

## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 11/26/08	Listing # 200808837 County: Clark	404 W Harrison Ave Clarksville, IN 47129	Listing Price: \$34,900
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	01 - 00	<b>Subdivision</b>	none
<b>Beds</b>	6		
<b>Baths(FH)</b>	2 (2 0)		
<b>Year Built</b>	1923	<b>Lot Sq Ft (approx)</b>	8276 ((Assessor))
<b>Key Number</b>	14-62-0010	<b>Lot Acres (approx)</b>	0.190
<b>DOM</b>	13		

**Directions** East on Spring Street out of New Albany onto IN 62 toward Clarksville, Right onto Randolph Avenue, Right onto West Harrison  
**Marketing Remark** House needs complete remodel. Currently has no wiring, plumbing, hvac, drywall, etc. Bedrooms and Baths noted in this listing are based on tax card, but none exist in structure's present condition. Sq ft and measurements approximate. Phone county to confirm current taxes. Property being sold as is. Seller requires buyer to provide with offer a copy of pre-qualification for purchase or as is condition property (rehab financing) or proof of funds for cash offer. \$1000 minimum earnest money deposit and buyer initialed client detail report. (All three must accompany offer). Sellers addendum will apply on accepted offer.  
**Legal Description** PRT 4,5,6 BLK 7 Patterson Place Partition Recorded 1, Page 211 town of Clarksville

<b>Township</b>	Jeffersonville	<b>New Construction</b>	No
<b>Commission</b>		<b>Improvements</b>	\$74500
<b>Lot Dimensions</b>	irregular	<b>Type</b>	1.5 Story
<b>Land Assessment</b>	\$28800	<b>Basement</b>	Yes
<b>Total</b>	\$103300	<b>1st Floor Unfinished</b>	1118.0
<b>Road Type</b>	Paved		
<b>Exterior</b>	Vinyl Siding		
<b>Square Footage</b>			
<b>LL/Basement</b>	1118		
<b>Unfinish</b>			
<b>2nd Floor</b>	500.0		
<b>Unfinished</b>			
<b>Room Sizes &amp; Levels</b>			
<b>Garage</b>	No	<b>Flood</b>	No
<b>General Information</b>		<b>Sign</b>	Yes
<b>Possession</b>	At Closing (latter of closing/settlement)		
<b>Seller Will Lease</b>	No		
<b>Terms</b>	No		

	<b>Presented By:</b>	<b>Brett Mumaw</b> Cellular: 502-641-1677 Office: 812-944-9800 E-mail: bmumaw@semonin.com	<b>Semonin REALTORS</b> 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 <i>See our listings online:</i>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 12/05/08	<b>Listing #</b> 200808943	<b>1418 Chartres St New Albany, IN 47150</b>	<b>Listing Price:</b> \$37,500
<b>County:</b> Floyd			



[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	04 - 00	<b>Subdivision</b>	None
<b>Beds</b>	2	<b>Approx Square Feet</b>	816
<b>Baths(FH)</b>	1 (1 0)		
<b>Year Built</b>	1950	<b>Lot Sq Ft (approx)</b>	6970 ((Assessor))
<b>Key Number</b>	0086250071	<b>Lot Acres (approx)</b>	0.160
<b>DOM</b>	4		

**Marketing Remark** SOLD AS - IS. ALL DATA IS APPROX. INCLUDING SQ. FT., LOT SIZE, TAXES, ROOM SIZES AND SHOULD BE VERIFIED BY BUYERS VIA HOME INSPECTION AND/OR SURVEY. PRE-APPROVAL LETTER AND/OR PROOF OF FUNDS MUST BE SUBMITTED WITH ALL OFFERS. EARNEST \$ IN FORM OF CASHIER'S CHECK. AS-IS ADDENDUMS TO FOLLOW AN OFFER ACCEPTABLE TO SELLER.

**Legal Description** P. 63 L. 41

<b>Township</b>	New Albany		
<b>Commission</b>			
<b>Lot Dimensions</b>	50x140	<b>New Construction</b>	No
<b>Home Warranty</b>	No	<b>Annual Tax</b>	\$177
<b>Land Assessment</b>	\$11200	<b>Improvements</b>	\$30100
<b>Total</b>	\$41300	<b>Exemption Type</b>	Homestead, Mortgage
<b>HOA</b>	None	<b>Type</b>	1 Story
<b>Style</b>	Ranch	<b>Zoning</b>	Residential
<b>Road Type</b>	Paved	<b>Basement</b>	No
<b>Separate Dining</b>	No		
<b>Square Footage</b>		<b>1st Floor Fin SQ FT</b>	816
<b>Total SQ. FT.</b>	816		
<b>TFLS</b>	816	<b>Garage</b>	Yes
<b>Room Sizes &amp; Levels</b>		<b>Garage Type</b>	Detached
<b>Total Rooms</b>	5.00	<b>Water Type</b>	Public Onsite
<b>Garage Size</b>	20x20	<b>Heat Type</b>	Forced Air
<b>Garage Spaces</b>	1		
<b>Utilities</b>		<b>Flood Sign</b>	UnKnown Yes
<b>Water Heater</b>	Natural Gas		
<b>Sewer Type</b>	Sanitary Onsite		
<b>Fuel Type</b>	Nat Gas		
<b>General Information</b>			
<b>Possession</b>	At Closing (OR AT FUNDING)		
<b>Seller Will Lease</b>	No		
<b>Terms</b>	No		

	<b>Presented By:</b>	<b>Brett Mumaw</b>	<b>Semonin REALTORS</b>
		Cellular: 502-641-1677 Office: 812-944-9800 E-mail: bmumaw@semonin.com	3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 <b>See our listings online:</b>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 12/01/08	<b>Listing #</b> 200808846	<b>310 Haze Dr New Albany, IN 47150</b>	<b>Listing Price:</b> \$39,900
<b>County:</b> Floyd			



[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	04 - 00	<b>Subdivision</b>	Flora Villa
<b>Beds</b>	2	<b>Approx Square Feet</b>	780
<b>Baths(FH)</b>	1 (1 0)		
<b>Year Built</b>	1950	<b>Lot Sq Ft (approx)</b>	780 ((Assessor))
<b>Key Number</b>	008875003	<b>Lot Acres (approx)</b>	0.018
<b>DOM</b>	8		

**Directions** Hwy 111 to right onto Budd Rd to right on Haze.

**Marketing Remark** Seller makes no representation or warranties as to condition of this property. Selling in as-is condition. Fall Special! 2 bedroom home in Flora Villa. Smooth top stove, nice size lot, 2 decks, needs some repairs.

**Legal Description** P 666 L.3

<b>Township</b>	New Albany
<b>Commission</b>	
<b>Lot Dimensions</b>	90x116
<b>Land Assessment</b>	\$7900
<b>Total</b>	\$41800
<b>Style</b>	Ranch
<b>Outbuildings</b>	Add Storage
<b>Basement</b>	No
<b>Appliances</b>	Central Air, Range / Oven
<b>Interior</b>	Laundry
<b>Square Footage</b>	
<b>Total SQ. FT.</b>	780
<b>TFLS</b>	780
<b>Room Sizes &amp; Levels</b>	
<b>Total Rooms</b>	4.00
<b>Liv Flooring</b>	Carpet
<b>Kit Flooring</b>	Vinyl
<b>Main Bed Flooring</b>	Carpet
<b>Bed 2 Flooring</b>	Carpet
<b>Utilities</b>	
<b>Water Heater</b>	Electric
<b>Heat Type</b>	Heat Pump
<b>General Information</b>	
<b>Possession</b>	At Closing
<b>Seller Will Lease</b>	No
<b>Terms</b>	No

<b>New Construction</b>	No
<b>Improvements</b>	\$33900
<b>Type</b>	1 Story
<b>Zoning</b>	Residential
<b>Road Type</b>	Paved
<b>Separate Dining</b>	No
<b>Exterior</b>	Deck, Vinyl Siding

**1st Floor Fin SQ FT** 780

<b>Living Room</b>	17x13 Level: 1st Floor
<b>Kitchen</b>	10x11 Level: 1st Floor
<b>Main Bedroom</b>	12x11 Level: 1st Floor
<b>Bedroom 2</b>	13x9 Level: 1st Floor
<b>Garage</b>	No

**Water Type** Public Onsite

**Flood Sign** UnKnown  
Yes

<b>Presented By:</b>	<b>Brett Mumaw</b>	<b>Semonin REALTORS</b>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 12/05/08	<b>Listing #</b> 200808941	<b>19710 Lakeside Dr Charlestown, IN 47111</b>	<b>Listing Price:</b> \$40,560
<b>County:</b> Clark			



