

Client Detail Report for Investment Tenants

Listings as of 12/09/08 at 2:26pm

Active 12/08/08	Listing # 200808948 County: Floyd	5152 Georgetown-Greenville Rd Greenville, IN 47124	Listing Price: \$124,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	05 - 02	Subdivision	None
Beds	3	Approx Square Feet	1456
Baths(FH)	3 (2 1)	Year Built	1996
Year Built	1996	Lot Sq Ft (approx)	32017 ((Plat Map))
Key Number	230300700050000004 Lot Acres (approx) 0.735		
DOM	1		

Directions US 150 to Greenville, turn onto Georgetown Greenville Road (by Mini-Mart), house is approx 2.14 miles on left.

Marketing Remark 1456 Square foot 3 bedrooms, two baths on approx 3/4 acre in Floyd County School system. Covered and enclosed back porch, living room and large family room. Additional 1.5 adjacent acres also available. Broker/ Owner.

Legal Description prt se 1/4 7250 tract 9

Township	Greenville	New Construction	No
Commission		Annual Tax	\$2036
Lot Dimensions	100x330	Type	1 Story
Home Warranty	No	Zoning	Agri/ Residential
Total	\$2036	Road Type	Paved
Style	Ranch	Basement Type	Crawl Space
Foundation	Poured Concrete	Dining	Eat-in Kitchen
Basement	No	Exterior	Brick/Brick Veneer, Covered Porch, Deck, Vinyl Siding
Separate Dining	No	Lot Description	Additional Land Av
Appliances	Dishwasher		
Interior	1st Floor Master, 1st Floor Utility, Cath/Vaul/Tray Ceil, Family Room, Master Bathroom, Pantry	1st Floor Fin SQ FT	1456
Square Footage		Living Room	16.00x13.00 Level: 1st Floor
Total SQ. FT.	1456	Kitchen	17.00x13.00 Level: 1st Floor
TFLS	1456	Family	28.00x11.00 Level: 1st Floor
Room Sizes & Levels		Main Bedroom	13.00x13.00 Level: 1st Floor
Total Rooms	6.00	Bedroom 2	11.00x10.00 Level: 1st Floor
Liv Flooring	Carpet	Bedroom 3	10.00x10.00 Level: 1st Floor
Kit Flooring	Ceramic	Other	14.00x12.00 Level: 1st Floor (Exterior enclosed porch)
Fam Flooring	Carpet	Garage Type	None
Main Bed Flooring	Carpet	Water Type	Public Onsite
Bed 2 Flooring	Carpet	Heat Type	Forced Air, Heat Pump
Bed 3 Flooring	Carpet	Flood Sign	No
Garage	No		Yes
Utilities			
Water Heater	Electric		
Sewer Type	Septic Onsite		
Fuel Type	Electric		
General Information			
Possession	To Be Agreed		
Seller Will Lease	No		
Terms	No		

	Presented By:	Brett Mumaw	Semonin REALTORS
		Cellular: 502-641-1677	3707 Charlestown Rd., Ste. 1A
		Office: 812-944-9800	New Albany, IN 47150
		E-mail: bmumaw@semonin.com	812-944-9800
			See our listings online:
December 2008		Web Page: http://brettmumaw.semonin.com	http://semonin.com

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Client Detail Report for Investment Tenants

Listings as of 12/09/08 at 2:26pm

Active 11/28/08	Listing # 200808909 County: Clark	801 Rose Ave Jeffersonville, IN 47130	Listing Price: \$124,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	02 - 00	Subdivision	Seasons
Beds	3	Approx Square Feet 1597	
Baths(FH)	2 (2 0)		
Year Built	2005	Lot Sq Ft (approx)	17380 ((Assessor))
Key Number	19-00119-027-0	Lot Acres (approx)	0.399
DOM	11		

Directions 8th Street fo Fox Glove turn left onto Marigold, left onto W. Larkspur and left onto Rose Ave.

