | 0 | Prkg Sp : 0 | |
| | | | | | | | | | | | | | | | | | | | | | 0 | Possession : NEG |

Acres : 0.10 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Tar-Gravel
 Heating : Hot Water, Hydronic
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Terraced Yard
 Lot Facts : Fenced Part, Sidewalks, Sprinkler - Man Full, Terrain, Steep Slope, View, Lake, View, Mtn, View, Valley
 Additnl Info : Garage Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup
 Exterior Feat : Balcony, Deck Covered, Patio Covered, Porch Open, Sliding Glass

Interior Feat : Dishwasher Built-In, Hardwood Floors, Kitchen Updated, Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup

Inclusions : Dryer, Fireplace Equipment, Range, Range Hood, Refrigerator, Satellite Dish, Washer, Window Covers

Exclusions :

Terms : Conventional, Owner 2nd, Seller Finance, Cash

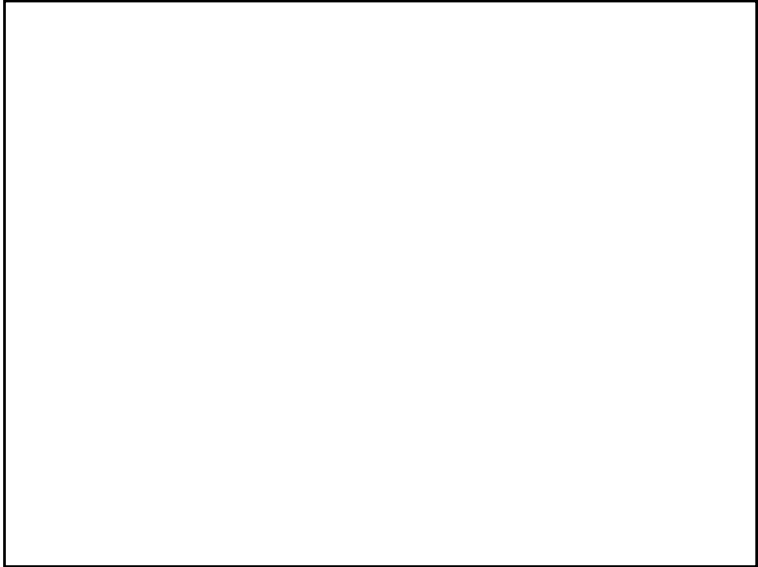
Remarks : Location w/incredible views of city & valley. Yards from City Creek Canyon perched above capitol building & downtown SLC. Perfect 4 owner occupied buyer or investor. Offers subject to inspection. Can be purchased w/adjacent duplex MLS#816899 4 good deal.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 816899 Area : 101
 List Price : \$462,450 Status : ACT
 List Dt : 07/11/2008
 Address : 199 E GIRARD AVE
 Quadrant : NE NS : 560 EW : 199
 City : Salt Lake City UT, 84103
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 09-31-104-037 Taxes : \$2,766
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Washington Jr High : Bryant
 Sr High : West Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/ Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|----------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------------|-------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1400 | 3 | 1 | 1 | 0 | | | | | | | | | | 1 | 0 | Y | 1 | \$1400 | Duplex | Up and Down | |
| Unit 2 | 1400 | 3 | 2 | 0 | 0 | | | | | | | | | | 1 | 0 | Y | 1 | \$1400 | 1964 | No | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Under Const | No | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | Deck Patio | 4 2 | |
| Totals | 2800 | 6 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | \$2800 | Gar Cap | 4 | |
| | | | | | | | | | | | | | | | | | | | | Crprt Cap | 0 | |
| | | | | | | | | | | | | | | | | | | | | Prkg Sp | 0 | |
| | | | | | | | | | | | | | | | | | | | | Possession | NEG | |

Acres : 0.10 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Tar-Gravel
 Heating : Hot Water, Hydronic
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Terraced Yard
 Lot Facts : Fenced Part, Sidewalks, Sprinkler - Man Full, Terrain, Steep Slope, View, Lake, View, Mtn, View, Valley
 Additnl Info : Garage Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup
 Exterior Feat : Balcony, Deck Covered, Patio Covered, Porch Open, Sliding Glass

Interior Feat : Dishwasher Built-In, Hardwood Floors, Kitchen Updated, Range-Oven Free Std

Amenities : Cable TV avail, Cable TV wired, Electric Dryer Hookup

Inclusions : Dryer, Fireplace Equipment, Range, Range Hood, Refrigerator, Washer, Window Covers

Exclusions :