[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	03 - 03	<b>Subdivision</b>	none
<b>Beds</b>	3	<b>Approx Square Feet</b>	945
<b>Baths(FH)</b>	1 (1 0)	<b>Year Built</b>	1968
<b>Key Number</b>	100810500022000029	<b>Lot Sq Ft (approx)</b>	21780 ((Assessor))
<b>DOM</b>	4	<b>Lot Acres (approx)</b>	0.500

**Directions** Hwy. 62 north toward New Washington to Hiberna Rd (Jone's store) turn right on Lakeside Dr.  
**Marketing Remark** Ranch home with 3 bdrms, 1 BA. Eat-in kitchen. Living rm. Attached 2 car garage. Being sold as is.  
**Legal Description** GT 105 .50AC

<b>Township</b>	Owen
<b>Commission</b>	
<b>Lot Dimensions</b>	.50 acre
<b>Home Warranty</b>	No
<b>Land Assessment</b>	\$18000
<b>Total</b>	\$88132
<b>Type</b>	1 Story
<b>Zoning</b>	Residential
<b>Road Type</b>	Paved
<b>Basement Type</b>	Crawl Space
<b>Dining</b>	Eat-in Kitchen
<b>Interior</b>	1st Floor Master, Laundry, Natural Wood Trim
<b>Square Footage</b>	
<b>Total SQ. FT.</b>	945
<b>TFLS</b>	945
<b>Room Sizes &amp; Levels</b>	
<b>Total Rooms</b>	5.00
<b>Kitchen</b>	11.00x8.00 Level: 1st Floor
<b>Bedroom 2</b>	12.00x10.00 Level: 1st Floor
<b>Garage</b>	Yes
<b>Garage Type</b>	Attached
<b>Utilities</b>	
<b>Water Heater</b>	Electric
<b>Sewer Type</b>	Septic Onsite
<b>Fuel Type</b>	Electric
<b>General Information</b>	
<b>Possession</b>	At Closing
<b>Seller Will Lease</b>	No
<b>Terms</b>	No

<b>New Construction</b>	No
<b>Annual Tax</b>	\$532
<b>Improvements</b>	\$69600
<b>Exemption Type</b>	Homestead, Mortgage
<b>Style</b>	Ranch
<b>Foundation</b>	Concrete Block
<b>Basement</b>	No
<b>Separate Dining</b>	No
<b>Exterior</b>	Patio, Porch, Vinyl Siding

**1st Floor Fin SQ FT** 945

<b>Living Room</b>	19.00x14.00 Level: 1st Floor
<b>Main Bedroom</b>	12.00x10.00 Level: 1st Floor
<b>Bedroom 3</b>	11.00x10.00 Level: 1st Floor
<b>Garage Size</b>	23.00x27.00
<b>Garage Spaces</b>	2

<b>Water Type</b>	Public Onsite
<b>Heat Type</b>	Forced Air

<b>Flood</b>	UnKnown
<b>Sign</b>	Yes

<b>Presented By:</b>	<b>Brett Mumaw</b>	<b>Semonin REALTORS</b>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 12/02/08	Listing # 200808864 County: Floyd	1554 OLD FORD Rd New Albany, IN 47150	Listing Price: \$49,900
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	04 - 00	<b>Subdivision</b>	none
<b>Beds</b>	3	<b>Approx Square Feet</b>	1260
<b>Baths(FH)</b>	2 (2 0)		
<b>Year Built</b>	1950	<b>Lot Sq Ft (approx)</b>	12502 ((Assessor))
<b>Key Number</b>	220504400593000008	<b>Lot Acres (approx)</b>	0.287
<b>DOM</b>	7		

**Directions** From interstate Charlestown Rd to left on Old Ford Rd, home on left.

**Marketing Remark** Home with lots of potential! Great location- easy access to shopping & interstate. Brick ranch hm with full walkout basement.Home offers: Large fenced back yard,family or dining rm, deck & more. Inspections welcome at buyers expense.

**Legal Description** P 642 PRT L.A. .26 ACRES

<b>Township</b>	NEW ALBANY	<b>New Construction</b>	No
<b>Commission</b>		<b>Annual Tax</b>	\$658
<b>Lot Dimensions</b>	.287	<b>Style</b>	Ranch
<b>Home Warranty</b>	No	<b>Foundation</b>	Concrete Block
<b>Type</b>	1 Story	<b>Basement</b>	Yes
<b>Zoning</b>	Residential	<b>Separate Dining</b>	No
<b>Road Type</b>	Paved	<b>Appliances</b>	Central Vac
<b>Basement Type</b>	Full, Unfinished, Walkout	<b>Interior</b>	1st Floor Master, Cath/Vaul/Tray Ceil, Ceramic Bath, Family Room, Master Bathroom, Walk-in Closet(s)
<b>Dining Exterior</b>	Eat-in Kitchen		
	Brick/Brick Veneer, Concrete Block, Deck, Fenced Yard, Landscaped, Paved Driveway	<b>LL/Basement</b>	1260
<b>Square Footage</b>		<b>Unfinish</b>	
<b>Total SQ. FT.</b>	1260	<b>TFLS</b>	1260
<b>1st Floor Fin SQ FT</b>	1260	<b>Living Room</b>	10x11 Level: 1st Floor
<b>Room Sizes &amp; Levels</b>		<b>Kitchen</b>	10x9 Level: 1st Floor
<b>Total Rooms</b>	6.00	<b>Family</b>	14x14 Level: 1st Floor
<b>Liv Flooring</b>	Wood	<b>Main Bedroom</b>	10x10 Level: 1st Floor
<b>Kit Flooring</b>	Vinyl	<b>Bedroom 2</b>	9x9 Level: 1st Floor
<b>Fam Flooring</b>	Carpet	<b>Bedroom 3</b>	10x10 Level: 1st Floor
<b>Main Bed Flooring</b>	Carpet	<b>Garage</b>	No
<b>Bed 2 Flooring</b>	Carpet		
<b>Bed 3 Flooring</b>	Carpet	<b>Water Type</b>	Public Onsite
<b>Garage Type</b>	None	<b>Heat Type</b>	Forced Air
<b>Utilities</b>		<b>Flood</b>	UnKnown
<b>Water Heater</b>	Electric	<b>Sign</b>	Yes
<b>Sewer Type</b>	Sanitary Onsite		
<b>General Information</b>			
<b>Possession</b>	At Closing		
<b>Seller Will Lease</b>	No		
<b>Terms</b>	No		

<b>Presented By:</b>	<b>Brett Mumaw</b> Cellular: 502-641-1677 Office: 812-944-9800 E-mail: bmumaw@semonin.com	<b>Semonin REALTORS</b> 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 <i>See our listings online:</i> <a href="http://semonin.com">http://semonin.com</a>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active 12/08/08</b> Move-in condition!	Listing # 200808953 County: Clark	933 Walnut St Jeffersonville, IN 47130	Listing Price: \$54,000
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	02 - 00	<b>Subdivision</b>	none
<b>Beds</b>	3	<b>Approx Square Feet</b>	1556
<b>Baths(FH)</b>	1 (1 0)		
<b>Year Built</b>	1926	<b>Lot Sq Ft (approx)</b>	7492 ((Assessor))
<b>Key Number</b>	19-00043-01-20	<b>Lot Acres (approx)</b>	0.172
<b>DOM</b>	1		

**Marketing Remark** This is a spacious 3 bedroom ranch with some interior renovations already done! Move-in condition with immediate possession. This is a bank repo and will not last long at this price. Sold as-is. Very clean inside and out. Offers large back yard, florida room, dining room, living room, plus LOTS more!  
**Legal Description** lot 3 blk 104

<b>Township</b>	Jeffersonville
<b>Commission</b>	
<b>Lot Dimensions</b>	see lot size
<b>Home Warranty</b>	No
<b>Land Assessment</b>	\$19300
<b>Total</b>	\$45500
<b>Zoning</b>	Residential
<b>Separate Dining</b>	Yes
<b>Exterior</b>	Vinyl Siding
<b>Square Footage</b>	
<b>Total SQ. FT.</b>	1556
<b>TFLS</b>	1556
<b>Room Sizes &amp; Levels</b>	
<b>Total Rooms</b>	6.00
<b>General Information</b>	
<b>Possession</b>	At Closing
<b>Sign</b>	Yes

<b>New Construction</b>	No
<b>Annual Tax</b>	\$316
<b>Improvements</b>	\$26200
<b>Type</b>	1 Story
<b>Basement</b>	No
<b>Dining</b>	Formal Dining Rm
<b>Interior</b>	1st Floor Master
<b>1st Floor Fin SQ FT</b>	1556
<b>Garage</b>	No
<b>Flood</b>	UnKnown