Marketing Remark Open floor plan!!! Large lot!!! 3BR, 2 full baths offers large living room with vaulted ceilings opens up into kitchen; great for entertaining. Seller providing home warranty. Taxes 07-08 annual tax does not reflect any exemptions. Sq. Ft. & room sizes approx. HL-7884

Legal Description Four Seasons subd. Lot #127

Township	Jeffersonville		
Commission			
Lot Dimensions	70x247	New Construction	No
Home Warranty	No	Annual Tax	\$2821
Land Assessment	\$18200	Improvements	\$101100
Total	\$119300	Type	1 Story
Style	Ranch	Zoning	Residential
Foundation	Slab	Road Type	Paved
Basement	No	Separate Dining	No
Dining	Eat-in Kitchen	Appliances	Central Air, Disposal, Garage Door Opener, Range / Oven, Refrigerator
Exterior	Covered Porch, Landscaped, Screens, Thermopane windows, Vinyl Siding	Interior	1st Floor Master, 1st Floor Utility, Blinds, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Laundry, Master Bathroom, Open Floor Plan, Pantry, Walk-in Closet(s)
Square Footage		1st Floor Fin SQ FT	1597
Total SQ. FT.	1597		
TFLS	1597		
Room Sizes & Levels		Living Room	16.30x18 Level: 1st Floor
Total Rooms	6.00	Kitchen	12.80x13.10 Level: 1st Floor
Liv Flooring	Carpet	Main Bedroom	12.40x15 Level: 1st Floor
Kit Flooring	Vinyl	Bedroom 2	11.10x9.20 Level: 1st Floor
Main Bed Flooring	Carpet	Bedroom 3	10x12.80 Level: 1st Floor
Bed 2 Flooring	Carpet	Other	5.90x8.60 Level: 1st Floor (Linen room)
Bed 3 Flooring	Carpet	Garage	Yes
Oth Flooring	Vinyl	Garage Type	Attached
Garage Size	24x22	Sewer Type	Sanitary Onsite
Garage Spaces	2	Fuel Type	Electric
Utilities		Flood Sign	No Yes
Water Heater	Electric		
Heat Type	Forced Air, Heat Pump		
General Information			
Possession	30 Days		
Seller Will Lease	No		
Terms	No		

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Client Detail Report for Investment Tenants

Listings as of 12/09/08 at 2:26pm

Active 11/28/08	Listing # 200808880 County: Clark	805 Rose Ave Jeffersonville, IN 47130	Listing Price: \$129,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	02 - 00	Subdivision	Four Seasons
Beds	3	Approx Square Feet	1422
Baths(FH)	2 (2 0)		
Year Built	2005	Lot Sq Ft (approx)	11108 ((Assessor))
Key Number	19-00119-029-0	Lot Acres (approx)	0.255
DOM	11		

Directions 8th Street East turn left on Foxglove. Turn left on Marigold. Turn left on W. Larkspur. Turn left onto Rose Ave.

Marketing Remark Entertain friends and family in this 3BR, 2 full bath Ranch; home offers vaulted ceiling, crown molding, 8x10 deck, large 2 car garage! Kitchen open to large living room. Home warranty. Taxes 07 pay 08 & do not reflect any exemptions. Sq. ft. & room sizes approx. HL-7886

Legal Description Four Seasons Subd. Lot #129

Township	Jeffersonville	New Construction	No
Commission		Annual Tax	\$2767
Lot Dimensions	73x152	Improvements	\$100100
Home Warranty	Yes	Type	1 Story
Land Assessment	\$16900	Zoning	Residential
Total	\$117000	Road Type	Paved
Style	Ranch	Separate Dining	No
Foundation	Slab	Appliances	Central Air, Dishwasher, Garage Door Opener, Range / Oven, Refrigerator
Basement	No	Interior	1st Floor Master, 1st Floor Utility, Blinds, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Laundry, Pantry, Split Bedrooms, Walk-in Closet(s)
Dining	Eat-in Kitchen	1st Floor Fin SQ FT	1422
Exterior	Brick/Brick Veneer, Covered Porch, Deck, Landscaped, Screens, Public Sidewalk, Thermopane windows, Vinyl Siding	Living Room	21.90x16.60 Level: 1st Floor
Square Footage		Kitchen	12.90x13.80 Level: 1st Floor
Total SQ. FT.	1422	Main Bedroom	12.30x13.90 Level: 1st Floor
TFLS	1422	Bedroom 2	9.80x8.11 Level: 1st Floor
Room Sizes & Levels		Bedroom 3	11.80x12.90 Level: 1st Floor
Total Rooms	6.00	Other	8.50x5.10 Level: 1st Floor (Linen Room)
Liv Flooring	Vinyl	Garage	Yes
Kit Flooring	Vinyl	Garage Type	Attached
Main Bed Flooring	Carpet	Water Type	Public Onsite
Bed 2 Flooring	Carpet	Heat Type	Forced Air, Heat Pump
Bed 3 Flooring	Carpet	Flood Sign	No
Oth Flooring	Vinyl		Yes
Garage Size	20.90x23.10		
Garage Spaces	2		
Utilities			
Water Heater	Electric		
Sewer Type	Sanitary Onsite		
Fuel Type	Electric		
General Information			
Possession	30 Days		
Seller Will Lease	No		
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Client Detail Report for Investment Tenants

