



Multi-Family MLS No. **1051440**
 Status **Active** Area **2** List Price **\$317,500**
 Type **Duplex** Er/Ea **Exc. Right to Sell** Media **1**
 Address **1204 KIRKWOOD AVE** City **Nashville** Zip **37212**
 County **Davidson** Sub/Dev **Belmont** MLS Map
 Tax ID **118-01-0-084.00** Deed Book/Page **200401220008604**
 Directions **From Belmont University, South on Belmont ave., LEFT on Kirkwood, last homes on the left before 12th Ave. south**

General Information

Gross Inc \$17,220	Oper. Exp \$3,733	Net Inc \$13,487
Resv \$ 0	TotUnits 2	Vacy 0
Zoning R8	Sale Inc Appliances	Stories 2.00
Size 62 X 130	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 / Range /	\$750	\$500	Year	
Unit 2	2	1	1	Disposal / Refrigerator / Range /	\$685	\$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 **366-8876** Subagency **3** Buyer Broker **3** Facilitator **3**
 Remarks: **PLEASE DO NOT DISTURB TENANTS. One of two duplexes available. See listing for 1202 Kirkwood as well. Owner has taken the first steps to convert to condominium. Excellent tenant history.**

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 Individual	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 25 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.

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 Report Date:
 3/12/2009