<b>Presented By:</b>	<b>Brett Mumaw</b> Cellular: 502-641-1677 Office: 812-944-9800  E-mail: bmumaw@semonin.com	<b>Semonin REALTORS</b> 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 <b>See our listings online:</b>  <a href="http://semonin.com">http://semonin.com</a>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 12/08/08	Listing # 200808961 County: Clark	515 Thompson St Charlestown, IN 47111	Listing Price: \$54,900
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	03 - 03	<b>Subdivision</b>	None
<b>Beds</b>	3	<b>Approx Square Feet</b>	1742
<b>Baths(FH)</b>	2 (2 0)		
<b>Year Built</b>	1995	<b>Lot Sq Ft (approx)</b>	15507 ((Appraisal))
<b>Key Number</b>	18-0007-001-0	<b>Lot Acres (approx)</b>	0.356
<b>DOM</b>	1		

**Directions** IN-62 East turn left onto IN - 3, turn left onto Main, turn right onto Spring, turn left onto Thompson - near Charlestown Park

**Marketing Remark** Lots of room in this 3 BD, 2 BA manufactured home. Nice lot - needs some work. Being sold AS IS. Seller requires minimum earnest money deposit of \$500 & letter of pre-qualification or proof of funds supporting terms of offer submitted with offer. Seller's addendum will apply. Seller to provide title at buyers' expense, all costs of inspections are responsibility of buyer including dewinterization/rewinterization, seller chgs \$100 penalty for delayed closings. Seller does not agree to arbitration or holdover penalty. Measurements & sq ftg approx. Taxes mentioned in this listing are 2006 payable 2007, contact local assessor/treasurer to obtain current information

**Legal Description** LOT 280 100 x 155 FT

<b>Township Commission</b>	Charlestown
<b>Lot Dimensions</b>	100 x 155
<b>Annual Tax</b>	\$932
<b>Improvements</b>	\$91100
<b>Exempt</b>	\$48000
<b>Type</b>	1 Story
<b>Zoning</b>	Residential
<b>Basement</b>	No
<b>Separate Dining Exterior</b>	Yes
	Vinyl Siding
<b>Square Footage</b>	
<b>Total SQ. FT.</b>	1742
<b>TFLS</b>	1742
<b>Room Sizes &amp; Levels</b>	
<b>Total Rooms</b>	7.00
<b>Liv Flooring</b>	Carpet
<b>Din Flooring</b>	Vinyl
<b>Kit Flooring</b>	Vinyl
<b>Main Bed Flooring</b>	Carpet
<b>Bed 2 Flooring</b>	Carpet
<b>Bed 3 Flooring</b>	Carpet
<b>Garage</b>	Yes
<b>Garage Type</b>	Detached (3 bay)
<b>Utilities</b>	
<b>Water Heater</b>	Electric
<b>Heat Type</b>	Forced Air
<b>General Information</b>	
<b>Possession</b>	At Closing (latter of closing or settlement)
<b>Seller Will Lease</b>	No
<b>Terms</b>	No

<b>New Construction</b>	No
<b>Land Assessment Total</b>	\$14700
	\$105800
<b>Exemption Type</b>	Homestead (45000), Mortgage (3000)
<b>Style</b>	Manufactured
<b>Road Type</b>	Paved
<b>Basement Type</b>	Crawl Space
<b>Dining</b>	Dining Area
<b>1st Floor Fin SQ FT</b>	1742
<b>Living Room</b>	18x16 Level: 1st Floor
<b>Dining Room</b>	18x10 Level: 1st Floor
<b>Kitchen</b>	21x12 Level: 1st Floor
<b>Main Bedroom</b>	15x12 Level: 1st Floor
<b>Bedroom 2</b>	12x11 Level: 1st Floor
<b>Bedroom 3</b>	12x11 Level: 1st Floor
<b>Other</b>	7x12 Level: 1st Floor (laundry room)
<b>Garage Size</b>	23x40
<b>Garage Spaces</b>	3
<b>Water Type</b>	Public Onsite
<b>Fuel Type</b>	Electric
<b>Flood Sign</b>	No
	Yes

<b>Presented By:</b>	<b>Brett Mumaw</b> Cellular: 502-641-1677 Office: 812-944-9800 E-mail: bnumaw@semonin.com	<b>Semonin REALTORS</b> 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 <i>See our listings online:</i>  <a href="http://semonin.com">http://semonin.com</a>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 12/02/08	Listing # 200808889 County: Clark	616 Lincoln Blvd Sellersburg, IN 47172	Listing Price: \$55,000
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	03 - 04	<b>Subdivision</b>	none
<b>Beds</b>	3	<b>Approx Square Feet</b>	1100
<b>Baths(FH)</b>	1 (1 0)		
<b>Year Built</b>	1927	<b>Lot Sq Ft (approx)</b>	10089 ((Assessor))
<b>Key Number</b>	09000320080	<b>Lot Acres (approx)</b>	0.232
<b>DOM</b>	7		

**Directions** Hwy. 403 to Lincoln Blvd.

**Marketing Remark** 3 bdrm ranch home. Kitchen, Dining rm, Living rm, Detached 2 car 24x30 garage. Covered front porch. Being sold 'as is'.

**Legal Description** GT 130 WHITE CITY LOT 616

<b>Township</b>	Silver Creek
<b>Commission</b>	
<b>Lot Dimensions</b>	57x177
<b>Home Warranty</b>	No
<b>Land Assessment</b>	\$6200
<b>Total</b>	\$43412
<b>Style</b>	Ranch
<b>Foundation</b>	Concrete Block
<b>Basement</b>	No
<b>Separate Dining</b>	Yes
<b>Exterior</b>	Covered Porch, Fenced Yard, Vinyl Siding
<b>Square Footage</b>	
<b>Total SQ. FT.</b>	1100
<b>TFLS</b>	1100
<b>Room Sizes &amp; Levels</b>	
<b>Total Rooms</b>	6.00
<b>Dining Room</b>	13.00x13.00 Level: 1st Floor
<b>Main Bedroom</b>	13.00x12.00 Level: 1st Floor
<b>Bedroom 3</b>	11.00x10.00 Level: 1st Floor
<b>Garage Size</b>	24.00x30.00
<b>Garage Spaces</b>	2
<b>Utilities</b>	
<b>Water Heater</b>	Natural Gas
<b>Sewer Type</b>	Sanitary Onsite
<b>Fuel Type</b>	Nat Gas
<b>General Information</b>	
<b>Possession</b>	At Closing
<b>Seller Will Lease</b>	No
<b>Terms</b>	No

<b>New Construction</b>	No
<b>Annual Tax</b>	\$512
<b>Improvements</b>	\$36700
<b>Type</b>	1 Story
<b>Zoning</b>	Residential
<b>Road Type</b>	Paved
<b>Basement Type</b>	Crawl Space
<b>Appliances</b>	Central Air
<b>Interior</b>	1st Floor Master, Laundry
<b>1st Floor Fin SQ FT</b>	1100
<b>Living Room</b>	19.00x12.00 Level: 1st Floor
<b>Kitchen</b>	14.00x13.00 Level: 1st Floor
<b>Bedroom 2</b>	13.00x10.00 Level: 1st Floor
<b>Garage</b>	Yes
<b>Garage Type</b>	Detached
<b>Water Type</b>	Public Onsite
<b>Heat Type</b>	Forced Air
<b>Flood Sign</b>	UnKnown Yes

**Presented By:**



**Brett Mumaw**  
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 Office: 812-944-9800  
 E-mail: bmumaw@semonin.com

**Semonin REALTORS**  
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 11/26/08	Listing # 200808807 County: Clark	831 Marigold Dr Jeffersonville, IN 47130	Listing Price: \$57,900
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<b>Prop Type</b>	Residential		
<b>Area</b>	02 - 00	<b>Subdivision</b>	Rolling Fields
<b>Beds</b>	3	<b>Approx Square Feet</b>	975
<b>Baths(FH)</b>	1 (1 0)	<b>Year Built</b>	1957
<b>Year Built</b>	1957	<b>Lot Sq Ft (approx)</b>	8276 ((Assessor))
<b>Key Number</b>	20-00082-061-0	<b>Lot Acres (approx)</b>	0.190
<b>DOM</b>	13		

**Directions** Eighth St to Foxglove. Turn left on Marigold.

**Marketing Remark** Great Starter Home. Hardwood floors. Needs a little TLC. Being sold AS IS. All room sizes and sq. ft. are approx. Other is dining area. Sink will need to be installed in bath. Home has plastered walls.