Terms : Conventional, Owner 2nd, Seller Finance, Cash

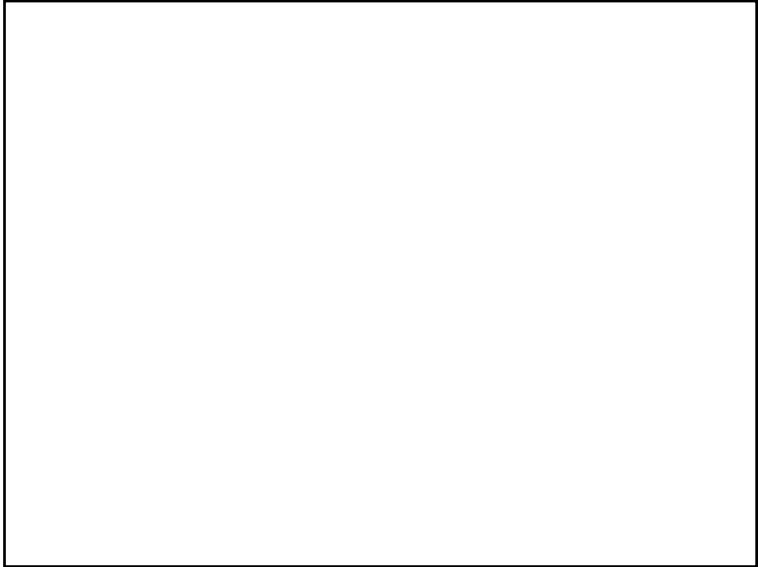
Remarks : Location w/incredible views of city & valley. Yards from City Creek Canyon perched above capitol building & downtown SLC. Perfect 4 owner occupied buyer or investor. Offers subject to inspection. Can be purchased w/adjacent duplex MLS#816886 4 good deal.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 855864 Area : 102
 List Price : \$474,000 Status : ACT
 List Dt : 01/08/2009
 Address : 1481 S GREEN ST
 Quadrant : SE NS : 1481 EW : 625
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : Yes
 Proj/Subdv :
 Tax ID : 16-18-237-001 Taxes : \$1,700
 Zoning : 1105 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Whittier Jr High : Hillside
 Sr High : Highland Priv Sch : Judge Memorial Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 900 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 700 | |
| Unit 2 | 900 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 750 | |
| Unit 3 | 1800 | 3 | 1 | 0 | 0 | Y | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 950 | |
| Unit 4 | 1800 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 775 | |
| Totals | 5400 | 9 | 4 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | \$3175 | |

Type : Fourplex
 Style : Side by Side
 Yr Built : 1963
 Under Const : No
 Deck|Patio : 0 | 1
 Gar Cap : 0
 Crprt Cap : 4
 Prkg Sp : 3
 Possession : RECORDING

Acres : 0.36 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Tar-Gravel
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping
 Lot Facts : Fenced Part, Sprinkler - Man Full, Terrain, Flat

Additnl Info : Covered Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, See Remarks

Exterior Feat :

Interior Feat : Hardwood Floors, Range-Oven Free Std, See Remarks

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions :

Exclusions :

Terms : Conventional, Cash

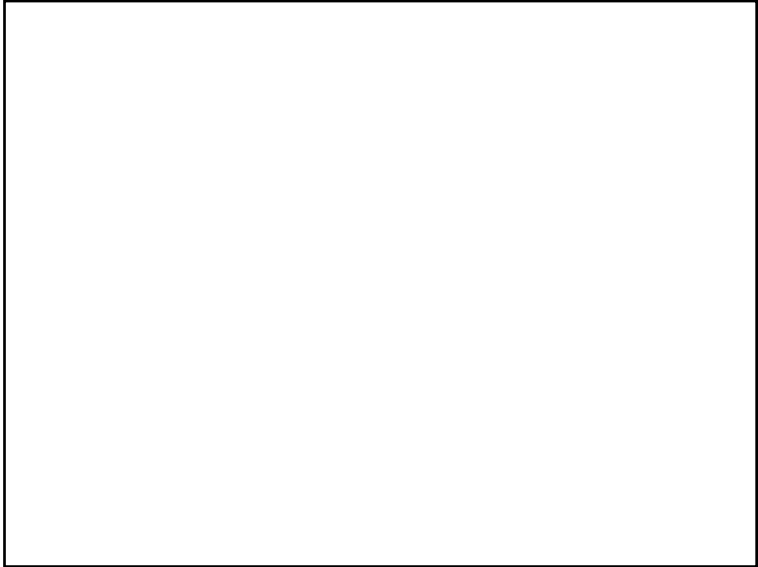
Remarks : Close to Liberty Park! A great property in a great rental area! Side x side, Covered parking, cul-de-sac location, brick. All units updated. A very good buy with good income stream. Tenants pay Gas & Power. DO NOT DISTURB TENANTS! Call agent to discuss.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 838671 Area : 102
 List Price : \$497,250 Status : ACT
 List Dt : 10/07/2008
 Address : 1589 S 1500 E
 Quadrant : SE NS : 1589 EW : 1500
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-16-177-002 Taxes : \$3,896
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Uintah Jr High : Clayton
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/ Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|----------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 2066 | 2 | 1 | 0 | 1 | Y | Y | Y | Y | Y | | | | Y | 0 | 0 | | 0 | \$ 0 | |
| Unit 2 | 2066 | 2 | 1 | 0 | 1 | Y | Y | Y | Y | Y | | | | Y | 0 | 0 | | 0 | \$ 0 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 4132 | 4 | 2 | 0 | 2 | 2 | 2 | 0 | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | \$ 0 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1946
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 2
 Crprt Cap : 0
 Prkg Sp : 2
 Possession : ARRANGE

