



Multi-Family MLS No. **1051436**
 Status **Active** Area **2** List Price **\$317,500**
 Type **Duplex** Er/Ea **Exc. Right to Sell** Media **1**
 Address **1202 Kirkwood Avenue** City **Nashville** Zip **37212**
 County **Davidson** Sub/Dev **Belmont** MLS Map
 Tax ID Deed Book/Page

Directions **South on Belmont Blvd. from Belmont Univeristy, LEFT on Kirkwood, last two duplexes on the left just before 12th Ave.**

General Information

Gross Inc \$17,400	Oper. Exp \$3,733	Net Inc \$13,667
Resv \$ 0	TotUnits 2	Vacy
Zoning R8	Sale Inc Appliances	Stories 2.00
Size	Year Built 1985 / Existing	Floors Carpet / Vinyl /
Constr Partial Brick / Vinyl	Parking /	Roof

Unit Information

Finished Sq Ft (est.)	Source	Main Sq Ft 891	Second Sq Ft 865	Basement Sq Ft	Total Sq Ft 1756			
BR	FB	HB	Appliances	Interior	Rent	Deposit	Lease	Restr
Unit 1	2	1	1	Disposal / Refrigerator / Dishwasher /	\$725	\$500	Year	
Unit 2	2	1	1	Disposal / Refrigerator /	\$725	\$500	Year	
Unit 3					\$	\$		
Unit 4					\$	\$		

Office and Showing Information

Show **Call Listing Office** Owner Name Open House
 Agent **Jere A. McGarr** (Ph: 615-366-8876) CoList Agent **A. Brent McGarr** (Ph: 615-300-6494)
 Listing Office **McGarr & Associates, Inc.** (Ph: 615-366-8876) CoList Office **McGarr & Associates, Inc.** (Ph: 615-366-8876)
 Appt Phone Subagency **3** Buyer Broker **3** Facilitator **3**
 Remarks: **PLEASE DO NOT DISTURB TENANTS. This is one of two duplex townhomes available. Please also see the listing at 1204 Kirkwood Ave. Great tenant retention, close to Belmont, Vanderbilt and Lipscomb. Owner has taken first steps to convert to condominiums.**

Schools and Utilities

Elem1 Glendale Elementary School	Elem2	Middle/JR John T. Moore Middle School	High Hillsboro Comp High School
Utilities	Meter	Pays	Water/Sewer Type
Water	Master	Owner	Water Source City Water
Gas	None	None	Sewer Sewer
Elec	Individual	Tenant	Heat Electric / Central
			Cool Electric / Central

Features

Cable TV **Yes** Laundry Handicap Access Community Amenities
 Misc. Other Other Amenities

Financing and Taxes

Existing	Assumable	Non-Qualifying	Taxes \$2,960
New	Owner	FHA	VA Conv Other

MLS Information

Photo **Scheduled** List Date **Jan 26 2009** Poss **Date of Deed**
 Realtor Remarks: **Please do not disturb tenants. Call listing office for showings.**

Comparable Information

Sales Agent	Co-Sales Agent	Days On Mkt 43
Sales Office	Co-Sales Office	Presale
Seller Participation	Closing Date	Orig. List Price \$395,000
Terms	Pending Date	Sales Price

Requested by: **A. Brent McGarr**

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.

RealTracs Solutions ®
 Report Date:
 3/12/2009