Listings as of 12/09/08 at 2:26pm

Active 11/20/08	Listing # 200808745 County: Clark	3924 Shephards Run Jeffersonville, IN 47130	Listing Price: \$139,000
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[See Additional Pictures](#)

Prop Type	Residential		
Area	02 - 00	Subdivision	Village at Armstrong Farms
Beds	4	Approx Square Feet	1886
Baths(FH)	3 (2 1)		
Year Built	2008	Lot Sq Ft (approx)	5750 ((Assessor))
Key Number	100103500379000005 Lot Acres (approx) 0.132		
DOM	19		

Directions I-65 S. to left on Veteran's Pkwy. Left on Armstrong Rd. into Villages of Armstrong; go all the way back to Shephards Run.

Marketing Remark Less than 1 yr. old. Charming 4 BR, 2.5 BA, 2-story in conveniently located Village at Armstrong Farms. Easy commute with great access to I-65 and every convenience just minutes away on Veterans Pkwy. Owners were transferred so now you get a great deal on this wonderfully upgraded home with stone front, Andersen windows, stainless steel appliances, and beautifully updated carpet and cabinetry. HOA includes trash pick-up, street cleaning, lawn maintenance.

Legal Description The Village at Armstrong Farms sec. 2 lot 126

<table border="0"> <tr> <td>Township</td> <td>Jeffersonville</td> </tr> <tr> <td>Commission</td> <td></td> </tr> <tr> <td>Lot Dimensions</td> <td>125 x 33</td> </tr> <tr> <td>Annual Tax</td> <td>\$5</td> </tr> <tr> <td>Total</td> <td>\$300</td> </tr> <tr> <td>Home Owner Assoc</td> <td>\$72</td> </tr> <tr> <td>Type</td> <td>2 Story</td> </tr> <tr> <td>Foundation</td> <td>Slab</td> </tr> <tr> <td>Basement</td> <td>No</td> </tr> <tr> <td>Fireplace</td> <td>Gas Burning</td> </tr> <tr> <td>Exterior</td> <td>Covered Porch, Landscaped, Patio, Screens, Public Sidewalk, Stone, Thermopane windows, Vinyl Siding</td> </tr> <tr> <td>Square Footage</td> <td></td> </tr> <tr> <td>Total SQ. FT.</td> <td>1886</td> </tr> <tr> <td>2nd Floor Fin SQ. FT</td> <td>962</td> </tr> <tr> <td>Room Sizes & Levels</td> <td></td> </tr> <tr> <td>Total Rooms</td> <td>8.00</td> </tr> <tr> <td>Liv Flooring</td> <td>Carpet</td> </tr> <tr> <td>Kit Flooring</td> <td>Vinyl</td> </tr> <tr> <td>Main Bed Flooring</td> <td>Carpet</td> </tr> <tr> <td>Bed 2 Flooring</td> <td>Carpet</td> </tr> <tr> <td>Bed 3 Flooring</td> <td>Carpet</td> </tr> <tr> <td>Bed 4 Flooring</td> <td>Carpet</td> </tr> <tr> <td>Oth Flooring</td> <td>Carpet</td> </tr> <tr> <td>Garage Size</td> <td>22x19</td> </tr> <tr> <td>Garage Spaces</td> <td>2</td> </tr> <tr> <td>Utilities</td> <td></td> </tr> <tr> <td>Water Heater</td> <td>Natural Gas</td> </tr> <tr> <td>Sewer Type</td> <td>Sanitary Onsite</td> </tr> <tr> <td>Fuel Type</td> <td>Nat Gas</td> </tr> <tr> <td>General Information</td> <td></td> </tr> <tr> <td>Possession</td> <td>To Be Agreed</td> </tr> <tr> <td>Seller Will Lease</td> <td>No</td> </tr> <tr> <td>Terms</td> <td>No</td> </tr> </table>	Township	Jeffersonville	Commission		Lot Dimensions	125 x 33	Annual Tax	\$5	Total	\$300	Home Owner Assoc	\$72	Type	2 Story	Foundation	