Acres : 0.16 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

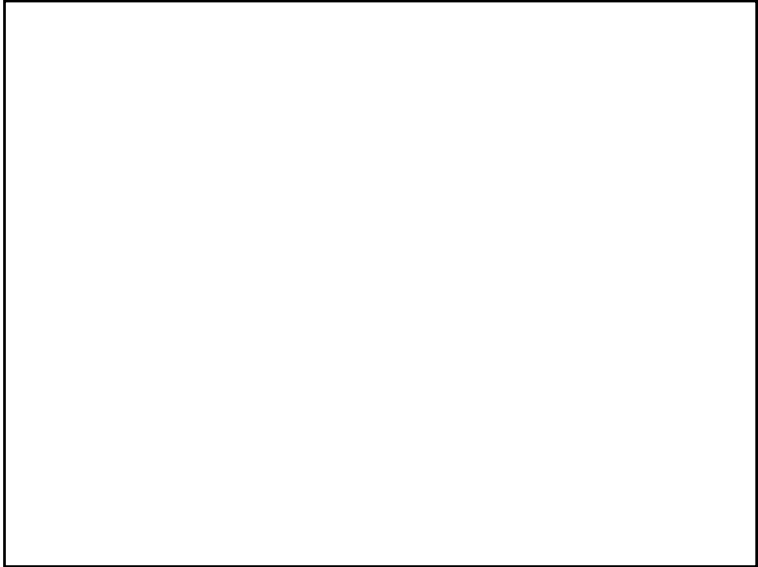
Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees, Terraced Yard
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full, Terrain, Grad Slope, See Remarks
 Additnl Info : Garage Parking, Uncovered Parking, Separate Power Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup, Monthly Leases, Yearly Leases
 Exterior Feat : Porch Open, Storm Doors
 Interior Feat : Closet-Walk-In, Dishwasher Built-In, Formal Dining Room, Hardwood Floors, Range-Oven Free Std, Range Gas
 Amenities :
 Inclusions : Range, Refrigerator
 Exclusions :
 Terms : FHA, Conventional, VA, Owner 2nd, Seller Finance, Cash
 Remarks : DO NOT DISTURB TENANTS! Advanced notice for showing. Some Updates. Great property for owner occupant. Exclusive 15th & 15th area. third bed and bath possible in basement. Owner will carry with enough down and qualifications.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 836556 Area : 102
 List Price : \$499,999 Status : ACT
 List Dt : 09/29/2008
 Address : 273 E 900 S
 Quadrant : SE NS : 900 EW : 273
 City : Salt Lake City UT, 84111
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 16-07-178-032 Taxes : \$2,469
 Zoning : RMF 30 HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Franklin Jr High :
 Sr High : East Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1380 | 3 | 2 | 0 | 0 | Y | Y | | | Y | Y | | | | 0 | 1 | | 0 | \$1150 | |
| Unit 2 | 1200 | 2 | 1 | 0 | 1 | Y | Y | | | Y | Y | | | | 0 | 1 | | 0 | \$ 750 | |
| Unit 3 | 850 | 1 | 1 | 0 | 0 | Y | Y | | | Y | Y | | | | 0 | 1 | | 0 | \$ 675 | |
| Unit 4 | 1050 | 2 | 1 | 0 | 0 | Y | Y | | | | Y | | | | 0 | 1 | | 0 | \$ 700 | |
| Totals | 4480 | 8 | 5 | 0 | 1 | 4 | 4 | 0 | 0 | 3 | 4 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | \$3275 | |

Type : Fourplex
 Style : Side by Side
 Yr Built : 1920
 Under Const : No
 Deck|Patio : 0 | 0
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 6
 Possession : RECORDING

Acres : 0.25 Frontage : 0 Side : 0 Back : 0 Irregular : Yes
 Refrigerators : 4 Dishwashers : 4 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Coin Laundry, Yearly Leases

Exterior Feat : Animals Permitted, Awnings, Basement Entrance, Double Pane, Out Bldgs, Porch Open

Interior Feat : Dishwasher Built-In, Range-Oven Free Std

Amenities : Cable TV avail

Inclusions : Dryer, Range, Range Hood, Refrigerator, Washer, Window Covers

Exclusions :