**Legal Description** Rolling Fields 2nd Add Lot 125

<b>Township</b>	Jeffersonville
<b>Commission</b>	
<b>Lot Dimensions</b>	66 x 125
<b>Home Warranty</b>	No
<b>Land Assessment</b>	\$15200
<b>Total</b>	\$71200
<b>Style</b>	Ranch
<b>Foundation</b>	Concrete Block
<b>Basement</b>	No
<b>Dining</b>	Eat-in Kitchen
<b>Exterior</b>	Brick/Brick Veneer
<b>Square Footage</b>	
<b>Total SQ. FT.</b>	975
<b>TFLS</b>	975
<b>Room Sizes &amp; Levels</b>	
<b>Total Rooms</b>	6.00
<b>Liv Flooring</b>	Hardwood
<b>Kit Flooring</b>	Ceramic
<b>Main Bed Flooring</b>	Hardwood
<b>Bed 2 Flooring</b>	Hardwood
<b>Bed 3 Flooring</b>	Hardwood
<b>Oth Flooring</b>	Hardwood
<b>Garage Type</b>	None
<b>Utilities</b>	
<b>Water Heater</b>	Natural Gas
<b>Sewer Type</b>	Sanitary Onsite
<b>Fuel Type</b>	Nat Gas
<b>General Information</b>	
<b>Possession</b>	At Closing
<b>Seller Will Lease</b>	No
<b>Terms</b>	No

<b>New Construction</b>	No
<b>Annual Tax</b>	\$1684
<b>Improvements</b>	\$56000
<b>Type</b>	1 Story
<b>Zoning</b>	Residential
<b>Road Type</b>	Paved
<b>Separate Dining</b>	No
<b>Appliances</b>	Central Air, Disposal
<b>1st Floor Fin SQ FT</b>	975
<b>Living Room</b>	15.00x11.00 Level: 1st Floor
<b>Kitchen</b>	7.60x10.60 Level: 1st Floor
<b>Main Bedroom</b>	11.00x11.00 Level: 1st Floor
<b>Bedroom 2</b>	11.00x9.10 Level: 1st Floor
<b>Bedroom 3</b>	11.00x9.00 Level: 1st Floor
<b>Other</b>	8.60x8.40 Level: 1st Floor
<b>Garage</b>	No
<b>Water Type</b>	Public Onsite
<b>Heat Type</b>	Forced Air
<b>Flood Sign</b>	UnKnown Yes

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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 11/19/08	<b>Listing #</b> 200808739	<b>24905 Boyer Rd New Washington, IN 47162</b>	<b>Listing Price:</b> \$59,000
<b>County:</b> Clark			



[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	03 - 01	<b>Subdivision</b>	none
<b>Beds</b>	3	<b>Approx Square Feet</b>	1766
<b>Baths(FH)</b>	3 (2 1)		
<b>Year Built</b>	1996	<b>Lot Sq Ft (approx)</b>	224334 ((Assessor))
<b>Key Number</b>	101203400082000034 <b>Lot Acres (approx)</b> 5.150		
<b>DOM</b>	20		

**Directions** Hwy. 62 to New Washington turn east on Main St which turns into Bethlehem Rd go approx 2 1/2 miles to Boyer Rd south go down about 1/2 mile on right.  
**Marketing Remark** Spacious 3 bdrm manufactured home. Living rm. Kitchen w/dining area. Family rm. 2 1/2 baths. Full walkout basement. Sitting on 5.15 acres +/- . Being sold 'as is'.  
**Legal Description** SEC 34 2N-9E

<b>Township</b>	Washington		
<b>Commission</b>			
<b>Lot Dimensions</b>	5.150 acres +/-		
<b>Home Warranty</b>	No		
<b>Land Assessment</b>	\$29400		
<b>Total</b>	\$91900		
<b>Style</b>	Manufactured		
<b>Foundation</b>	Poured Concrete		
<b>Basement</b>	Yes		
<b>Separate Dining</b>	Yes		
<b>Fireplace</b>	Woodburning		
<b>Exterior</b>	Deck, Vinyl Siding		
<b>Square Footage</b>			
<b>Total SQ. FT.</b>	1766		
<b>1st Floor Fin SQ FT</b>	1766		
<b>Room Sizes &amp; Levels</b>			
<b>Total Rooms</b>	8.00		
<b>Liv Flooring</b>	Carpet		
<b>Din Flooring</b>	Carpet		
<b>Family</b>	15.03x12.06 Level: 1st Floor		
<b>Main Bedroom</b>	12.06x16.03 Level: 1st Floor		
<b>Bedroom 2</b>	11.05x9.06 Level: 1st Floor		
<b>Bedroom 3</b>	12.05x10.10 Level: 1st Floor		
<b>Other</b>	9x8 Level: (utility rm)		
<b>Garage Type</b>	None		
<b>Utilities</b>			
<b>Water Heater</b>	Electric		
<b>Sewer Type</b>	Sanitary Onsite		
<b>Fuel Type</b>	Electric		
<b>General Information</b>			
<b>Possession</b>	At Closing		
<b>Seller Will Lease</b>	No		
<b>Terms</b>	No		
<b>New Construction</b>	No		
<b>Annual Tax</b>	\$1097		
<b>Improvements</b>	\$62500		
<b>Type</b>	1 Story		
<b>Zoning</b>	Agri/ Residential		
<b>Road Type</b>	Paved		
<b>Basement Type</b>	Full, Unfinished, Walkout		
<b>Dining</b>	Dining Area		
<b>Appliances</b>	Central Air (no warranty), Dishwasher (no warranty), Disposal (no warranty), Range / Oven (no warranty) 1st Floor Master, 1st Floor Utility, Breakfast Bar, Family Room, Garden Tub, Laundry, Master Bathroom, Skylights, Whirlpool		
<b>Interior</b>			
<b>LL/Basement</b>	1766		
<b>Unfinish</b>			
<b>TFLS</b>	1766		
<b>Living Room</b>	17.05x12 Level: 1st Floor		
<b>Dining Room</b>	10.05x12 Level: 1st Floor		
<b>Kitchen</b>	25x12 Level: 1st Floor		
<b>Fam Flooring</b>	Carpet		
<b>Main Bed Flooring</b>	Carpet		
<b>Bed 2 Flooring</b>	Carpet		
<b>Bed 3 Flooring</b>	Carpet		
<b>Garage</b>	No		
<b>Water Type</b>	Public Onsite		
<b>Heat Type</b>	Forced Air		
<b>Flood Sign</b>	UnKnown Yes		

<b>Presented By:</b>	<b>Brett Mumaw</b> Cellular: 502-641-1677 Office: 812-944-9800  E-mail: bmumaw@semonin.com	<b>Semonin REALTORS</b> 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 <i>See our listings online:</i>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active 12/02/08</b>	<b>Listing # 200808855</b> <b>County: Clark</b>	<b>908 E Court Ave Jeffersonville, IN 47130</b>	<b>Listing Price: \$59,900</b>
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential	<b>Subdivision</b>	none
<b>Area</b>	02 - 00	<b>Approx Square Feet</b>	1107
<b>Beds</b>	2	<b>Lot Sq Ft (approx)</b>	3049 ((Assessor))
<b>Baths(FH)</b>	1 (1 0)	<b>Lot Acres (approx)</b>	0.070
<b>Year Built</b>	1949		
<b>Key Number</b>	20-00011-016-0		
<b>DOM</b>	7		

**Directions** 10th street to Penn to Cort. Left on Court. House on right.

**Marketing Remark** This home has great potential! Screened front porch (sunroom). Oversized living room and dining room.