Slab	Basement	No	Fireplace	Gas Burning	Exterior	Covered Porch, Landscaped, Patio, Screens, Public Sidewalk, Stone, Thermopane windows, Vinyl Siding	Square Footage		Total SQ. FT.	1886	2nd Floor Fin SQ. FT	962	Room Sizes & Levels		Total Rooms	8.00	Liv Flooring	Carpet	Kit Flooring	Vinyl	Main Bed Flooring	Carpet	Bed 2 Flooring	Carpet	Bed 3 Flooring	Carpet	Bed 4 Flooring	Carpet	Oth Flooring	Carpet	Garage Size	22x19	Garage Spaces	2	Utilities		Water Heater	Natural Gas	Sewer Type	Sanitary Onsite	Fuel Type	Nat Gas	General Information		Possession	To Be Agreed	Seller Will Lease	No	Terms	No	<table border="0"> <tr> <td>New Construction</td> <td>No</td> </tr> <tr> <td>Land Assessment</td> <td>\$300</td> </tr> <tr> <td>Exemption Type</td> <td>Homestead (45000), Mortgage (3000)</td> </tr> <tr> <td>HOA</td> <td>Monthly</td> </tr> <tr> <td>Zoning</td> <td>Residential</td> </tr> <tr> <td>Road Type</td> <td>Paved</td> </tr> <tr> <td>Dining Appliances</td> <td>Dining Area, Eat-in Kitchen</td> </tr> <tr> <td>Interior</td> <td>Central Air, Dishwasher, Disposal, Garage Door Opener, Microwave, Range / Oven, Refrigerator</td> </tr> <tr> <td></td> <td>1st Floor Utility, Blinds, Cable Wired, Cath/Vaul/Tray Ceil, Den/Office, Laundry, Master Bathroom, Security System, Walk-in Closet(s)</td> </tr> <tr> <td>1st Floor Fin SQ FT</td> <td>924</td> </tr> <tr> <td>TFLS</td> <td>1886</td> </tr> <tr> <td>Living Room</td> <td>16x16 Level: 1st Floor</td> </tr> <tr> <td>Kitchen</td> <td>11x20 Level: 1st Floor</td> </tr> <tr> <td>Main Bedroom</td> <td>15x14 Level: 2nd Floor (Vaulted)</td> </tr> <tr> <td>Bedroom 2</td> <td>12.50x10 Level: 2nd Floor</td> </tr> <tr> <td>Bedroom 3</td> <td>12x12 Level: 2nd Floor</td> </tr> <tr> <td>Bedroom 4</td> <td>11.50x8.50 Level: 2nd Floor</td> </tr> <tr> <td>Other</td> <td>11x9.50 Level: 1st Floor (Office, den, or dining room)</td> </tr> <tr> <td>Garage</td> <td>Yes</td> </tr> <tr> <td>Garage Type</td> <td>Attached</td> </tr> <tr> <td>Water Type</td> <td>Public Onsite</td> </tr> <tr> <td>Heat Type</td> <td>Forced Air</td> </tr> <tr> <td>Flood Sign</td> <td>No Yes</td> </tr> </table>	New Construction	No	Land Assessment	\$300	Exemption Type	Homestead (45000), Mortgage (3000)	HOA	Monthly	Zoning	Residential	Road Type	Paved	Dining Appliances	Dining Area, Eat-in Kitchen	Interior	Central Air, Dishwasher, Disposal, Garage Door Opener, Microwave, Range / Oven, Refrigerator		1st Floor Utility, Blinds, Cable Wired, Cath/Vaul/Tray Ceil, Den/Office, Laundry, Master Bathroom, Security System, Walk-in Closet(s)	1st Floor Fin SQ FT	924	TFLS	1886	Living Room	16x16 Level: 1st Floor	Kitchen	11x20 Level: 1st Floor	Main Bedroom	15x14 Level: 2nd Floor (Vaulted)	Bedroom 2	12.50x10 Level: 2nd Floor	Bedroom 3	12x12 Level: 2nd Floor	Bedroom 4	11.50x8.50 Level: 2nd Floor	Other	11x9.50 Level: 1st Floor (Office, den, or dining room)	Garage	Yes	Garage Type	Attached	Water Type	Public Onsite	Heat Type	Forced Air	Flood Sign	No Yes
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