Terms : Conventional, Cash

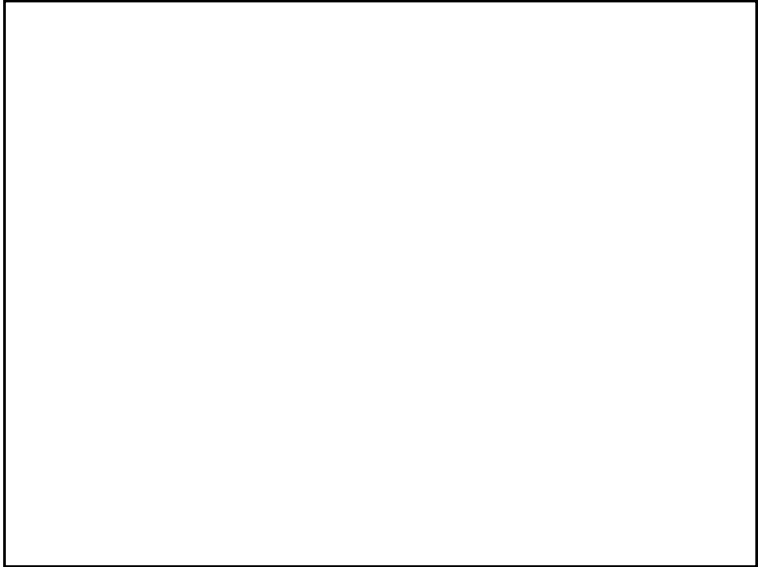
Remarks : SUPER ROI*Long Term Tenants*Full Renovate '04 in/out*All exe*shape*Rent ups always ok'd* Garage gets \$400/m coin-op \$200/m*Can you get \$3875 GOI? Now you can*No sign*Offer subj to insp*Do not disturb*DR-BY NW corner 300 E 900 S. Owner is licensed RE Agent.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 831073 Area : 102
 List Price : \$534,900 Status : ACT
 List Dt : 09/09/2008
 Address : 1995 LINCOLN ST
 Quadrant : SE NS : 1995 EW : 945
 City : Salt Lake City UT, 84105
 County : Salt Lake Restrict : No
 Proj/Subdv : SUGAR HOUSE
 Tax ID : 16-17-383-009 Taxes : \$2,786
 Zoning : res HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Emerson Jr High :
 Sr High : Priv Sch : Judge Memorial Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 2125 | 4 | 1 | 1 | 0 | Y | | | | | | | | | 1 | 0 | | 1 | \$1505 | |
| Unit 2 | 1008 | 3 | 2 | 0 | 0 | Y | | | | | | | | | 1 | 0 | | 1 | \$ 850 | |
| Unit 3 | 828 | 1 | 1 | 0 | 0 | Y | | | | | | | | | 1 | 0 | | 0 | \$ 545 | |
| Unit 4 | 828 | 1 | 1 | 0 | 1 | | | | | | | | | | 1 | 0 | | 0 | \$ 545 | |
| Totals | 4789 | 9 | 5 | 1 | 1 | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 2 | \$3445 | |

Type : Fourplex
 Style : Side by Side
 Yr Built : 1930
 Under Const : No
 Deck|Patio : 0 | 2
 Gar Cap : 5
 Crprt Cap : 0
 Prkg Sp : 0
 Possession : ARRANGE

Acres : 0.27 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 2 Oven Ranges : 4 Disposals : 3

Roof : Asphalt Shingle
 Heating :
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Secluded Yard, Sidewalks, Sprinkler, Auto-Full, Terrain, Flat

Additnl Info : Separate Power Meters, Some Utilities in Rent, Studio, Yearly Leases, APOD Avail, See Remarks

Exterior Feat : Porch Open

Interior Feat : Dishwasher Built-In

Amenities : Cable TV avail, Electric Dryer Hookup

Inclusions : Ceiling Fan, Dryer, Refrigerator, Washer, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Cash

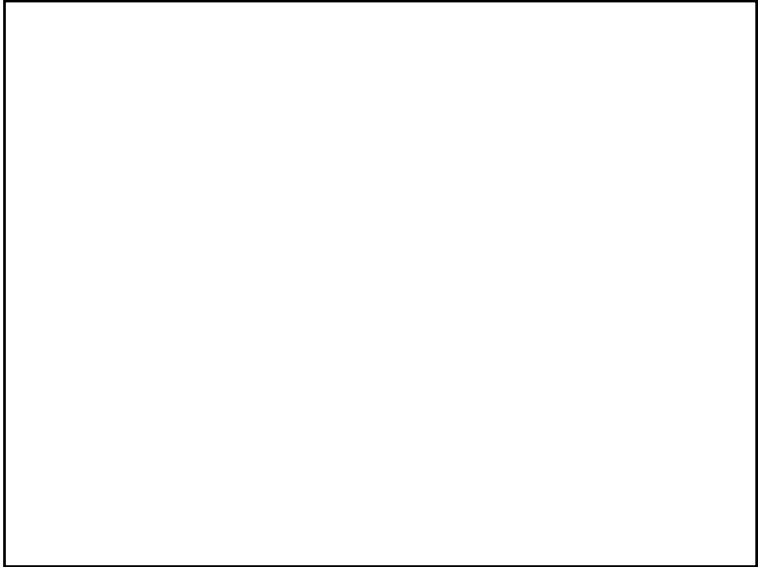
Remarks : Sugarhouse four-plex + Mother-in-law (5 Units)+Coin op Laundry! Total monthly revenue=\$3775 (GRM=12.13)Awesome property for investor or owner/occupant. Recently Painted & Updated. Walking distance to shopping & restaurants.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 797349 Area : 102
 List Price : \$549,900 Status : ACT
 List Dt : 05/07/2008
 Address : 315 S 1300 E
 Quadrant : SE NS : 315 EW : 1300
 City : Salt Lake City UT, 84102
 County : Salt Lake Restrict : No
 Proj/Subdv : U OF U
 Tax ID : 16-05-282-004 Taxes : \$3,208
 Zoning : RES HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|--------|-----|-------|------|--------|------------|---------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | | Sol | Evp | | | | | |
| Unit 1 | 1350 | 2 | 0 | 1 | 0 | | | | | | | | | Y | 0 | 0 | | 0 | \$ 650 | : Fourplex | : See Remarks |
| Unit 2 | 2565 | 3 | 1 | 1 | 0 | | | | Y | | | | | Y | 0 | 0 | Y | 1 | \$1400 | : 1921 | : No |
| Unit 3 | 500 | 1 | 1 | 1 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 500 | : 0 | : 0 |
| Unit 4 | 500 | 1 | 1 | 1 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 500 | : 6 | : 4 |
| Totals | 4915 | 7 | 3 | 4 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 1 | \$3050 | : ARRANMGE | |

