

## Expanded display of ML# M15082

		<b>MLS#:</b> M15082 <b>List Price:</b> \$95,000 <b>Str#:</b> 139 <b>Address:</b> MONTGOMERY STREET <b>Units:</b> 2 <b>Type:</b> Duplex <b>Area:</b> Troy		
		<b>Listing Off:</b> DAVID ADAMS REALTY, LLC (12) <b>Office Phone:</b> 334-566-3000 <b>Listing Agt:</b> Adams, Mary (4) <b>Agent Phone:</b> 334-566-3000 <b>Agent Email:</b> <a href="mailto:maryadams@trycable.net">maryadams@trycable.net</a>		
<b>County Rd</b>	<b>Town</b> TROY	<b>St</b> AL	<b>Zip Code</b> 36081	
<b>Elem Schl</b> TROY	<b>Middle Schl</b> CHMS	<b>High Schl</b> CHHS		
<b>Lot Size</b>	<b>Apx Ttl Acres</b> 0.47			
<b>Taxes</b>	<b>Legal</b>			
<b>Apx Ttl SF</b> 2550	<b>SF Source</b>	<b>TAX RECORD</b>	<b>Apx YrBlt</b> 1920	
<b># Efficiency</b> 0	<b># 1 Bedroom</b> 0	<b># 2 Bedroom</b> 1	<b># 3 Bedroom</b> 1	<b># 4 Bedroom</b> 0
<b># 1 Bath</b> 2	<b># 1.5 Bath</b> 0	<b># 2 Bath</b> 0	<b># 2.5 Bath</b> 0	
<b>MONTHLY- Management</b> 0	<b>Taxes</b> 0	<b>Insurance</b> 0	<b>Maintenance</b> 0	
<b>Other</b> 0	<b>Heat</b> 0	<b>Electric</b> 0	<b>Water</b> 0	<b>Gas</b> 0
<b>Gross Annl Inc</b> 8100	<b>Annl Expns</b> 0	<b>Net Anl Inc</b> 0		
<b>Property Desc</b>	LARGE DUPLEX WITH A LARGE BACKYARD ON MONTGOMERY STREET. PROPERTY HAS A PRIVACY FENCE ON THE LEFT SIDE A OF DUPLEX IS 3 BR/1BA & RENTS FOR \$325. SIDE B OF DUPLEX IS 2 BR/1BA & RENTS FOR \$350. EACH SIDE HAS A STOVE AND REFRIGERATOR.			
<b>Remarks</b>				
<b>Directions</b>				
<b>Owner's Name</b> THOMPSON				
<b>Purchaser's Name</b>				
<b>Selr Cntributn</b>	<b>Cntributn Amt</b>	<b>Lstg Co %</b> 5	<b>Selg Co %</b> 5	<b>Orig LP</b> 95000
<b>Type:</b> Duplex		<b>Rental Rate:</b> 300-500		
<b>Number of Levels:</b> One		<b>Efficiency:</b> No Efficiency		
<b>Exterior Finish:</b> Wood		<b>One Bedroom:</b> No Efficiency		
<b>Heating:</b> Gas		<b>Two Bedroom:</b> 1 Bath, Refrigerator, Range		
<b>A/C:</b> Air Conditioning		<b>Three Bedroom:</b> No Efficiency		
<b>Water Heater:</b> Electric		<b>4+ Bedroom:</b> No Efficiency		
<b>Water/Sewer:</b> Public Water, Public Sewer		<b>Asc/Condo Fee Includes:</b>		
<b>Roof:</b> Asphalt Shingle		<b>Possession:</b> At Closing		
<b>Flooring:</b> Carpet and Other		<b>Showing Instructions:</b> Call LO for Appointment, 24 Hour Notice, Sign on Property		
<b>Parking:</b> Two Cars/Unit		<b>Area:</b> Troy		
<b>Owner's Expense:</b> Lawn Care				
<b>Occupancy Rate:</b> 50%-59%				
<b>Type of Rental:</b> Other-See Remarks				

Additional View



Information Herein Deemed Reliable but Not Guaranteed  
All information in this document current as of 5/23/2008.