**Legal Description** pt lot 10-11 blk 7 bensen add

<b>Township</b>	jeffersonville
<b>Commission</b>	
<b>Lot Dimensions</b>	see lot size
<b>Annual Tax</b>	\$204
<b>Improvements</b>	\$59700
<b>Type</b>	1 Story
<b>Zoning</b>	Residential
<b>Separate Dining</b>	Yes
<b>Exterior</b>	Deck, Porch
<b>Square Footage</b>	
<b>Total SQ. FT.</b>	1107
<b>1st Floor Fin SQ FT</b>	1107
<b>Room Sizes &amp; Levels</b>	
<b>Total Rooms</b>	5.00
<b>Liv Flooring</b>	Hardwood
<b>Din Flooring</b>	Hardwood
<b>Kit Flooring</b>	Vinyl
<b>Main Bed Flooring</b>	Carpet
<b>Bed 2 Flooring</b>	Carpet
<b>Utilities</b>	
<b>Water Heater</b>	Natural Gas
<b>Sewer Type</b>	Sanitary Onsite
<b>Fuel Type</b>	Electric, Nat Gas
<b>General Information</b>	
<b>Possession</b>	At Closing
<b>Sign</b>	Yes

<b>New Construction</b>	No
<b>Land Assessment</b>	\$10400
<b>Total</b>	\$70100
<b>Style</b>	Cape Cod, Ranch, Other
<b>Basement</b>	Yes
<b>Appliances</b>	Central Air
<b>Interior</b>	1st Floor Utility, Laundry
<b>LL/Basement</b>	484
<b>Unfinish</b>	
<b>TFLS</b>	1107
<b>Living Room</b>	21x12 Level:
<b>Dining Room</b>	11x11 Level:
<b>Kitchen</b>	11x10 Level:
<b>Main Bedroom</b>	10x10 Level:
<b>Bedroom 2</b>	12x10 Level:
<b>Garage</b>	No
<b>Water Type</b>	Public Onsite
<b>Heat Type</b>	Forced Air
<b>Flood</b>	No

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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active 12/03/08</b>	<b>Listing # 200808884</b>	<b>311 Redbud Dr New Albany, IN 47150</b>	<b>Listing Price: \$72,900</b>
<b>County: Floyd</b>			



<b>Prop Type</b>	Residential	<b>Subdivision</b>	Glenview Heights
<b>Area</b>	04 - 00	<b>Approx Square Feet</b>	1080
<b>Beds</b>	3	<b>Lot Sq Ft (approx)</b>	8276 ((Assessor))
<b>Baths(FH)</b>	3 (1 2)	<b>Lot Acres (approx)</b>	0.190
<b>Year Built</b>	1971		
<b>Key Number</b>	22-05-02-701-138.000-008		
<b>DOM</b>	6		

**Directions** From Green Valley Road turn onto Glenview Heights Drive. Turn left on Redwood and right on Redbud. House is on the left.

**Marketing Remark** Property being sold as is. Located in nice area and is priced to sell. Needs paint and some TLC. Room sizes and sq. ft. are approx. One of the half baths is in the basement.

**Legal Description** City Plat 798 Glenview Heights

<b>Township</b>	New Albany		
<b>Commission</b>			
<b>Lot Dimensions</b>	76 x 108	<b>New Construction</b>	No
<b>Home Warranty</b>	No	<b>Annual Tax</b>	\$577
<b>Land Assessment</b>	\$10800	<b>Improvements</b>	\$91900
<b>Total</b>	\$102700	<b>Type</b>	1 Story
<b>Style</b>	Ranch	<b>Zoning</b>	Residential
<b>Foundation</b>	Poured Concrete	<b>Road Type</b>	Paved
<b>Basement</b>	Yes	<b>Basement Type</b>	Full, Partially Finished (3 Rooms finished in basement.)
<b>Separate Dining</b>	No	<b>Dining</b>	Dining Area
<b>Appliances</b>	Central Air, Dishwasher, Garage Door Opener, Range / Oven	<b>Exterior</b>	Brick/Brick Veneer, Patio
<b>Interior</b>	Ceiling Fan(s)		
<b>Square Footage</b>		<b>LL/Basement Fin</b>	800
<b>Total SQ. FT.</b>	1080	<b>SqFt</b>	
		<b>1st Floor Fin SQ FT</b>	1080
<b>LL/Basement</b>	280		
<b>Unfinish</b>			
<b>TFLS</b>	1880		
<b>Room Sizes &amp; Levels</b>		<b>Living Room</b>	16.00x13.00 Level: 1st Floor
<b>Total Rooms</b>	5.00	<b>Kitchen</b>	11.00x7.90 Level: 1st Floor
<b>Liv Flooring</b>	Carpet	<b>Main Bedroom</b>	11.00x13.00 Level: 1st Floor
<b>Kit Flooring</b>	Linoleum	<b>Bedroom 2</b>	9.60x11.20 Level: 1st Floor
<b>Main Bed Flooring</b>	Carpet	<b>Bedroom 3</b>	8.40x11.00 Level: 1st Floor
<b>Bed 2 Flooring</b>	Carpet	<b>Garage</b>	Yes
<b>Bed 3 Flooring</b>	Carpet	<b>Garage Type</b>	Attached
<b>Garage Size</b>	27.00x12.00		
<b>Garage Spaces</b>	1		
<b>Utilities</b>		<b>Water Type</b>	Public Onsite
<b>Water Heater</b>	Natural Gas	<b>Heat Type</b>	Forced Air
<b>Sewer Type</b>	Sanitary Onsite		
<b>Fuel Type</b>	Nat Gas	<b>Flood</b>	UnKnown
<b>General Information</b>		<b>Sign</b>	Yes
<b>Possession</b>	At Closing		
<b>Seller Will Lease</b>	No		
<b>Terms</b>	No		

<b>Presented By:</b>	<b>Brett Mumaw</b>	<b>Semonin REALTORS</b>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active 11/21/08</b>	<b>Listing # 200808743</b>	<b>216 Kewanna Jeffersonville, IN 47130</b>	<b>Listing Price: \$72,900</b>
<b>County: Clark</b>			



[See Additional Pictures](#)


<b>Prop Type</b>	Residential		
<b>Area</b>	02 - 00	<b>Subdivision</b>	Indian Terrace
<b>Beds</b>	3	<b>Approx Square Feet</b>	1673
<b>Baths(FH)</b>	1 (1 0)		
<b>Year Built</b>	1949	<b>Lot Sq Ft (approx)</b>	7492 ((Assessor))
<b>Key Number</b>	20-00050-004-0	<b>Lot Acres (approx)</b>	0.172
<b>DOM</b>	18		

**Directions** Take 8th Street in Jeffersonville to Kewanna, the home is on the left or Take Utica Pike to Kewanna an home is on the right.

**Marketing Remark** This established neighborhood home has a fenced back yard, deck. The home itself has ceramic tile in the kitchen and bath areas and oak hardwood floors throughout. There's a working sink on the second floor. Large Utility/Laundry/Pantry room with door to deck. Inspections welcomed at buyer's expense, property to be returned to like condition. If buyer obtaining financing for purchase, a Countrywide prequalification letter must be included with offer. Proof of funds with all cash offers. If buyer finances with Countrywide (call 1-800-877-LOAN), they receive a free appraisal and credit report. Allow up to 3 business days for response from seller. Earnest money deposit of \$1000 required with any offer. Taxes do not include exemptions.

**Legal Description** Indian Terrace Lot 38 Block 3

<p><b>Township</b> Jeffersonville</p> <p><b>Commission</b></p> <p><b>Lot Dimensions</b> 60 X 125</p> <p><b>Annual Tax</b> \$2263</p> <p><b>Improvements</b> \$72200</p> <p><b>Type</b> 1.5 Story</p> <p><b>Foundation</b> Slab</p> <p><b>Basement</b> No</p> <p><b>Dining Interior</b> Dining Area</p> <p><b>Interior</b> 1st Floor Master, 1st Floor Utility, Cable Wired, Laundry</p> <p><b>Square Footage</b></p> <p><b>Total SQ. FT.</b> 1673</p> <p><b>2nd Floor Fin SQ. FT</b> 363</p> <p><b>Room Sizes &amp; Levels</b></p> <p><b>Living Room</b> 19x13 Level: 1st Floor</p> <p><b>Kitchen</b> 14.50x11 Level: 1st Floor</p> <p><b>Main Bedroom</b> 13x12 Level: 1st Floor</p> <p><b>Bedroom 2</b> 11x10.50 Level: 1st Floor</p> <p><b>Bedroom 3</b> 16x11 Level: 2nd Floor</p> <p><b>Utilities</b></p> <p><b>Water Heater</b> Natural Gas</p> <p><b>Sewer Type</b> Sanitary Onsite</p> <p><b>Fuel Type</b> Nat Gas</p> <p><b>General Information</b></p> <p><b>Possession</b> To Be Agreed</p> <p><b>Seller Will Lease</b> No</p> <p><b>Terms</b> No</p>	<p><b>New Construction</b> No</p> <p><b>Land Assessment</b> \$23500</p> <p><b>Total</b> \$95700</p> <p><b>Zoning</b> Residential</p> <p><b>Road Type</b> Paved</p> <p><b>Separate Dining Exterior</b> No</p> <p><b>Exterior</b> Covered Porch, Deck, Fenced Yard, Paved Driveway</p> <p><b>1st Floor Fin SQ FT</b> 1310</p> <p><b>TFLS</b> 1673</p> <p><b>Liv Flooring</b> Wood</p> <p><b>Kit Flooring</b> Ceramic</p> <p><b>Main Bed Flooring</b> Hardwood</p> <p><b>Bed 2 Flooring</b> Hardwood</p> <p><b>Garage</b> No</p> <p><b>Water Type</b> Public Onsite</p> <p><b>Heat Type</b> Forced Air</p> <p><b>Flood Sign</b> No</p> <p><b>Yes</b></p>
--	---