Acres : 0.26 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 0 Oven Ranges : 4 Disposals : 0

Roof : Asphalt Shingle
 Heating : Gas Central, Wall Heater
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : See Remarks
 Lot Facts : Sidewalks, Sprinkler, Auto-Full

Additnl Info : Covered Parking, Separate Gas Meters, Some Utilities in Rent, Coin Laundry, See Remarks

Exterior Feat :

Interior Feat :

Amenities : Cable TV avail

Inclusions : Range, Refrigerator

Exclusions :

Terms : Conventional

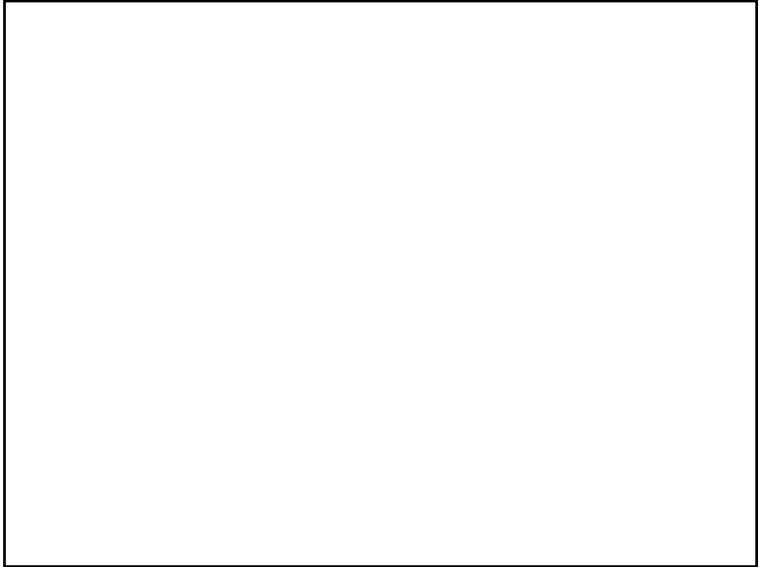
Remarks : UNIQUE PROPERTY ACROSS FROM UOFU, MAIN HOUSE IS TWO STORY AND HAS ALL ORIG WD.WORK THR.OUT, WITH A LRG SEP.BASEMENT APT.WASHER AND DRYERS ARE IN THE LOWER COMMON AREA .BEHIND THE MAIN HOME IS A NICE LEGAL DUPLEX.CAN BE USED AS A SINGLE FAM.WITH RENTAL

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 831088 Area : 106
 List Price : \$550,000 Status : ACT
 List Dt : 09/09/2008
 Address : 4230 S HIGHLAND DR
 Quadrant : SE NS : 4230 EW : 1650
 City : Holladay UT, 84124
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-04-206-001 Taxes : \$1,097
 Zoning : RM HOA Fee : \$0.00



School Dist : Elem Sch : Jr High :
 Sr High : Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1107 | 2 | 1 | 0 | 1 | Y | Y | | | | | | Y | | | 0 | 0 | Y | 0 | \$1000 |
| Unit 2 | 1304 | 2 | 1 | 1 | 0 | Y | | | | | | | | | | 0 | 0 | Y | 0 | \$1000 |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | 0 | 0 | | 0 | \$ 0 |
| Totals | 2411 | 4 | 2 | 1 | 1 | 2 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | \$2000 |

Type : Duplex
 Style : Up and Down
 Yr Built : 1919
 Under Const : No
 Deck|Patio : 1 | 1
 Gar Cap : 0
 Crprt Cap : 0
 Prkg Sp : 10
 Possession :

Acres : 0.60 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 0 Oven Ranges : 2 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Stucco
 Landscape : Full Landscaping
 Lot Facts : Additional Land Available, Sprinkler, Auto-Full, Terrain, Grad Slope

Additnl Info : Uncovered Parking, Separate Gas Meters, Laundry Hookup

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions :

Terms : Cash

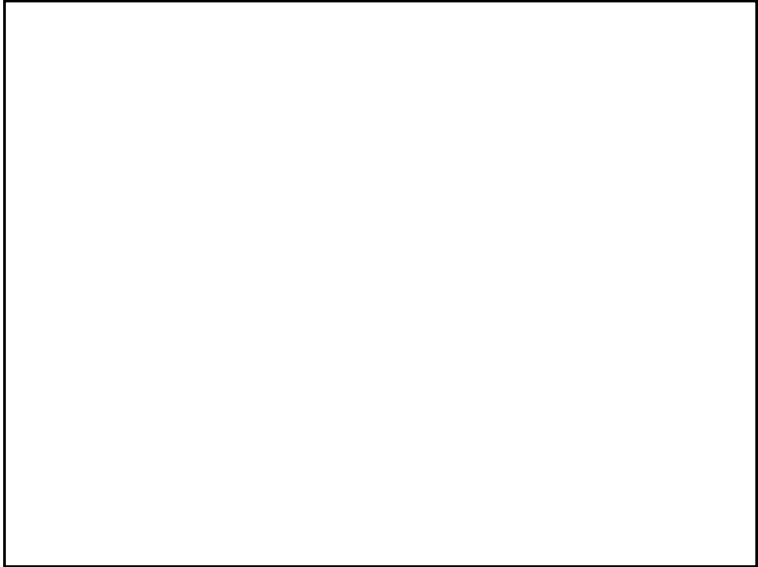
Remarks : East side multifamily or office development opportunity. Existing large duplex, beautifully landscaped with excellent Highland Dr frontage. RM zoned with Salt Lake County allowing for 25 units to the acre.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 803616 Area : 105
 List Price : \$575,000 Status : ACT
 List Dt : 05/28/2008
 Address : 7815 S DEER CREEK RD
 Quadrant : SE NS : 7815 EW : 3275
 City : Cottonwood Heights UT, 84121
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-35-205-001 Taxes : \$3,097
 Zoning : r1 HOA Fee : \$0.00



School Dist : Jordan Elem Sch : Canyon View Jr High : Butler
 Sr High : Brighton Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | |
| Unit 1 | 1922 | 4 | 1 | 2 | 0 | Y | Y | Y | Y | | Y | | | | 0 | 0 | Y | 1 | \$1500 | |
| Unit 2 | 1922 | 4 | 1 | 2 | 0 | Y | Y | Y | Y | | Y | | | | 0 | 0 | Y | 1 | \$1500 | |
| Unit 3 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Unit 4 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | 0 | 0 | | 0 | \$ 0 | |
| Totals | 3844 | 8 | 2 | 4 | 0 | 2 | 2 | 2 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | \$3000 | |

Type : Duplex
 Style : Side by Side
 Yr Built : 1977
 Under Const : No
 Deck|Patio : 1 | 0
 Gar Cap : 4
 Crprt Cap : 0
 Prkg Sp : 6
 Possession :

Acres : 0.27 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 2 Dishwashers : 2 Oven Ranges : 2 Disposals : 2

Roof : Asphalt Shingle
 Heating : Forced Air
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Fruit Trees, Full Landscaping, Mature Trees, Pines
 Lot Facts : Corner Lot, Curb & Gutter, Fenced Part, Paved Road, Sidewalks, Sprinkler, Auto-Full, View, Lake, View, Mtn
 Additnl Info : Garage Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup
 Exterior Feat : Double Pane, Storm Doors

Interior Feat : Dishwasher Built-In, Gas Log, Master Bath, Range-Oven Free Std

Amenities : Cable TV wired, Electric Dryer Hookup, Gas Dryer Hookup

Inclusions : Dryer, Microwave, Range, Refrigerator, Washer, Window Covers

Exclusions :

Terms : FHA, Conventional, VA, Cash

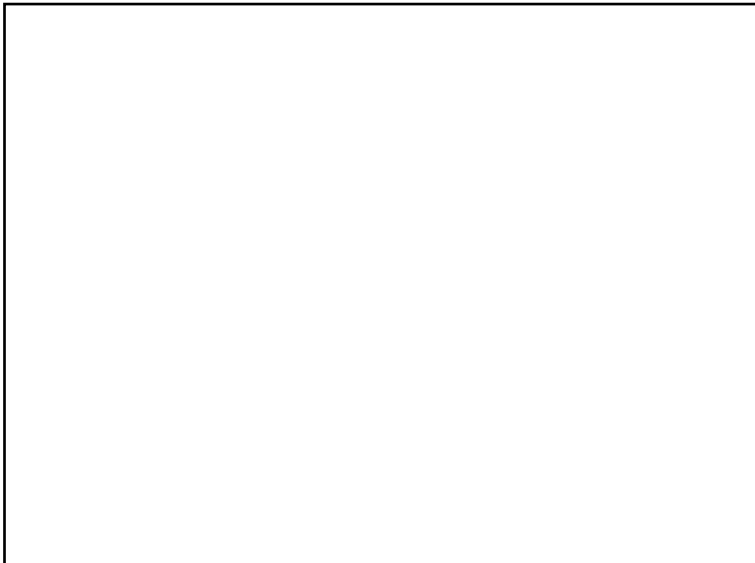
Remarks : Split level duplex located close to mountains with great views and walking access to schools and shopping. Includes all almost new high end appliances and new high-efficiency furnace and central air. A new 40-year roof tops. Exceptionally cared fo

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 857504 Area : 103
 List Price : \$649,000 Status : ACT
 List Dt : 01/14/2009
 Address : 2029 S 1700 E 1-4
 Quadrant : SE NS : 2029 EW : 1700
 City : Salt Lake City UT, 84108
 County : Salt Lake Restrict : No
 Proj/Subdv : HIGHLAND PARK
 Tax ID : 16-21-202-001 Taxes : \$4,214
 Zoning : HOA Fee : \$0.00



