

# Client Detail Report

Listings as of 09/26/09 at 2:14pm

<b>Active 09/24/09</b>	<b>Listing # 115091</b> <b>County: El Dorado</b>	<b>1251 Sierra Blvd South Lake Tahoe, CA 96150-4596</b> <b>Cross St: Barbara</b>	<b>Listing Price: \$197,120</b>
------------------------	---	---	---------------------------------



[See Additional Pictures](#)

<b>Prop Type</b>	Multi-Family	<b>Prop Subtype(s)</b>	Duplex, Tri, Fourplex
<b>Area</b>	Sierra Tract		
<b>Beds</b>	4	<b>Approx Square Feet</b>	1638 Tax Data
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$120.34
<b>Year Built</b>	1960	<b>Lot Sq Ft (approx)</b>	5009 ((Assessor))
<b>APN</b>	031-225-03-100	<b>Lot Acres (approx)</b>	0.115
<b>DOM/CDOM</b>	2/2		

**Directions** From Highway 50 take Sierra Blvd to end, property is last home on left at end of the road.

**Public Remarks** Looking for a central location, open floor plan duplex? You've found it! Vaulted ceilings and larger bedrooms & ample parking space--this home just needs TLC to make it your own or a great investment property for the price. This is a Fannie Mae HomePath property. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage Financing. This property is approved for HomePath Renovation Mortgage Financing.

<b>Type of Ownership</b>	Fee Simple
<b>REO</b>	Yes
<b>CC&amp;R's</b>	No
<b>Total # of Units</b>	2
<b>1st Unit Beds/Baths</b>	2 Beds - 1 Bath
<b>2nd Unit Beds/Baths</b>	2 Beds - 1 Bath
<b>Annual Gross Income</b>	\$17000
<b>Gross Income Source</b>	Projected
<b>Year Built Source</b>	Tax Data
<b>TRPA Land Cap Study</b>	No
<b>BMP Status</b>	None
<b>Rental Agrmt on File</b>	No
<b>Rnt Schedule on File</b>	No
<b># Parking Spaces</b>	4
<b>EXTERIOR</b>	
<b>Construction</b>	Wood Frame
<b>Foundation</b>	Concrete/Crawl Space
<b>Roof</b>	Pitched, Composition
<b># of Stories</b>	One Story
<b>Windows</b>	Single Pane
<b>INTERIOR</b>	
<b>Heating/Cooling</b>	Natural Gas, Wall or Space Heater
<b>Water Heater</b>	Electric
<b>Laundry</b>	Other/See Remarks
<b>ADDITIONAL FEATURES</b>	
<b>Possession</b>	C.O.E.
<b>Seller May Finance</b>	No

<b>Presented By:</b>  September 2009	<b>Brent Johnson</b> Lic: 01474921 Primary: 530-416-2625 Secondary: 530-544-2121 Other:  E-mail: johnsonhly@sbcglobal.net Web Page:	<b>Chase International South Tahoe Realty</b> Lic: 01802170 989 Tahoe Keys Blvd. South Lake Tahoe, CA 96150 530-544-2121 Fax : 530-544-5615
--	--	--

Featured properties may not be listed by the office/agent presenting this brochure.  
Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market  
Copyright ©2009 Rapattoni Corporation. All rights reserved.