<b>Presented By:</b>	<b>Brett Mumaw</b>	<b>Semonin REALTORS</b>
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	Office: 812-944-9800	New Albany, IN 47150
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 12/02/08	Listing # 200808891 County: Floyd	5510 First Cross St Floyds Knobs, IN 47119	Listing Price: \$74,900
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	05 - 02	<b>Subdivision</b>	None
<b>Beds</b>	3	<b>Approx Square Feet</b>	1101
<b>Baths(FH)</b>	2 (2 0)	<b>Year Built</b>	1955
<b>Key Number</b>	0031180022	<b>Lot Sq Ft (approx)</b>	13809 ((Assessor))
<b>DOM</b>	7	<b>Lot Acres (approx)</b>	0.317

**Directions** I-64 West - Greenville exit, go straight on 150 through into Galena, left onto First Cross Street.

**Marketing Remark** Home has many updates. Detached garage - 1993. Go to [www.homesteps.com](http://www.homesteps.com) for bonus promotion, up to 3.5% toward buyers closing costs for owner occupied. All offers must be presented with proof of funds & \$500 - earnest. Home being sold as is. Sq ft & rm sz approx.

**Legal Description** P 132 L 27 & S 55' L 25-26

<b>Township</b>	Greenville
<b>Commission</b>	
<b>Lot Dimensions</b>	120 x 115
<b>Annual Tax</b>	\$396
<b>Improvements</b>	\$64400
<b>Type</b>	1.5 Story
<b>Foundation</b>	Concrete Block
<b>Road Type</b>	Paved
<b>Basement Type</b>	Cellar
<b>Dining</b>	Eat-in Kitchen
<b>Interior</b>	1st Floor Utility, Ceiling Fan(s), Laundry, Pantry
<b>Square Footage</b>	
<b>Total SQ. FT.</b>	1101
<b>1st Floor Fin SQ FT</b>	771
<b>TFLS</b>	1101
<b>Room Sizes &amp; Levels</b>	
<b>Total Rooms</b>	6.00
<b>Liv Flooring</b>	Carpet
<b>Kit Flooring</b>	Vinyl
<b>Main Bed Flooring</b>	Carpet
<b>Bed 2 Flooring</b>	Carpet
<b>Bed 3 Flooring</b>	Carpet
<b>Oth Flooring</b>	Carpet
<b>Garage Size</b>	20.00x12.00
<b>Garage Spaces</b>	1
<b>Utilities</b>	
<b>Water Heater</b>	LP Gas
<b>Sewer Type</b>	Septic Onsite
<b>Fuel Type</b>	LP Gas
<b>General Information</b>	
<b>Possession</b>	At Closing
<b>Seller Will Lease</b>	No
<b>Terms</b>	No

<b>New Construction</b>	No
<b>Land Assessment</b>	\$22100
<b>Total</b>	\$86500
<b>Zoning</b>	Residential
<b>Outbuildings</b>	Shed (8 x 10)
<b>Basement</b>	Yes
<b>Separate Dining</b>	Yes
<b>Exterior</b>	Thermopane windows, Vinyl Siding
<b>LL/Basement</b>	330
<b>Unfinish</b>	
<b>2nd Floor Fin SQ. FT</b>	330
<b>Living Room</b>	13.00x12.00 Level: 1st Floor
<b>Kitchen</b>	12.00x12.00 Level: 1st Floor
<b>Main Bedroom</b>	13.00x11.00 Level: 1st Floor
<b>Bedroom 2</b>	11.00x6.00 Level: 1st Floor
<b>Bedroom 3</b>	26.00x12.00 Level: 2nd Floor
<b>Other</b>	20.00x8.00 Level: 1st Floor (Laundry)
<b>Garage</b>	Yes
<b>Garage Type</b>	Detached
<b>Water Type</b>	Public Onsite
<b>Heat Type</b>	Forced Air
<b>Flood Sign</b>	No Yes

<b>Presented By:</b>	<b>Brett Mumaw</b> Cellular: 502-641-1677 Office: 812-944-9800  E-mail: <a href="mailto:bmumaw@semonin.com">bmumaw@semonin.com</a>	<b>Semonin REALTORS</b> 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 <b>See our listings online:</b>  <a href="http://semonin.com">http://semonin.com</a>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active 12/08/08</b>	<b>Listing # 200808978</b>	<b>1914 Budd Rd New Albany, IN 47150</b>	<b>Listing Price: \$82,900</b>
<b>County: Floyd</b>			



<b>Prop Type</b>	Residential	<b>Subdivision</b>	None
<b>Area</b>	04 - 00	<b>Approx Square Feet</b>	1856
<b>Beds</b>	4	<b>Year Built</b>	Unknown
<b>Baths(FH)</b>	1 (1 0)	<b>Lot Sq Ft (approx)</b>	18295 ((Assessor))
<b>Key Number</b>	00884400462	<b>Lot Acres (approx)</b>	0.420
<b>DOM</b>	1		

**Directions** Main Street to Hwy 111, turn right on Budd Road. Driveway immediately on right, house on top of hill.  
**Marketing Remark** Large 4 bedroom, 1 bath ranch with 2 car attached garage. Handy man special! Rural living within minutes to downtown New Albany & Louisville. SOLD AS IS, where is, no warranties expressed or implied, no contingencies. Inspections welcome at buyer's expense. All offers other than cash must be submitted with Countrywide Pre-approval, offers will not be considered if it does not have a pre-approval. Countrywide will offer a free appraisal & credit report. Call Your Local CHL Branch by calling 1-800-877-LOAN for more details. Sq ft & rm sz approx.  
**Legal Description** PRT NE 1/4 9-3-5 .5 ac

<b>Township Commission</b>	New Albany	<b>New Construction</b>	No
<b>Lot Dimensions</b>	0	<b>Land Assessment Total</b>	\$9000 \$112400
<b>Annual Tax</b>	\$860	<b>Exemption Type</b>	Homestead, Mortgage
<b>Improvements</b>	\$103400	<b>Style</b>	Ranch
<b>Exempt</b>	\$48000	<b>Road Type</b>	Paved
<b>Type</b>	1 Story	<b>Basement Type</b>	Crawl Space
<b>Zoning</b>	Residential	<b>Dining</b>	Eat-in Kitchen
<b>Basement</b>	No	<b>Lot Description</b>	Irregular Size Lot
<b>Separate Dining Exterior</b>	No	<b>1st Floor Fin SQ FT</b>	1856
<b>Square Footage</b>		<b>Living Room</b>	15.00x12.00 Level: 1st Floor
<b>Total SQ. FT.</b>	1856	<b>Family</b>	31.00x20.00 Level: 1st Floor
<b>TFLS</b>	1856	<b>Bedroom 2</b>	12.00x8.00 Level: 1st Floor
<b>Room Sizes &amp; Levels</b>		<b>Bedroom 4</b>	12.00x8.00 Level: 1st Floor
<b>Total Rooms</b>	8.00	<b>Garage Size</b>	25.00x21.00
<b>Kitchen</b>	16.00x12.00 Level: 1st Floor	<b>Garage Spaces</b>	2
<b>Main Bedroom</b>	12.00x10.00 Level: 1st Floor	<b>Water Type</b>	Public Onsite
<b>Bedroom 3</b>	12.00x8.00 Level: 1st Floor	<b>Heat Type</b>	Forced Air
<b>Garage</b>	Yes	<b>Flood Sign</b>	No Yes
<b>Garage Type</b>	Attached		
<b>Utilities</b>			
<b>Water Heater</b>	Electric		
<b>Sewer Type</b>	Sanitary Onsite		
<b>Fuel Type</b>	Electric		
<b>General Information</b>			
<b>Possession</b>	At Closing (with deed)		
<b>Seller Will Lease Terms</b>	No No		

<b>Presented By:</b>	<b>Brett Mumaw</b>	<b>Semonin REALTORS</b>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 12/02/08	Listing # 200808869 County: Clark	904 Graebe Rd Charlestown, IN 47111	Listing Price: \$84,900
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	03 - 03	<b>Subdivision</b>	None
<b>Beds</b>	3	<b>Approx Square Feet</b>	1882
<b>Baths(FH)</b>	2 (2 0)		
<b>Year Built</b>	1998	<b>Lot Sq Ft (approx)</b>	43560 ((Assessor))
<b>Key Number</b>	08-00016-006-0	<b>Lot Acres (approx)</b>	1.000
<b>DOM</b>	7		

**Directions** Highway 62 right onto Vest Rd, left onto Charlestown Bethlehem Rd proceed about two miles turn right onto Graebe. House on left.