School Dist : Salt Lake Elem Sch : Dilworth Jr High : Hillside
 Sr High : Highland Priv Sch : Carden Memorial Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|------|--------|--------------------|------------------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1690 | 4 | 2 | 0 | 0 | Y | Y | Y | | | | Y | | | | Y | 0 | 0 | 0 | \$1130 | Fourplex | Side by Side |
| Unit 2 | 1690 | 4 | 2 | 0 | 0 | Y | Y | Y | | | | Y | | | | Y | 0 | 0 | 0 | \$1095 | 1952 | Under Const : No |
| Unit 3 | 1690 | 4 | 2 | 0 | 0 | Y | Y | Y | | | | Y | | | | Y | 0 | 0 | 0 | \$1095 | Deck Patio : 0 0 | Gar Cap : 4 |
| Unit 4 | 1690 | 4 | 2 | 0 | 0 | Y | Y | Y | | | | Y | | | | Y | 0 | 0 | 0 | \$ 975 | Crprt Cap : 0 | Prkg Sp : 0 |
| Totals | 6760 | 16 | 8 | 0 | 0 | 4 | 4 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | \$4295 | Possession : | |

Acres : 0.34 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 4 Oven Ranges : 4 Disposals : 4

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Brick
 Landscape : Fruit Trees, Full Landscaping, Mature Trees
 Lot Facts : Corner Lot, Curb & Gutter, Paved Road, Secluded Yard, Sidewalks, Sprinkler - Man-part

Additnl Info : Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Yearly Leases

Exterior Feat : Porch Open

Interior Feat : Dishwasher Built-In, Range-Oven Free Std

Amenities : Cable TV avail

Inclusions : Range, Refrigerator, Window Covers

Exclusions :

Terms : Conventional, Cash

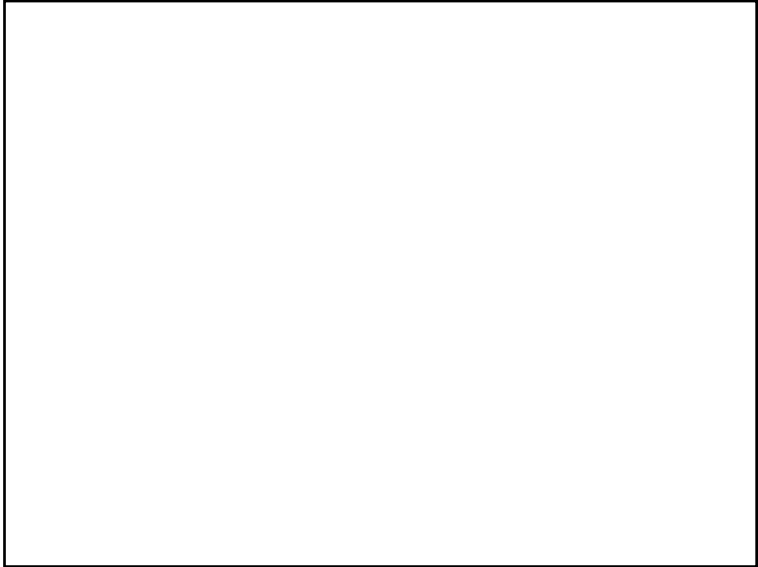
Remarks : Updtd Highland Park Legal 4-Plex*Light&Brightw/neutral colors&large windows*Fabulous Location close to Shopping,Sugarhouse Park&Freeway*Each Unit has Garage Space*2 Buildings w/Grass Common Area in Middle*Nicely Landscpd*Updtd Furnace&Wtr Htrs. SHOW #17

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 846515 Area : 108
 List Price : \$695,000 Status : ACT
 List Dt : 11/13/2008
 Address : 21 E 8880 S
 Quadrant : SE NS : 8880 EW : 21
 City : Sandy UT, 84070
 County : Salt Lake Restrict : No
 Proj/Subdv : SANDY STATION
 Tax ID : 28-06-153-004 Taxes : \$4,234
 Zoning : CN(HSN HOA Fee : \$0.00



School Dist : Jordan Elem Sch : Sandy Jr High : Mount Jordan
 Sr High : Jordan Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|----------------------|------------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 920 | 2 | 1 | 0 | 0 | Y | Y | | | | | | | | 1 | 0 | Y | 0 | \$ 650 | Fourplex | Side by Side | |
| Unit 2 | 2530 | 2 | 2 | 1 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$1000 | 1943 | Under Const : No | |
| Unit 3 | 490 | 2 | 1 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$ 500 | Deck Patio : 0 0 | Gar Cap : 2 | |
| Unit 4 | 980 | 4 | 2 | 0 | 0 | | Y | | | | | | | Y | 0 | 0 | Y | 0 | \$1000 | Crprt Cap : 0 | Prkg Sp : 0 | |
| Totals | 4920 | 10 | 6 | 1 | 0 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 0 | \$3150 | Possession : ARRANGE | | |

Acres : 0.64 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 0 Dishwashers : 0 Oven Ranges : 0 Disposals : 0

Roof : Asphalt Shingle
 Heating : Forced Air
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Aluminum/Vinyl
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Curb & Gutter, Fenced Part, Paved Road

Additnl Info :

Exterior Feat :

Interior Feat :

Amenities :

Inclusions :

Exclusions :

Terms : Conventional

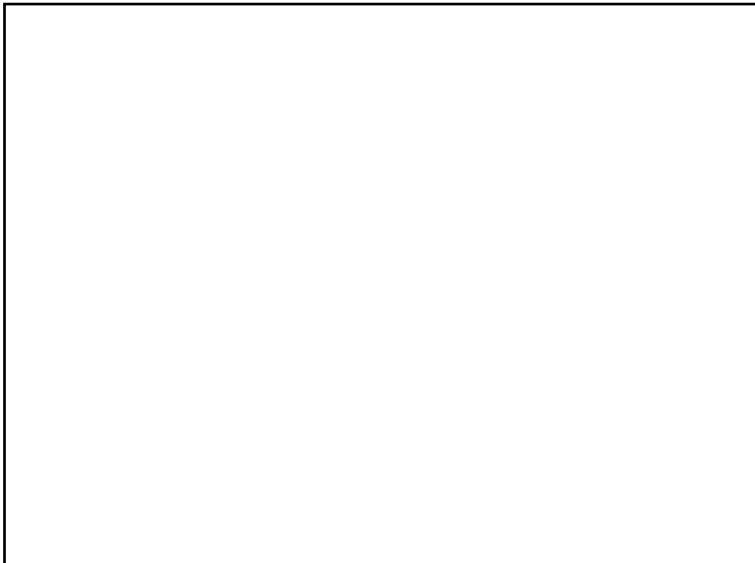
Remarks : DONT DISTURB TENANTS*TOTAL 5 RNTBLE UNITS*PPPULAR STATE ST PROPERTY*CALL FOR SANDY CITY ZNING*COULD BE COMERCIAL OR RES,CALL FOR MORE INFO*NICE LANDSCAPING*CLOSE TO SOCCER STADIUM*NO SHOWINGS-ALL OFFERS SUBJECT TO INSPECTIONS*BUYER TO VERIFY ALL INFO*

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOURPLEX FULL REPORT

For Photos/Tours - Greg Ketchum GregK@SL4Sale.com 801-918-7097 Insight Realty

MLS # : 822452 Area : 105
 List Price : \$919,000 Status : ACT
 List Dt : 08/05/2008
 Address : 2264 E 4500 S
 Quadrant : SE NS : 4500 EW : 2264
 City : Holladay UT, 84117
 County : Salt Lake Restrict : No
 Proj/Subdv :
 Tax ID : 22-03-337-002 Taxes : \$881
 Zoning : Res HOA Fee : \$0.00



School Dist : Granite Elem Sch : Howard R. Driggs Jr High : Olympus
 Sr High : Olympus Priv Sch : Other Sch :

| | Approx Sq Ft | Bed Rms | Bath | | | Fam/Den | Dining | | | | Central Air | | | | Evp | Window | | Lndry | Fire | Rents | Type | Style |
|--------|--------------|---------|------|---|---|---------|--------|---|---|---|-------------|-----|-----|-----|-----|--------|-----|-------|--------|--------------------|------------------|-------|
| | | | F | T | H | | K | B | F | S | Gas | Elc | Pmp | Sol | | Evp | Elc | | | | | |
| Unit 1 | 1320 | 3 | 3 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$1300 | Fourplex | Side by Side | |
| Unit 2 | 1320 | 3 | 3 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$1305 | 2004 | Under Const : No | |
| Unit 3 | 1320 | 3 | 3 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$1350 | Deck Patio : 0 0 | Gar Cap : 0 | |
| Unit 4 | 1320 | 3 | 3 | 0 | 0 | Y | Y | | | | | | | | 0 | 0 | Y | 0 | \$1400 | Crprt Cap : 8 | Prkg Sp : 14 | |
| Totals | 5280 | 12 | 12 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | \$5355 | Possession : | | |

Acres : 0.50 Frontage : 0 Side : 0 Back : 0 Irregular : No
 Refrigerators : 4 Dishwashers : 4 Oven Ranges : 4 Disposals : 4

Roof : Asphalt Shingle
 Heating : Forced Air, Gas Central
 Sewer : Connected, Public
 Water : Culinary
 Exterior : Stucco
 Landscape : Full Landscaping, Mature Trees
 Lot Facts : Fenced Part, Secluded Yard, Sprinkler, Auto-Full, View, Mtn

Additnl Info : Covered Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Yearly Leases

Exterior Feat : Bay/Box Windows

Interior Feat : Dishwasher Built-In, Vaulted Ceilings

Amenities : Cable TV wired

Inclusions : Dryer, Microwave, Range, Range Hood, Refrigerator, Satellite Dish, Storage Sheds, Washer, Window Covers

Exclusions :

Terms : Conventional, Cash

Remarks : GREAT RENTAL PROPERTY. AMAZING HOLLADAY LOCATION! FOUR PRACTICALLY NEW CONDOMINIUMS (LEGAL). ALL UNITS HAVE 1 YEAR LEASES. PLEASE CALL FOR APPT. PLEASE DO NOT DISTURB TENANTS.

Query = State:Ut Status:ACT Quadrant:Ne,se County:Salt Lake