**Marketing Remark** Significant price reduction!! Fixer upper. Brick ranch on 1 acres with 3BD, 2BA and 2 car attached garage. Windstorm damaged, needs repairs. Being sold as is. Letter of pre-qualification for rehab financing or proof of funds for cash offer and minimum earnest money deposit of \$1000 must be included with all offers. Seller's addendum at acceptance. Inspections at buyer's expense including dewinter/rewinter. All measurements, square footage approximate. Taxes mentioned in listing are 2006 pay 2007, contact county for current information.

**Legal Description** GT 83 1.00 ac

<b>Township</b>	Owen
<b>Commission</b>	
<b>Lot Dimensions</b>	see lot size
<b>Annual Tax</b>	\$2451
<b>Improvements</b>	\$176600
<b>Type</b>	1 Story
<b>Zoning</b>	Residential
<b>Road Type</b>	Paved
<b>Basement Type</b>	Crawl Space
<b>Exterior</b>	Brick/Brick Veneer

<b>Square Footage</b>	
<b>Total SQ. FT.</b>	1882
<b>TFLS</b>	1882
<b>Room Sizes &amp; Levels</b>	
<b>Total Rooms</b>	5.00
<b>Kitchen</b>	20x10 Level: 1st Floor
<b>Bedroom 2</b>	12x10 Level: 1st Floor
<b>Garage</b>	Yes
<b>Garage Type</b>	Attached

<b>Utilities</b>	
<b>Water Heater</b>	Electric
<b>Sewer Type</b>	Septic Onsite
<b>Fuel Type</b>	Electric

<b>General Information</b>	
<b>Possession</b>	At Closing (latter of closing or settlement)
<b>Seller Will Lease</b>	No
<b>Terms</b>	No

<b>New Construction</b>	No
<b>Land Assessment</b>	\$27900
<b>Total</b>	\$204500
<b>Style</b>	Ranch
<b>Foundation</b>	Concrete Block
<b>Basement</b>	Yes
<b>Dining</b>	Eat-in Kitchen
<b>Interior</b>	Breakfast Bar

**1st Floor Fin SQ FT** 1882

<b>Living Room</b>	17x14 Level: 1st Floor
<b>Main Bedroom</b>	12x14 Level: 1st Floor
<b>Bedroom 3</b>	12x10 Level: 1st Floor
<b>Garage Size</b>	23x22
<b>Garage Spaces</b>	2

<b>Water Type</b>	Well
<b>Heat Type</b>	Forced Air

<b>Flood</b>	No
<b>Sign</b>	Yes

**Presented By:**



**Brett Mumaw**

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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 11/21/08	<b>Listing #</b> 200808763 <b>County:</b> Clark	<b>104 Glendale Dr Charlestown, IN 47111</b>	<b>Listing Price:</b> \$85,000
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<b>Prop Type</b>	Residential		
<b>Area</b>	03 - 03	<b>Subdivision</b>	Glendale
<b>Beds</b>	2	<b>Approx Square Feet</b>	1352
<b>Baths(FH)</b>	1 (1 0)	<b>Year Built</b>	1975
<b>Year Built</b>	1975	<b>Lot Sq Ft (approx)</b>	9583 ((Assessor))
<b>Key Number</b>	18-00046-039-0	<b>Lot Acres (approx)</b>	0.220
<b>DOM</b>	18		

**Directions** IN-3/Market St. to Monroe St. Left on Bohart Ln. Left on Glendale Dr.

**Marketing Remark** HUD home sold as is. Listed by HUD as IE; qualifies for FHA 203(b) financing w/ \$3,575 repair escrow. Repairs required for FHA 203(b): repair soffit (\$550), repair electrical system (\$660), repair HVAC (\$660), replace carpet (\$1,650), replace shingle (\$55). Property also eligible for FHA 203(k) financing. Information not verified or warranted. Prospective buyers are advised to make independent assessment of property condition and features. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin. Sq ft approx.

**Legal Description** GT 137 0.22 AC

<b>Township Commission</b>	Charlestown		
<b>Lot Dimensions</b>	See lot size	<b>New Construction</b>	No
<b>Home Warranty</b>	No	<b>Land Assessment</b>	\$19600
<b>Improvements</b>	\$86400	<b>Total</b>	\$106000
<b>Type</b>	1 Story	<b>Style</b>	Ranch
<b>Foundation</b>	Slab	<b>Road Type</b>	Paved
<b>Basement</b>	No	<b>Separate Dining</b>	No
<b>Dining</b>	Eat-in Kitchen	<b>Fireplace</b>	Insert, Woodburning
<b>Appliances</b>	Central Air, Dishwasher, Range / Oven	<b>Exterior</b>	Brick/Brick Veneer, Covered Porch, Deck, Fenced Yard, Paved Driveway, Thermopane windows
<b>Interior</b>	Ceiling Fan(s), Family Room, Laundry	<b>1st Floor Fin SQ FT</b>	1352
<b>Square Footage</b>		<b>Garage Type</b>	Detached
<b>Total SQ. FT.</b>	1352	<b>Water Type</b>	Public Onsite
<b>TFLS</b>	1352	<b>Heat Type</b>	Forced Air
<b>Room Sizes &amp; Levels</b>		<b>Flood Sign</b>	No (Per Environmental Compliance Report) No (No yard sign. HUD sign in window.)
<b>Garage</b>	Yes		
<b>Garage Spaces</b>	1		
<b>Utilities</b>			
<b>Water Heater</b>	Electric		
<b>Sewer Type</b>	Sanitary Onsite		
<b>Fuel Type</b>	Electric		
<b>General Information</b>			
<b>Possession</b>	At Closing		
<b>Seller Will Lease</b>	No		
<b>Terms</b>	No		

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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active 12/05/08</b>	<b>Listing # 200808939</b> <b>County: Clark</b>	<b>11310 Hwy. 160 W Henryville, IN 47126</b>	<b>Listing Price: \$120,000</b>
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<b>Prop Type</b>	Residential		
<b>Area</b>	03 - 05	<b>Subdivision</b>	none
<b>Beds</b>	3	<b>Approx Square Feet</b>	1760
<b>Baths(FH)</b>	1 (1 0)		
<b>Year Built</b>	Unknown	<b>Lot Sq Ft (approx)</b>	228821 ((Assessor))
<b>Key Number</b>	100600200007000027	<b>Lot Acres (approx)</b>	5.253
<b>DOM</b>	4		

**Directions** I-65 to Henryville exit #19 turn west on Hwy. 160 go approx 3 miles home on left.

**Marketing Remark** Lovely wooded setting for this 1 1/2 story home. NEW carpet and paint. 3 bdrm. 1 bath. Living rm. Kitchen. Dining room. Partial basement. 30x50 Two story barn w/pasture area. Above ground pool. 5.25 acres +/- w/creek. Property backs up to Clark State Forestry. Close to interstate and schools. 100% financing subject to loan approval for qualified buyer.

**Legal Description** SEC 2 1N 6E 2.6445AC SEC 2 1N 6E 2.60828AC

<b>Township</b>	Monroe
<b>Commission</b>	
<b>Lot Dimensions</b>	5.25278 acres +/-
<b>Home Warranty</b>	No
<b>Land Assessment</b>	\$12700
<b>Total</b>	\$75100
<b>Type</b>	1.5 Story
<b>Zoning</b>	Agri/ Residential
<b>Outbuildings</b>	Barn
<b>Basement</b>	Yes
<b>Separate Dining</b>	Yes
<b>Appliances</b>	Central Air, Dishwasher
<b>Interior</b>	1st Floor Master, Blinds, Ceiling Fan(s), Laundry, Split Bedrooms

<b>New Construction</b>	No
<b>Annual Tax</b>	\$1100
<b>Improvements</b>	\$61300
<b>Exemption Type</b>	Homestead, Mortgage
<b>Style</b>	Other
<b>Foundation</b>	Concrete Block
<b>Road Type</b>	Paved
<b>Basement Type</b>	Partial
<b>Dining</b>	Formal Dining Rm
<b>Exterior</b>	Deck, Pool - Above Ground, Vinyl Siding
<b>Lot Description</b>	Adjacent Nat Forest, Creek, Scenic View

<b>Square Footage</b>	
<b>Total SQ. FT.</b>	1760
<b>1st Floor Fin SQ FT</b>	1040
<b>TFLS</b>	1760

<b>LL/Basement</b>	100
<b>Unfinish</b>	
<b>2nd Floor Fin SQ. FT</b>	720

<b>Room Sizes &amp; Levels</b>	
<b>Total Rooms</b>	6.00
<b>Dining Room</b>	10x12 Level: 1st Floor
<b>Main Bedroom</b>	9x14 Level: 1st Floor
<b>Bedroom 3</b>	25x10 Level: 2nd Floor
<b>Garage Size</b>	50x30

<b>Living Room</b>	15x14 Level: 1st Floor
<b>Kitchen</b>	13x11 Level: 1st Floor
<b>Bedroom 2</b>	10x14 Level: 1st Floor
<b>Garage</b>	Yes
<b>Garage Type</b>	Detached

<b>Utilities</b>	
<b>Water Heater</b>	Electric
<b>Sewer Type</b>	Septic Onsite
<b>Fuel Type</b>	LP Gas

<b>Water Type</b>	Public Onsite
<b>Heat Type</b>	Forced Air

<b>General Information</b>	
<b>Possession</b>	At Closing
<b>Seller Will Lease</b>	No
<b>Terms</b>	No

<b>Flood</b>	No
<b>Sign</b>	Yes

 December 2008	<b>Presented By:</b>	<b>Brett Mumaw</b>	<b>Semonin REALTORS</b>
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 12/05/08	<b>Listing #</b> 200808932	<b>6015 Rising Fawn Ct Georgetown, IN 47122</b>	<b>Listing Price:</b> \$135,000
<b>County:</b> Floyd			



<b>Prop Type</b>	Residential		
<b>Area</b>	05 - 01	<b>Subdivision</b>	Rising Fawn
<b>Beds</b>	3	<b>Approx Square Feet</b>	1560
<b>Baths(FH)</b>	2 (2 0)		
<b>Year Built</b>	2001	<b>Lot Sq Ft (approx)</b>	40946 ((Assessor))
<b>Key Number</b>	0020555010	<b>Lot Acres (approx)</b>	0.940
<b>DOM</b>	4		

**Directions** IN-64 to Oakes Rd. to Rising Fawn Ct., near intersection of Oakes, Edwardsville-Galena and Frank Ott roads.  
**Marketing Remark** HUD home sold as is. Septic system condition unknown. Property has two kitchens. Easement to Harrison Rural Electric Membership Corporation. Additional full bathroom in partially finished basement. Some basement drywall not finished. Listed by HUD as IE; qualifies for FHA 203(b) financing w/ \$1,320 repair escrow. Repairs required for FHA 203(b): repair heating ductwork (\$220), repair plumbing (\$1,100). Property also eligible for FHA 203(k) financing. Information not verified or warranted. Prospective buyers are advised to make independent assessment of property condition and features. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin. Sq ft approx.  
**Legal Description** NW 1/4 35-2-5 0.94 AC. RISING FAWN PLAT #1143 LOT #10

<b>Township</b>	Georgetown		
<b>Commission</b>			
<b>Lot Dimensions</b>	125 x 325	<b>New Construction</b>	No
<b>Home Warranty</b>	No	<b>Land Assessment</b>	\$36900
<b>Improvements</b>	\$114300	<b>Total</b>	\$151200
<b>Type</b>	1 Story	<b>Foundation</b>	Poured Concrete
<b>Road Type</b>	Paved	<b>Basement</b>	Yes
<b>Basement Type</b>	Partially Finished, Walkout	<b>Separate Dining</b>	No
<b>Dining</b>	Dining Area	<b>Fireplace</b>	Gas Burning
<b>Appliances</b>	Central Air, Dishwasher, Disposal, Garage Door Opener, Microwave, Range / Oven, Water Softener	<b>Exterior</b>	Covered Porch, Paved Driveway, Thermopane windows, Vinyl Siding
<b>Interior</b>	1st Floor Utility, Breakfast Bar, Cable Wired, Ceiling Fan(s), Family Room, Laundry, Master Bathroom, Open Floor Plan, Split Bedrooms, Walk-in Closet(s), Whirlpool	<b>Lot Description</b>	Cul-De-Sac
<b>Square Footage</b>		<b>LL/Basement Fin</b>	780
<b>Total SQ. FT.</b>	1560	<b>SqFt</b>	
<b>LL/Basement Unfinish</b>	390	<b>1st Floor Fin SQ FT</b>	1560
<b>TFLS</b>	2340		
<b>Room Sizes &amp; Levels</b>		<b>Garage Type</b>	Basement
<b>Garage</b>	Yes		
<b>Garage Spaces</b>	1	<b>Water Type</b>	Public Onsite
<b>Utilities</b>		<b>Heat Type</b>	Forced Air
<b>Water Heater</b>	Electric		
<b>Sewer Type</b>	Septic Onsite	<b>Flood Sign</b>	No (Per Environmental Compliance Report)
<b>Fuel Type</b>	Electric		No (No yard sign. HUD sign in window.)
<b>General Information</b>			
<b>Possession</b>	At Closing		
<b>Seller Will Lease</b>	No		
<b>Terms</b>	No		

 December 2008	<b>Presented By:</b> <b>Brett Mumaw</b>	<b>Semonin REALTORS</b>
	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
	Web Page: <a href="http://brettmumaw.semonin.com">http://brettmumaw.semonin.com</a>	<b>See our listings online:</b> <a href="http://semonin.com">http://semonin.com</a>

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 All information herein has not been verified and is not guaranteed.  
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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active 12/04/08</b>	<b>Listing # 200808925</b> <b>County: Clark</b>	<b>6505 Hillview Dr Charlestown, IN 47111</b>	<b>Listing Price: \$183,999</b>
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	03 - 03	<b>Subdivision</b>	Whispering Oaks 2
<b>Beds</b>	3	<b>Approx Square Feet</b>	3624
<b>Baths(FH)</b>	3 (2 1)	<b>Year Built</b>	2005
<b>Key Number</b>	10-03-09-200-130-000-003 <b>Lot Acres (approx)</b> 0.320		
<b>DOM</b>	5		
<b>Lot Sq Ft (approx)</b>	13939 ((Assessor))		

**Legal Description** Whispering Oaks Sec 2 Lot 102

<b>Township</b>	Charlestown Township		
<b>Commission</b>			
<b>Lot Dimensions</b>	89x156	<b>New Construction</b>	No
<b>Home Warranty</b>	No	<b>Basement</b>	Yes
<b>Square Footage</b>		<b>LL/Basement</b>	1662
<b>Total SQ. FT.</b>	3624	<b>Unfinish</b>	
<b>1st Floor Fin SQ FT</b>	1662	<b>2nd Floor Fin SQ. FT</b>	1662
<b>3rd Floor Fin SQ.FT.</b>	300	<b>3rd Floor Unfinished</b>	287.0
<b>TFLS</b>	3624	<b>Garage</b>	Yes
<b>Room Sizes &amp; Levels</b>		<b>Flood</b>	No
<b>Total Rooms</b>	6.00	<b>Sign</b>	Yes
<b>General Information</b>			
<b>Possession</b>	At Closing		
<b>Seller Will Lease</b>	No		
<b>Terms</b>	No		

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

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## Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

<b>Active</b> 11/20/08	<b>Listing #</b> 200808770 <b>County:</b> Clark	<b>6712 Stonebridge Blvd Charlestown, IN 47111</b>	<b>Listing Price:</b> \$279,900
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential		
<b>Area</b>	03 - 03	<b>Subdivision</b>	Stonebridge
<b>Beds</b>	5	<b>Approx Square Feet</b>	2442
<b>Baths(FH)</b>	4 (3 1)	<b>Year Built</b>	1994
<b>Key Number</b>	03-00127018-0	<b>Lot Sq Ft (approx)</b>	80455 ((Assessor))
<b>DOM</b>	19	<b>Lot Acres (approx)</b>	1.847

**Directions** Hwy 62E to Bethany Rd - Take left into Bethany - Take right into Stonebridge - Home is straight ahead in cul-de-sac

**Marketing Remark** Almost 2 acres in cul-de-sac lot. Heated in ground pool w/electric cover. Underground fencing, walkout finished basement, deck & patio, exercise & game room in lower level. Office w/built in bookshelves on main level. 1st floor master suite w/whirlpool tub, 1st floor laundry, breakfast bar, sky light in 2 bathrooms. NEW roof in Aug 2008.

**Legal Description** Stonebridge Subd Sec 2 - Lot 18

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<b>Flood Sign</b>	No Yes																																																																																																																																				

<b>Presented By:</b>	<b>Brett Mumaw</b> Cellular: 502-641-1677 Office: 812-944-9800	<b>Semonin REALTORS</b> 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800
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December 2008

Web Page: <http://brettmumaw.semonin.com>

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